



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 and Hazardous Waste Regulation standards.

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 16 2016**

Date Issued

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

Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 39500 Government Road, Squamish, British Columbia which is more particularly known and described as:

That part of District Lot 4262 in Reference Plan 19103 Group 1, New Westminster District, except part dedicated road on plan LMP48794 and plan BCP10757  
PID: 013-336-282

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

Latitude: 49° 43' 21.00"  
Longitude: 123° 9' 38.00"

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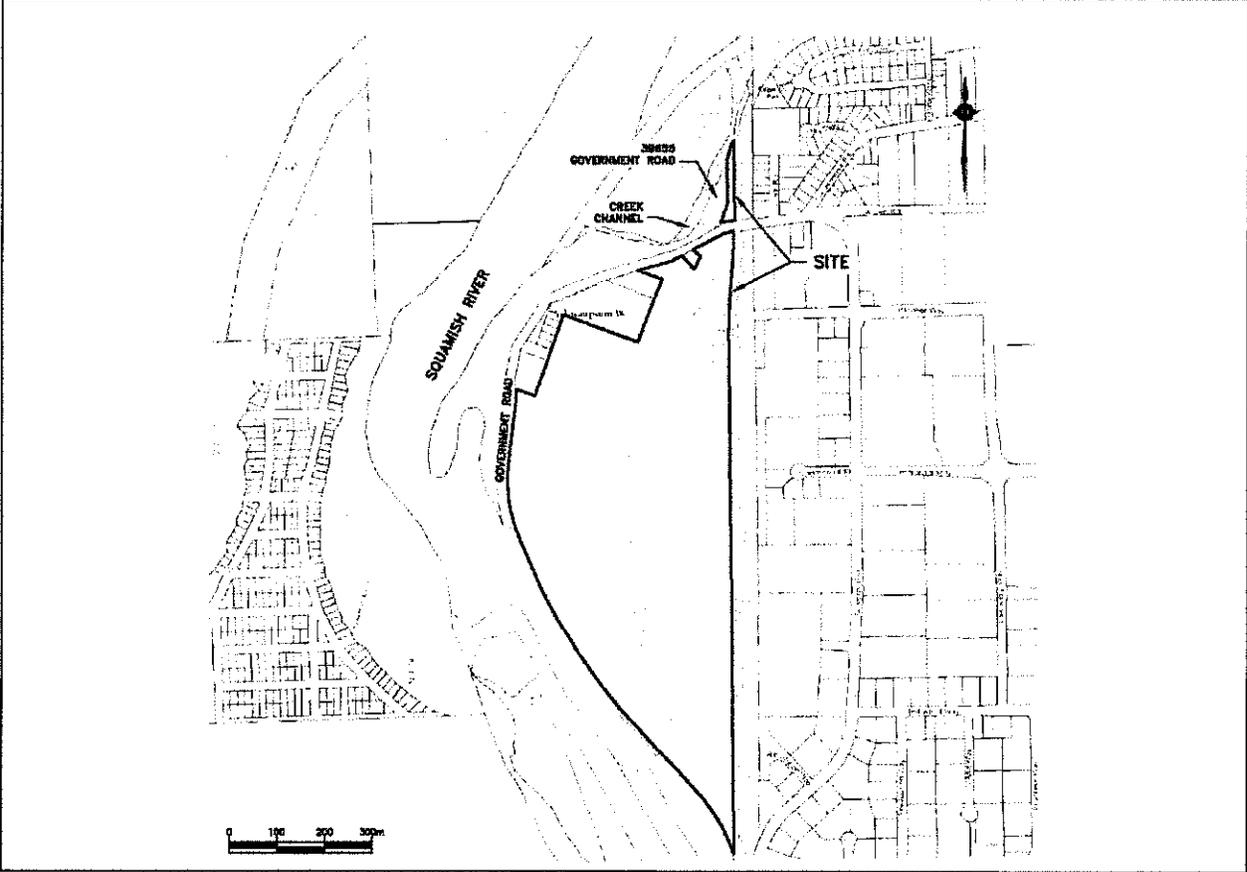
Date Issued



