



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.

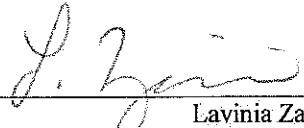
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

September 30, 2016
Date Issued


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

Schedule A

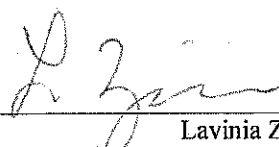
The site covered by this Certificate of Compliance is located at 1400 Quayside Drive,
New Westminster, British Columbia which is more particularly known and described as:

Lot 2, Suburban Block 9, Dock Square and Bed of the Fraser River, District Lot 2239, Group 1,
Plan 79290
PID: 012-237-281

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

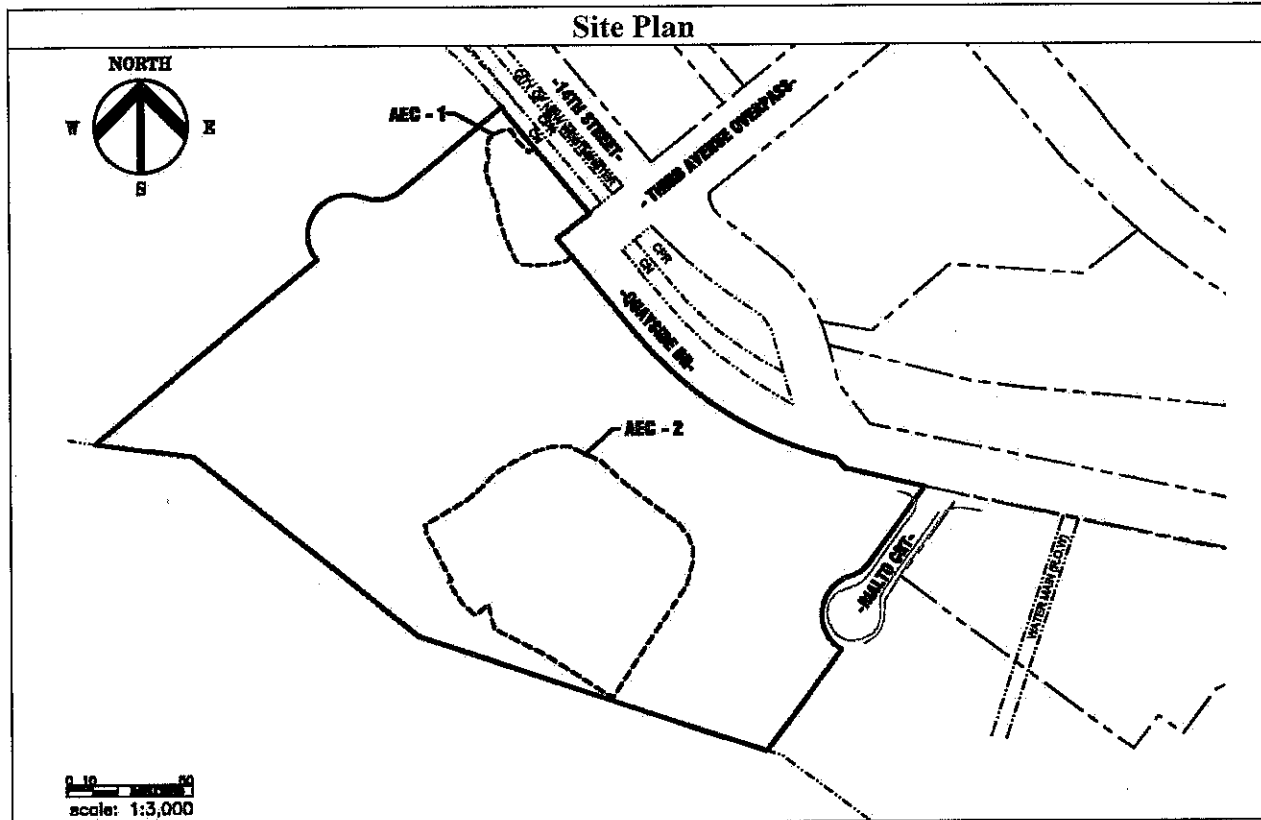
Latitude: 49° 12' 02.6"
Longitude: 122° 55' 42.6"

