



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.

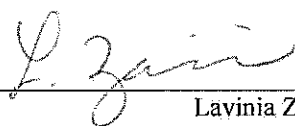
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

October 4, 2016
Date Issued


Lavinia Zanini, P. Geo.
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 53610 Bridal Falls Road, Rosedale which is more particularly known and described as:

That portion of Lot 1 Except Part on Highway Plan 22916; Section 5 Township 3, Range 28, W6M New Westminster District Plan 5639, beginning at the north western most corner (P.O.C), then

N 60°14'05.66" E 78.232 m, then
S 29° 45' 54.34" E 42.172 m, then
S 47° 40' 59.13" W 71.870 m, then
S 88° 41' 12.70" W 36.017 m, then
N 00° 21' 53.77" E 46.988 m to P.o.C.

as depicted in an engineering drawing prepared by PGL Environmental in December, 2015.


PID: 007-375-786

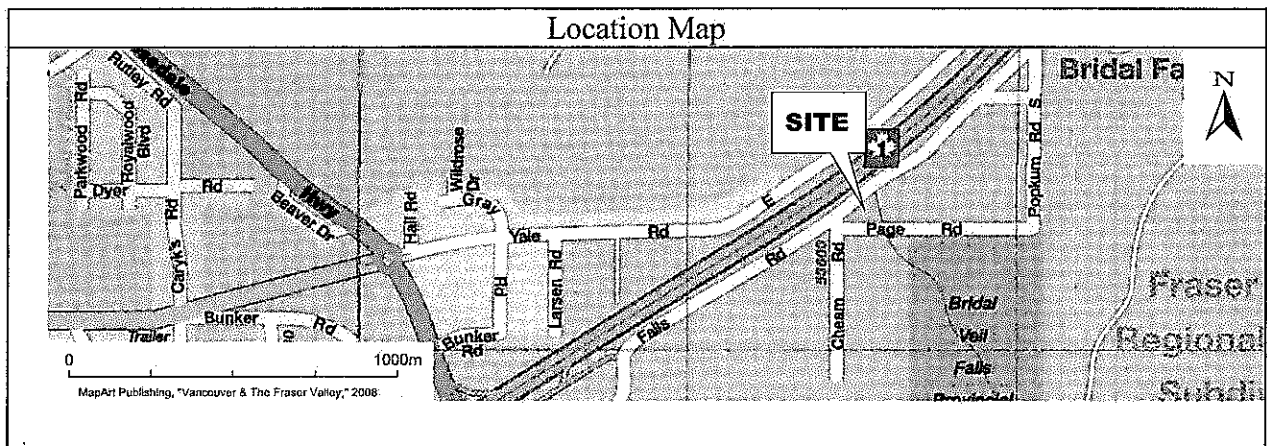
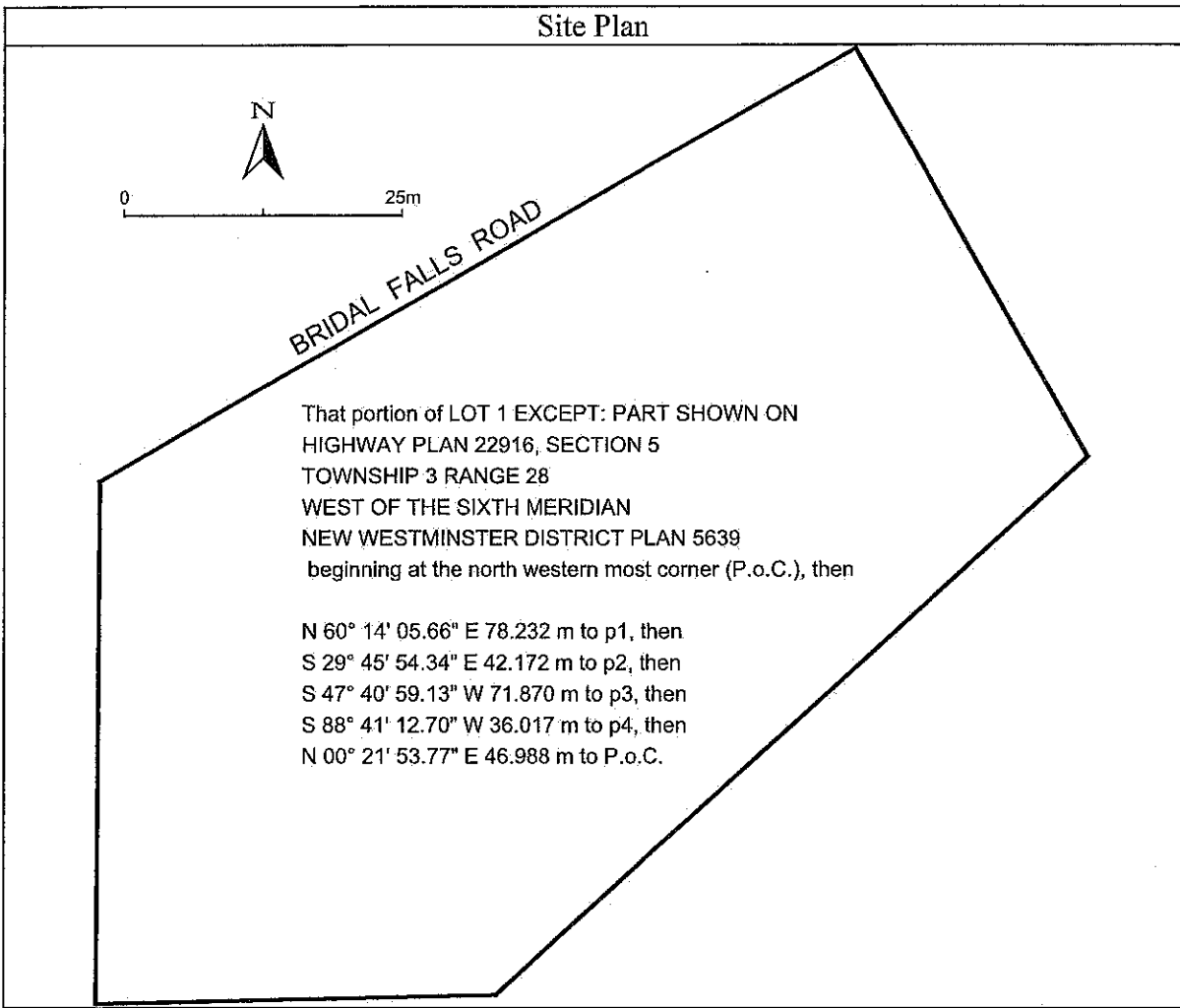
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 11.8" North
Longitude: 121° 44' 46.6" West

