



Ministry of
Environment

CERTIFICATE OF COMPLIANCE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards and criteria.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

A Director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

Oct. 11, 2016
Date Issued

J. Brooke
J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at MOTI Site 64: No current civic address (historically 11923, 11927 & 11935 Tannery Road and 10646 Speen Road) and MOTI #65: 10660 Speen Road, Surrey, BC which is more particularly known and described as:

MOTI Site #64: That part of District Lot 7 Group 2 New Westminster District shown on Plan EPP34648

MOTI Site #65: Lot 1 Block 18 District Lot 7 Group 2 New Westminster District Plan LMP17747 Except part of dedicated road in Plan EPP419

PID: Site #64: 029-260-442

Site #65: 018-844-243

The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

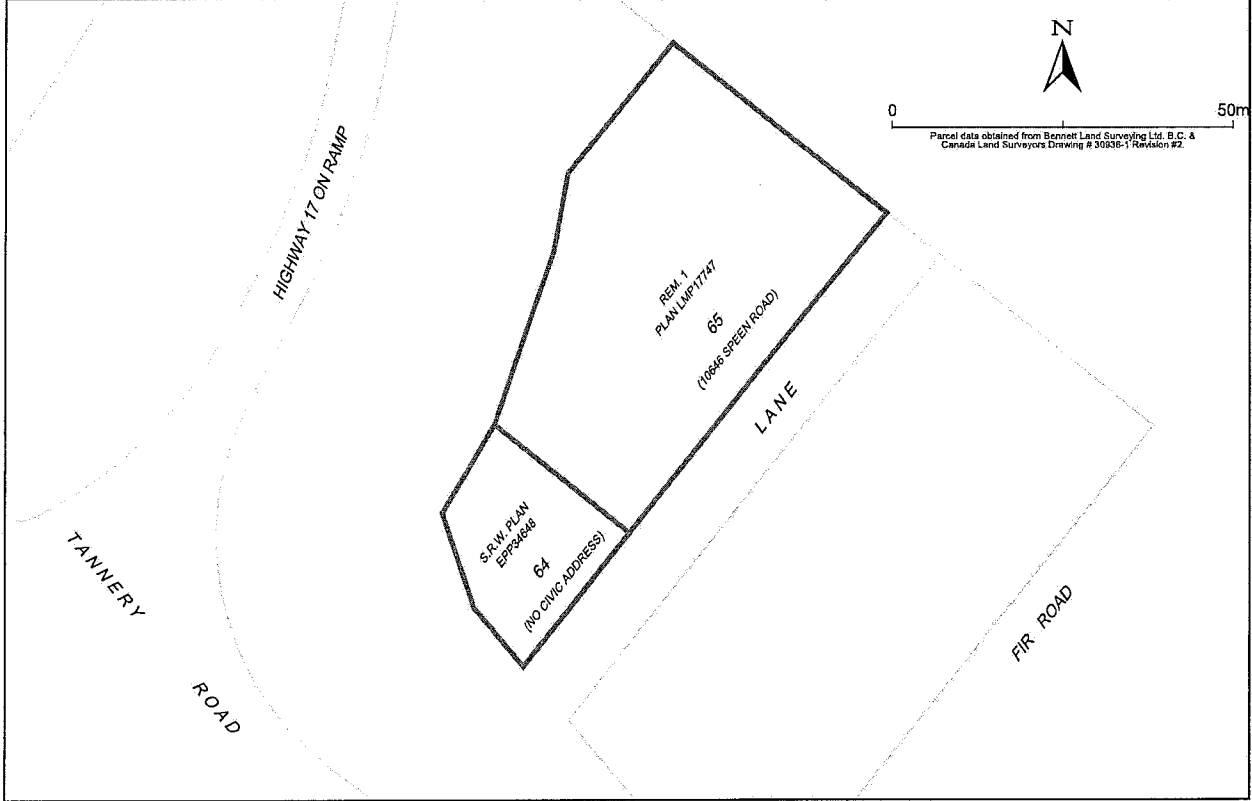
Latitude: 49° 11' 46.29"

Longitude: 122° 53' 29.1"

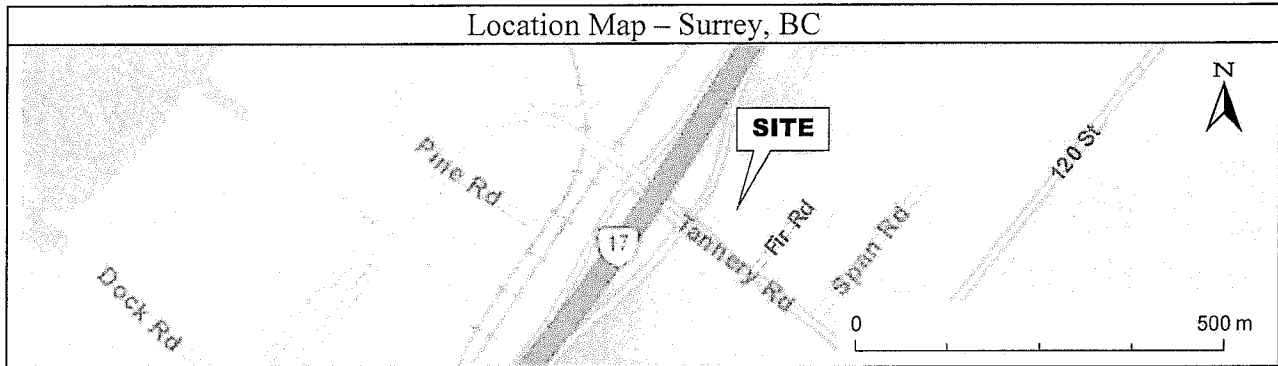
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Site Plan – Surrey, BC



Location Map – Surrey, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water, uses must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Any future buildings constructed at the Site will be slab on grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

- VPHs, LEPHs, and HEPHs.
- Benzene, ethylbenzene, toluene, and xylene.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:


- Benzene and ethylbenzene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Benzene and ethylbenzene.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by PGL Environmental, dated Aug 8, 2016, *Preapproval Application for Site 3647, Tannery Road, Surrey, British Columbia*, prepared by Pottinger Gaherty Environmental, dated April 27, 2016, and
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, Property Numbers 64-65, Fir Road, Surrey, BC*, prepared by Pottinger Gaherty Environmental, dated Oct 2015.

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