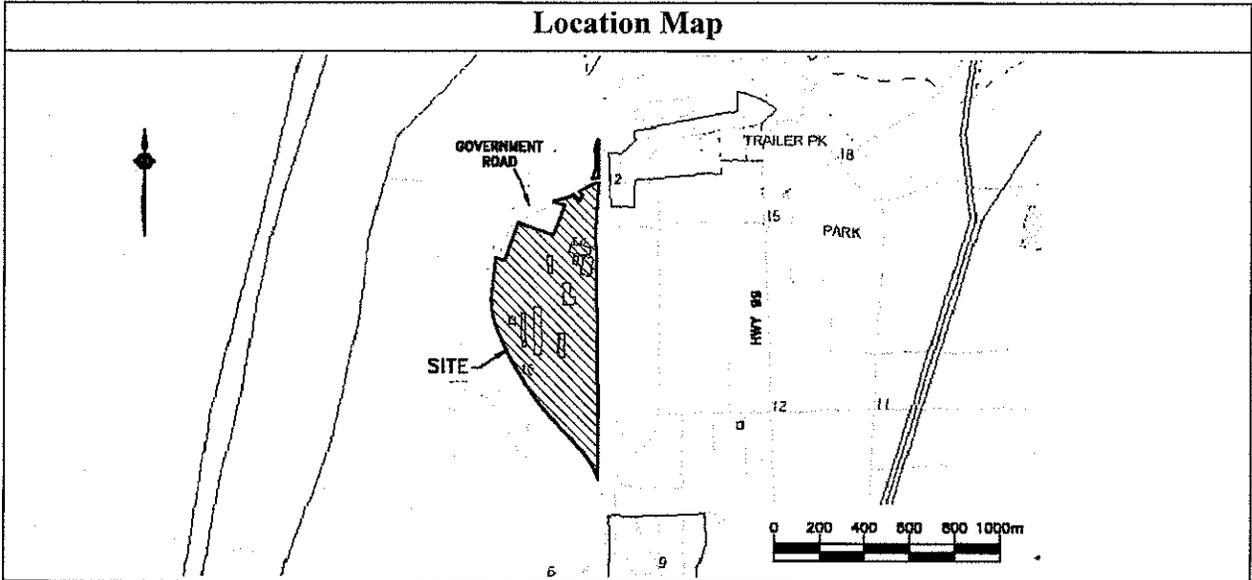
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### Site Plan



### Location Map



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person 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 and trenches existing or expected at the site. These assumptions include the following:

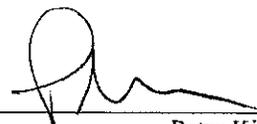
- a) All existing buildings have slab on grade construction; and
- b) Vapour investigation and possible future building intrusion mitigation controls are required for new building developments within the entire property.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or paved areas of 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 person 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) A surface asphalt pavement or equivalent cover must be maintained and be capable of preventing surface exposure to contaminated soil in AEC 31A (Registered Hazardous Waste Zone 2) and in AEC 10 (Registered Hazardous Waste Zone 1);
  - (b) Future reduction in Site grade without a subsequent asphalt or building foundation will trigger the need for a subsequent soil quality investigation to understand if risk conditions have changed;
  - (c) Vapour investigation and possible future building intrusion mitigation controls are required for new building developments within the entire property; and
  - (d) Administrative restriction is required to prevent the access to groundwater for the purpose of domestic consumption within the property boundary.

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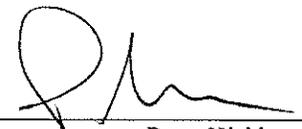
Peter Kickham

For Director, *Environmental Management Act*

3. If requested by the Director, the responsible person 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 person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person 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.
8. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director *every 5 years or as otherwise approved by the Director* within 90 days of the anniversary of the date of issuance of this Certificate of Compliance or as otherwise approved by the Director.
9. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
  - (a) An evaluation of the performance of the institutional and engineering controls;
  - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
  - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
  - (d) Supporting documentation.
10. Two Land Title Act section 219 covenants have been registered at the Land Title Office on October 24, 2015, Registration Numbers CA4043341 and CA4043343 and apply to the site. Any breach of the terms of the covenants could invalidate this Certificate of Compliance.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for industrial land soil use:*

##### To meet numerical remediation standards:

- Ethylbenzene, toluene, and xylene; and
- Benzo[a]anthracene, benzo[a]pyrene, naphthalene, and phenanthrene.

