



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.

MAY 26 2016

Date Issued

A handwritten signature in black ink, appearing to be "Peter Kickham".

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 11932 Tannery Road, Surrey, British Columbia which is more particularly known and described as:

Lot A District Lots 7 And 8 Group 2 New Westminster District Plan EPP34647 Except
part in Plan EPP39583
PID: 029-266-254

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

Latitude: 49° 11' 40.46"
Longitude: 122° 53' 33.86"

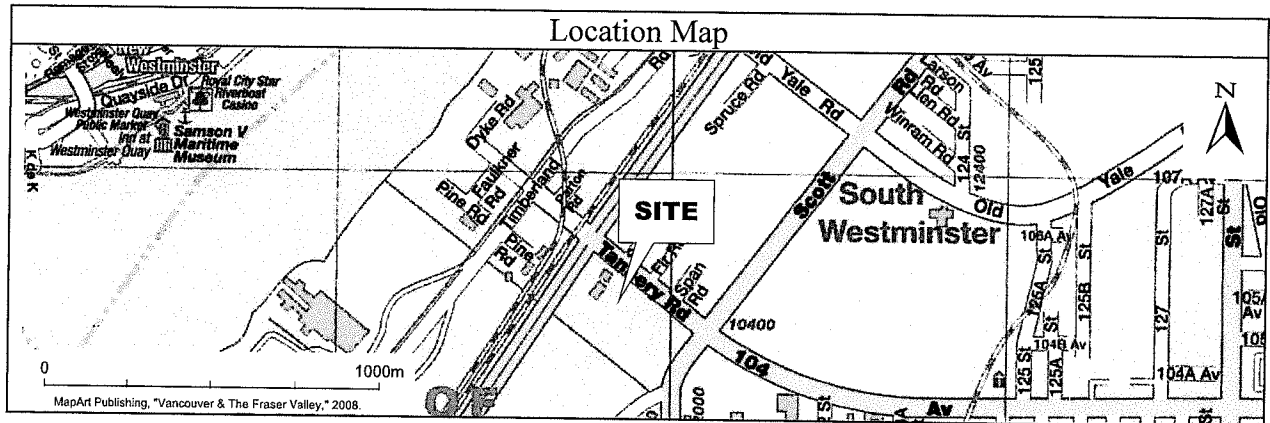
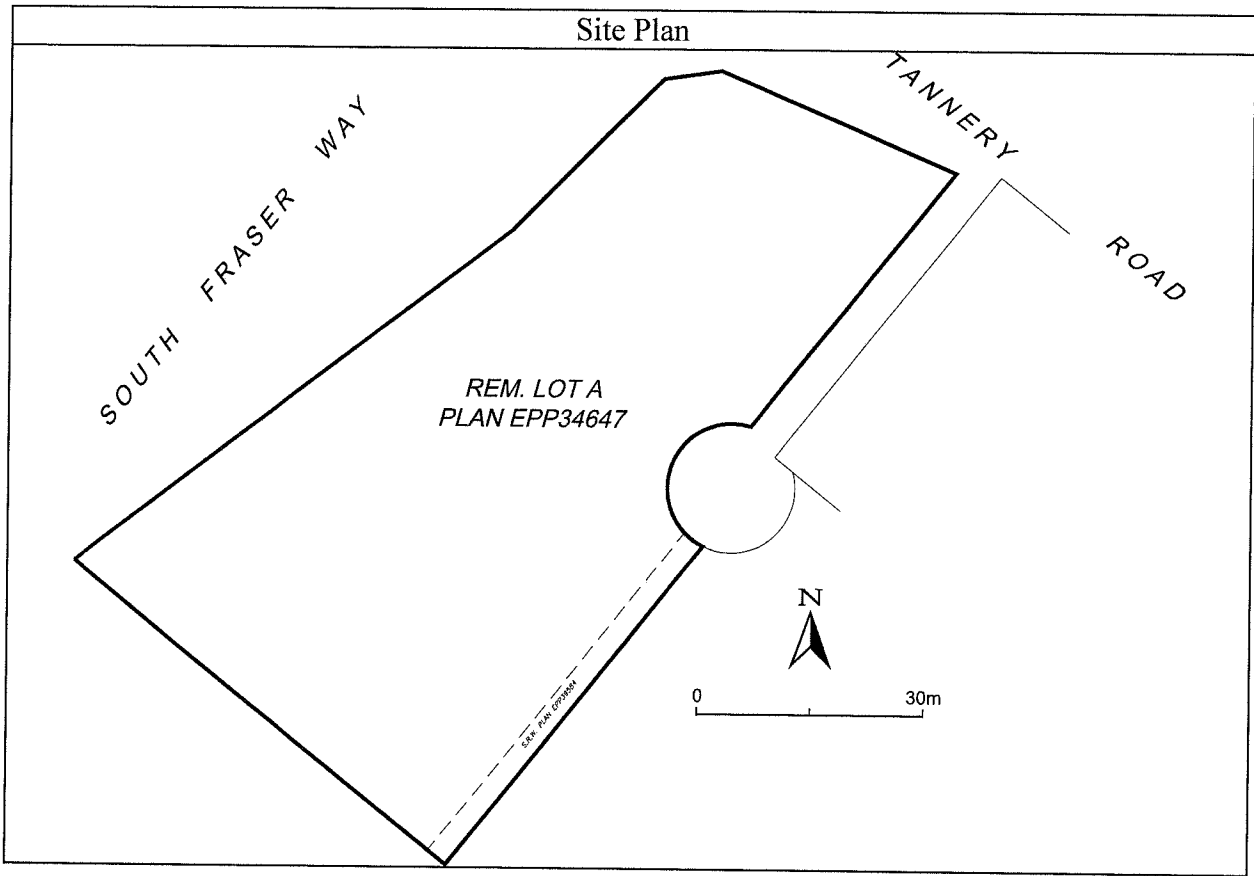
MAY 26 2016