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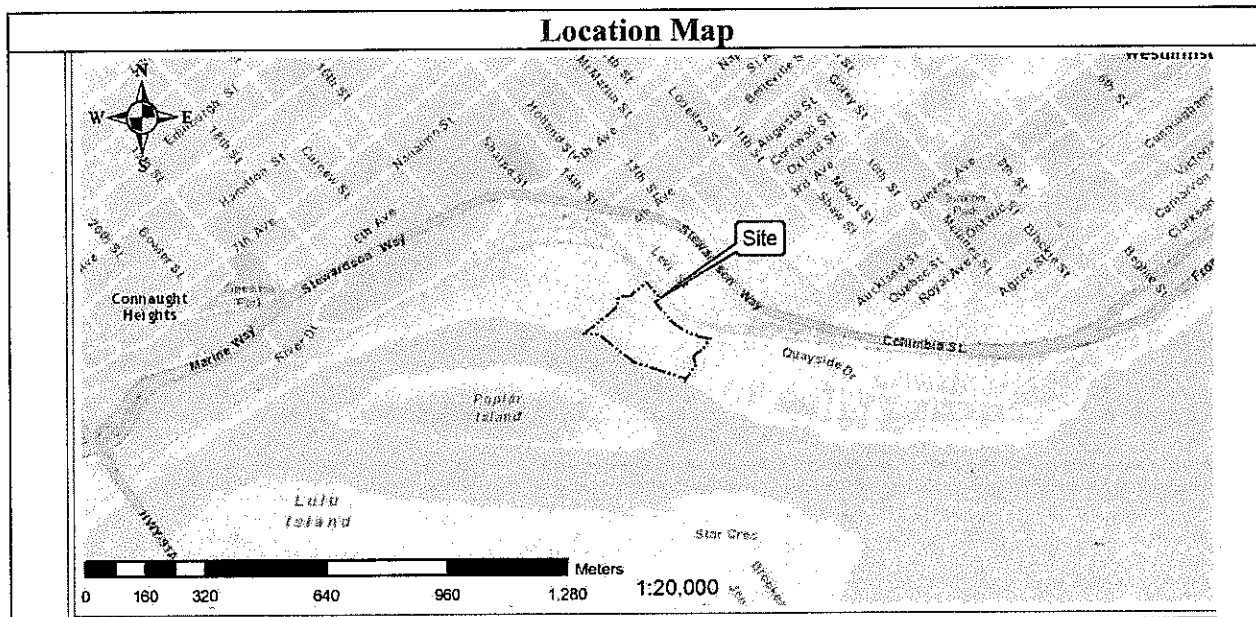


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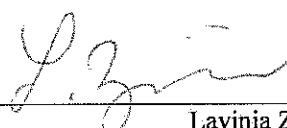
**Schedule A
Site Plan**



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 existing or expected at the site. These assumptions include the following:

- (a) Only slab-on-grade buildings may be built on the site;

Any inconsistencies that arise between the structures at the site and the range of structures 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) Any vegetation introduced at AEC1 must be limited to that with root structures of < 1.5 m bgs in areas where residual contamination is present. Alternatively measures must be taken to prevent root contact with soil contamination present at depths ≥ 1.5 m bgs. AEC 1 is defined by the following metes and bounds description:

Commencing at a bearing of 324 degrees 14 minutes 46 seconds at a distance of 6.16 m from the most northern corner of Lot 2, Suburban Block 9, Dock Square and Bed of the Fraser River, District Lot 2239, Group 1, New Westminster District Plan 79290; and Water Lot fronting PCL56 (Lease) FRCH Map 9-L26 File #32-18.

Thence at a bearing of 140 degrees 31 minutes 20 seconds at a distance of 49.23 m.

Thence at a bearing of 232 degrees 25 minutes 53 seconds at a distance of 16.40 m.

Thence at a bearing of 140 degrees 37 minutes 50 seconds at a distance of 9.36 m.

Thence at a bearing of 39 degrees 0 minutes 7seconds at a distance of 3.88 m.