##### To meet risk-based remediation standards:

- Antimony, arsenic, barium, cadmium, chromium, copper, lead, molybdenum, nickel, selenium, tin, and zinc;
- VPHs, LEPHs, and HEPHs; and
- Benzene, trichloroethylene, and pentachlorophenol.

#### *Substances remediated in vapour for industrial land vapour use:*

##### To meet numeric remediation standards:

- VPH<sub>v</sub>.

##### To meet risk-based remediation standards:

- Trichloroethylene.

#### *Substances remediated in water for freshwater aquatic life water use:*

##### To meet numerical remediation standards:

- VPH<sub>w</sub>; and
- EPH<sub>w10-19</sub>.

##### To meet risk-based remediation standards:

- Cadmium, cobalt, copper, and zinc;
- LEPH<sub>w</sub>;
- Trichloroethylene; and
- Acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, naphthalene, phenanthrene, and pyrene.

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***Substances remediated in water for drinking water use:***

To meet numerical remediation standards:

- EPH<sub>w10-19</sub>.

To meet risk-based remediation standards:

- Antimony, arsenic, cadmium, copper, and magnesium;
- Vinyl chloride, and dichlorobenzene, 1,2-;
- Benzene, ethylbenzene, toluene, and xylenes;
- Benzo[a]pyrene; and
- Tetrachloroethylene, trichloroethylene, 1,2 dichloroethylene (cis), and 1,1,2-trichloroethane.

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## Schedule D

### Documents

*Summary of Site Condition for Site 1355, Reidar Zapf-Gilje, February 9, 2016;*

*Performance Monitoring Plan for Former Rail Yard, 39500 Government Road, Squamish, BC. AECOM. January 29, 2016;*

*Human Health and Ecological Risk Assessment: Former Rail Yard, 39500 Government Road, Squamish, BC. AECOM. January, 2016;*

*Combined Stage 2 Preliminary Site Investigation and Detailed Site Investigation, Former Squamish Rail Yard, 39500 Government Road, Squamish, BC. Piteau Associates Engineering Ltd. January, 2016;*

*Confirmation of Remediation, Former Squamish Rail Yard, 39500 Government Road, Squamish, BC. Piteau Associates Engineering Ltd. January, 2016;*

*Combined Preliminary & Detailed Site Investigations & Confirmation of Remediation for Portion of PID: 013-336-282 North of Government Road, Squamish, BC. Piteau Associates Engineering Ltd. January, 2016;*

*Update to Stage 1 Preliminary Site Investigation (PSI), Former Squamish Rail Yard, 39500 Government Road, Squamish, BC. Piteau Associates Engineering Ltd., January, 2016;*

*Approval for an in situ hazardous waste management facility (secure landfill) and change in requirements of the Hazardous Waste Regulation [for Hazardous Waste Zone 2], Ministry of Environment. May 22, 2014;*

*Approval for an in situ hazardous waste management facility (secure landfill) and change in requirements of the Hazardous Waste Regulation [for Hazardous Waste Zone 1], Ministry of Environment. May 22, 2014;*

*Stage 1 Preliminary Site Investigation (PSI), Former Squamish Yard 39500 Government Road, Squamish, BC. Piteau Associates Engineering Ltd. March, 2006;*

*Liquid Petroleum Hydrocarbon Recovery, Squamish Yard. Piteau Associates Engineering Ltd. November 1, 2002;*

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*BC Rail Squamish Rail Yard, Squamish, British Columbia, Results of Environmental Site Investigation for Car and Repair Shop Area.* Piteau Associates Engineering Ltd. November, 1995;

*Design for Pilot Scale Hydrocarbon Recovery System.* Piteau Associates Engineering Ltd. August 8, 1995;

*BC Rail Squamish Rail Yard, Squamish, British Columbia, Results of 1994 Environmental Site Assessment,* Piteau Associates Engineering Ltd. March, 1995;

*Preliminary Environmental Investigation of BC Rail's Squamish Rail Yard – Interim Report,* Piteau Associates Engineering Ltd. March 10, 1994;

*Phase I Environmental Audit,* Morrow Environmental Consultants Ltd. May 16, 1991; and

*Preliminary Report Covering Improvement of Services at Squamish Rail Yard for the Pacific Great Eastern Railway Co.,* Kerr, Priestman, Keenan, & Associates Ltd. July, 1970.

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