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For Director, *Environmental Management Act*



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For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or 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 a 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:

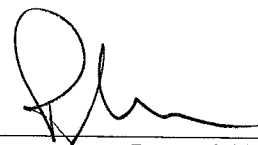
- (a) Buildings on the site will be constructed such that the underside of the foundation or concrete slab is located above the floodplain construction level (minimum 4.6m geodetic)

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 buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) the existing intrinsic cap of at least 1m of clean fill over the entire site will be maintained; and
 - (b) deep rooting plants (penetration depth greater than 1m) will not be allowed to establish on the site.
3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.

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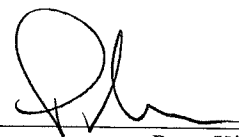
Peter Kickham

For Director, *Environmental Management Act*

6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

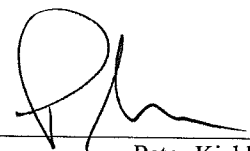
Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

- Antimony, arsenic, barium, cadmium, chromium, copper, tin and zinc; and
- HEPHs.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Feb 2016;
- *Addendum to Submission For Site 18268 – 11932 Tannery Road, Surrey, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Feb 2016;
- *Human Health and Ecological Risk Assessment - Addendum to Submission For MOE Site 18268 – 11932 Tannery Road, Surrey, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Feb 2016;
- *Human Health and Ecological Risk Assessment*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Nov 2015;
- *Performance Verification Plan*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Nov 2015;
- *Application for Determination of Local Background Concentration for Dissolved Arsenic and Dissolved Iron Concentrations in Groundwater, 11932 Tannery Road, Surrey, British Columbia*, prepared by Ministry of Environment, dated 23 Oct 2015; and
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Screening Level Risk Assessment*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Oct 2015.

MAY 26 2016

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For Director, *Environmental Management Act*