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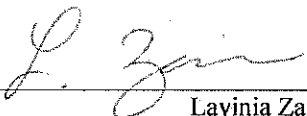
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) *The current building will remain of slab-on-grade construction; and,*
- (b) *Any future buildings erected on the site will be constructed as slab on grade only.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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. *No new buildings will be erected within the "New Build Exclusion Zone" in the northwest portion of the site defined by Figure 1 (attached) and the following metes and bounds description:*

That portion of LOT 1 EXCEPT: PART SHOWN ON HIGHWAY PLAN 22916, SECTION 5 TOWNSHIP 3, RANGE 28, WEST OF THE SIXTH MERIDIAN, NEW WESTMINSTER DISTRICT PLAN 5639 beginning at the north western most corner (P.o.C.):

Then N 60° 14' 25.225" E 24.64 metres,

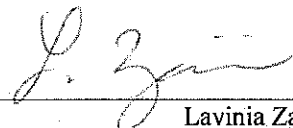
Then S 32° 06' 26.195" E 14.98 metres,

Then S 63° 41' 58.963" W 32.85 metres,

Then N 00° 21' 53.771" E 15.01 metres to P.o.C.

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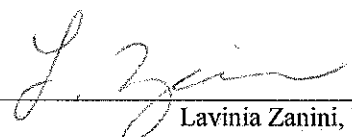


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- b. *The current building will remain as slab-on-grade construction. Any future buildings erected on the site (outside of the New Build Exclusion Zone) will be constructed as slab-on-grade only.*
 - c. *The existing impervious surface (asphalt or concrete) within the New Build Exclusion Zone (Figure 1) will be maintained, and reinstated if it is breached; and,*
 - d. *Groundwater must not be used as a drinking water source.*
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.
 6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that the institutional 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 excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
 7. 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial soil use:

To meet risk-based remediation standards:

- *LEPHs*
- *benzene*
- *ethylbenzene*
- *xylene*
- *VPHs*

Substances remediated in water for aquatic life water use:

To meet numerical remediation standards:

- *LEPH_w*,
- *EPH_{w10-19}*
- *naphthalene*
- *phenanthrene*
- *VPH_w*

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- *EPH_{w10-19}*
- *benzene*
- *ethylbenzene*

Substances remediated in water for Irrigation water use:

To meet numerical remediation standards:

- *EPH_{w10-19}*
- *molybdenum*

Substances remediated in water for Livestock water use:

To meet numerical remediation standards:

- *EPH_{w10-19}*

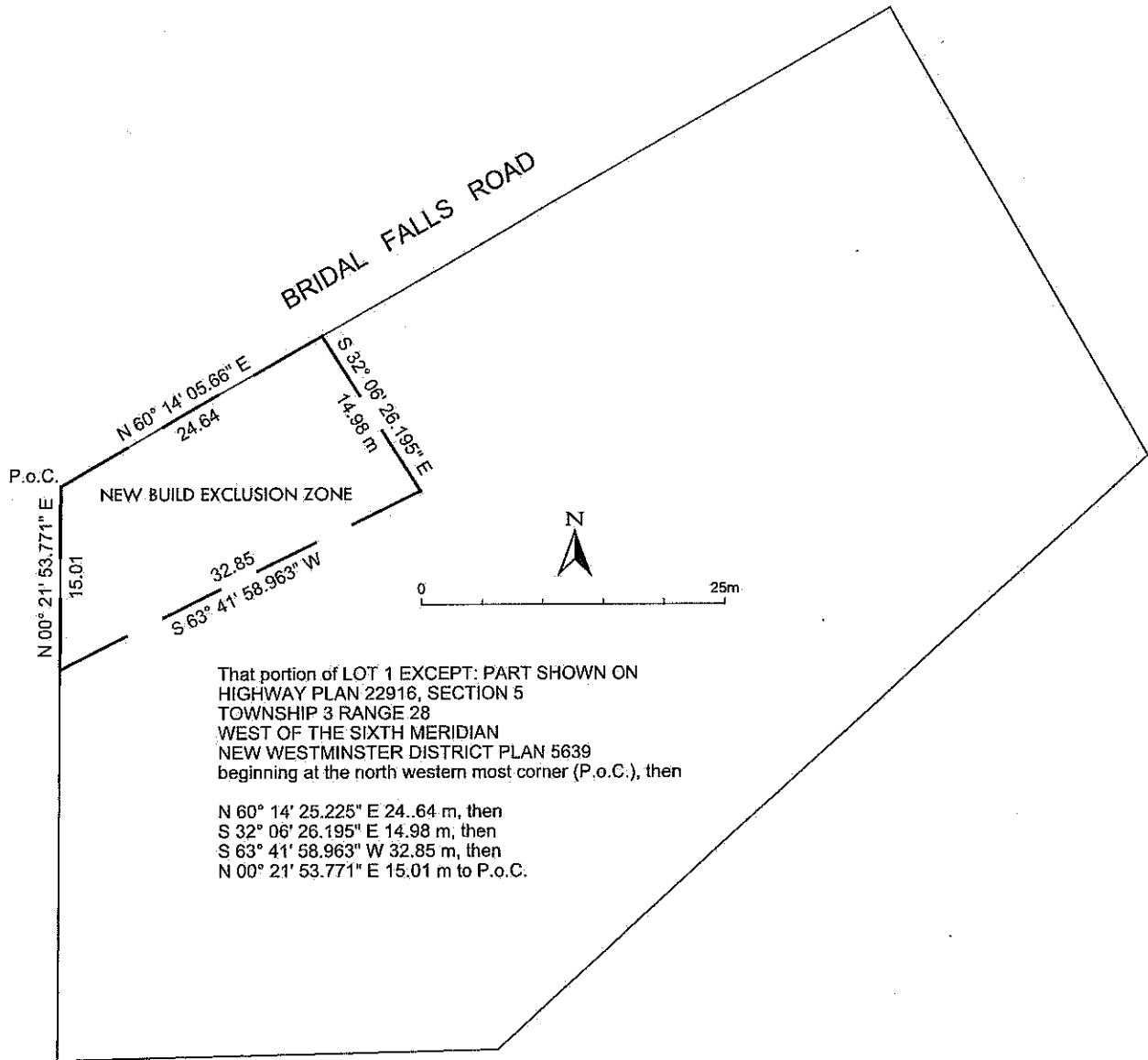
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Figure 1