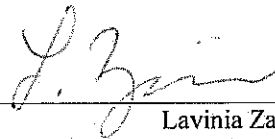
Thence at a bearing of 265 degrees 53 minutes 35 seconds at a distance of 19.74 m.

Thence at a bearing of 340 degrees 42 minutes 6 seconds at a distance of 41.10 m.

Thence at a bearing of 6 degrees 3 minutes 46 seconds at a distance of 14.06 m. Thence

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at a bearing of 55 degrees 25 minutes 54 seconds at a distance of 12.15 m to the point of commencement and compromising an area of 1449.53 m².

- (b) Any vegetation introduced at AEC2 must be limited to that with root structures of < 2 m bgs in areas where residual contamination is present. Alternatively measures must be taken to prevent root contact with arsenic present in groundwater at depths ≥ 2 m bgs. AEC 2 is defined by the following metes and bounds description:

Commencing at a bearing of 289 degrees 23 minutes 38 seconds at a distance of 64.18 m from the southeast corner of Lot 2, Suburban Block 9, Dock Square and Bed of the Fraser River, District Lot 2239, Group 1, New Westminster District Plan 79290; and Water Lot fronting PCL56 (Lease) FRCH Map 9-L26 File #32-18.

Thence at a bearing of 300 degrees 25 minutes 59 seconds at a distance of 66.0 m.

Thence at a bearing of 324 degrees 14 minutes 14.8 seconds at a distance of 16.41 m.

Thence at a bearing of 337 degrees 42 minutes 46 seconds at a distance of 25.47 m.

Thence at a bearing of 54 degrees 29 minutes 53 seconds at a distance of 66.69 m.

Thence at a bearing of 308 degrees 27 minutes 39 seconds at a distance of 64.29 m.

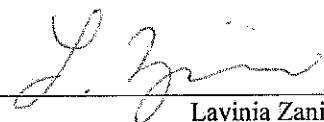
Thence at a bearing of 327 degrees 11 minutes 3.8 seconds at a distance of 15.55 m.

Thence at a bearing of 32 degrees 51 minutes 54.2 seconds at a distance of 67.0 m to the point of commencement and compromising an area of 6963.83 m².

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 person<s> 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;

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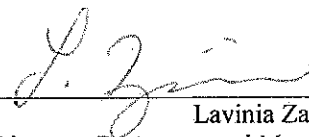
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- (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted 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 urban park land soil use:

To meet numerical remediation standards:

- Antimony, arsenic, barium, chromium, copper, lead, manganese, molybdenum, tin and zinc;
- LEPHs, and HEPHs; and
- 2,3,4-Trichlorophenol, 2,4,5-trichlorophenol, 2,4,6-trichlorophenol, 3,4,5-trichlorophenol, 2,3,4,5-tetrachlorophenol, and 2,3,5,6-tetrachlorophenol.

To meet risk-based remediation standards:

- 2,3,4,6-Tetrachlorophenol and pentachlorophenol; and
- Polychlorinated dioxins and furans (PCDDs and PCDFs).

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Antimony, arsenic, barium, chromium, copper, lead, manganese, molybdenum, tin and zinc;
- LEPHs, and HEPHs; and
- 2,3,4-Trichlorophenol, 2,4,5-trichlorophenol, 2,4,6-trichlorophenol, 3,4,5-trichlorophenol, 2,3,4,5-tetrachlorophenol, and 2,3,5,6-tetrachlorophenol.

To meet risk-based remediation standards:

- 2,3,4,6-Tetrachlorophenol and pentachlorophenol; and
- Polychlorinated dioxins and furans (PCDDs and PCDFs).

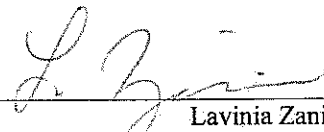
Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Antimony, arsenic, barium, chromium, copper, lead, manganese, molybdenum, tin and zinc;
- LEPHs, and HEPHs; and

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- 2,3,4-Trichlorophenol, 2,4,5-trichlorophenol, 2,4,6-trichlorophenol, 3,4,5-trichlorophenol, 2,3,4,5-tetrachlorophenol, and 2,3,5,6-tetrachlorophenol.