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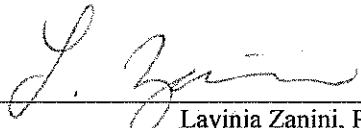
For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Condition*, prepared by PGL Environmental Consultants Ltd., dated September 2016;
- *Performance Verification Plan – 53610 Bridal Falls Road, Rosedale, BC*, prepared by PGL Environmental Consultants Ltd., dated September 2016;
- *Performance Verification Plan – Portion of Bridal Falls Road – Adjacent to 53610 Bridal Falls Road, Rosedale, BC*, prepared by PGL Environmental Consultants Ltd. , dated January 2016;
- *Detailed Human Health and Environmental Risk Assessment - 53610 Bridal Falls Road, Rosedale, BC*, prepared by PGL Environmental Consultants Ltd. , dated January 2016;
- *Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation and Screening Level Risk Assessment Report- 53610 Bridal Falls Road, Rosedale, BC*, prepared by PGL Environmental Consultants Ltd. , dated January 2016;
- *Iron and Manganese Groundwater Investigation, 53610 Bridal Falls Road, Rosedale, BC*, prepared by PGL, November 5, 2012;
- *Phase 1 Environmental Site Investigation, 53560 and 53610 Bridal Falls Road, Rosedale, BC*, prepared by PGL, August 2011;
- *Groundwater Monitoring, 53560 and 53610 Bridal Falls Road, Rosedale, BC*, prepared by PGL, June 2009;
- *Notification under Section 60.1 of the Contaminated Sites Regulation (Ministry of Transport and Infrastructure Bridal Falls Road)*, prepared by PGL Environmental Consultants Ltd. , dated 16 Aug 2007;
- *Outline of Remediation Options, 53560 and 53610 Bridal Falls Road, Rosedale, BC*. Prepared by PGL, February 10, 2006;
- *Summary Report of Environmental Site History and Current Status, 53560 and 53610 Bridal Falls Road, Rosedale, BC*, prepared by PGL, November 2005;
- *Groundwater Monitoring and Sampling Report Summary Former Gulf Service Station – 53610 Bridal Falls Road, Rosedale, BC*, prepared by Morrow Environmental Consultants Inc., July 8, 2005;

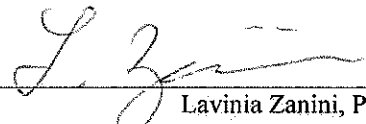
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- *Results of Subsurface Investigation (Oct. 2004) Adjacent Former Gulf Service Station – 53610 Bridal Falls Road, Rosedale, BC, prepared by Morrow Environmental Consultants Inc., March 30, 2005;*
- *Preliminary Results of Roadway Drilling Investigation (Nov. 2003) Adjacent Former Gulf Service Station – 53610 Bridal Falls Road, Rosedale, BC, prepared by Morrow Environmental Consultants Inc., March 29, 2005;*
- *Notification of Potential Migration of Substances to Roadway Adjacent 53610 Bridal Falls Road, Rosedale, prepared by Petro Canada, dated 03 May 2003;*
- *Comments on Review by Pottinger Gaherty Environmental Consultants Ltd. Of Stage 1 and 2 PSI Report, 53610 Bridal Falls Road, Rosedale, BC (Property), prepared by Morrow Environmental Consultants Inc., September 26, 2003;*
- *Proposed Task List and Schedule, Former Gulf Service Station, 53610 Bridal Falls Road, Rosedale, BC, prepared by Morrow Environmental Consultants Inc., September 26, 2003;*
- *Review of Morrow Environmental Report – Petro-Canada and Kilco Industries Ltd. – 53610 Bridal Falls Road, Rosedale, BC, prepared by PGL, April 8, 2003;*
- *Results of Stage 1 and 2 Preliminary Site Investigation at 53610 Bridal Falls Road, Rosedale, BC, prepared by Morrow Environmental Consultants Inc., 2003;*
- *Outline of Remediation Options – 53610 Bridal Falls Road, Rosedale, BC. Prepared by PGL, 2000;*
- *Environmental Site Investigation – Site History and Drilling Investigation – 53610 Bridal Falls Road, Rosedale, BC, prepared by PGL, 2000.*

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