To meet risk-based remediation standards:

- 2,3,4,6-Tetrachlorophenol and pentachlorophenol; and
- Polychlorinated dioxins and furans (PCDDs and PCDFs).

Substances remediated in water for freshwater and marine aquatic life water use:

To meet numerical remediation standards:

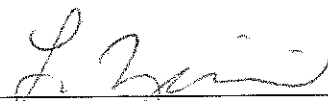
- LEPHw, EPHw₁₀₋₁₉;
- Fluorene, and naphthalene; and
- Dichlorophenol (2,4-dichlorophenol, 2,5-dichlorophenol, 3,4-dichlorophenol, 3,5-dichlorophenol), monochlorophenol (3-chlorophenol, 4-chlorophenol), pentachlorophenol, tetrachlorophenol (2,3,4,5-tetrachlorophenol, 2,3,4,6-tetrachlorophenol, 2,3,4,5-tetrachlorophenol), trichlorophenol (2,3,4-trichlorophenol, 2,3,5-trichlorophenol, 2,3,6-trichlorophenol, 2,4,5-trichlorophenol, 3,4,5-trichlorophenol, and 2,4,6-trichlorophenol).

To meet risk-based remediation standards:

- Arsenic

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Schedule D

Documents

Summary of Site Condition, prepared by Colin Dunwoody, SNC-Lavalin Inc. and David Williams, Millennium EMS Solutions Ltd., dated May 20, 2016;

Stage 1 PSI Documentation Update, 1400 Quayside Drive, New Westminster, BC (BC MoE Site ID: 8071), prepared by SNC-Lavalin Inc., dated May 19, 2016;

Updated Evaluation of Polychlorinated Dioxins and Furans Concentrations in Soil, 1400 Quayside Drive, New Westminster, BC (BC MoE Site No. 8071), prepared by Calin Nan, Alan Walker, SNC-Lavalin Inc., dated May 9, 2016;

Performance Verification Plan, Areas of Environmental Concern, Poplar Landing (Former Doman, Industries Ltd. Sawmill), 1400 Quayside Drive, New Westminster, BC, SITE ID: 8071, PID: 012-237-281, prepared by Sabine Feldberg, Mandeep Purewal, SNC-Lavalin Inc., dated May 9, 2016;

Human Health and Ecological Risk Assessment, Areas of Environmental Concern and Management Areas Associated with Poplar Landing (Former Doman Industries Ltd. Sawmill), 1400 Quayside Drive, New Westminster, BC, prepared by Sabine Feldberg, Mandeep Purewal, SNC-Lavalin Inc., dated May 9, 2016;

Summary of Communication in Regards to the Certificate of Compliance Application for a portion of CN Railway and Canadian Pacific Railway adjacent to 1400 Quayside Drive, New Westminster, prepared by SNC-Lavalin Inc., dated April 8, 2016;

2007 – 2015 Post Remediation and Supplemental Site Assessments, Poplar Landing (Former Doman Industries Ltd. Sawmill), 1400 Quayside Drive, New Westminster, BC, prepared by Melissa Giles, Calin Nan, Alan Walker, SNC-Lavalin Inc., dated February 19, 2016;

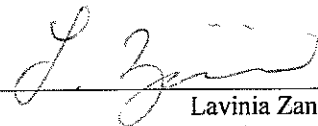
Remediation Confirmation Report for 2004 to 2005, Poplar Landing, 1400 Quayside Drive, New Westminster, BC, prepared by Calla Suen, Calin Nan, Alan Walker, SNC-Lavalin Inc., dated February 19, 2016;

Stage 1 Preliminary Site Investigation Update, Poplar Landing, 1400 Quayside Drive, New Westminster, BC, prepared by Melissa Giles, Alan Walker, SNC-Lavalin Inc., dated February 19, 2016;

RE: Protocol 6 Preapproval Application for 1400 Quayside Drive, New Westminster, British Columbia, prepared by Peter Kickham, BC Ministry of Environment, dated December 15, 2015;

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RE: Site 18071 Amended Water Use Determination Request for 1400 Quayside Drive, New Westminster, BC, prepared by Peggy Evans, BC Ministry of Environment, dated November 26, 2015;

Request for Addendum to Drinking Water Use Exemption, Former Doman Sawmill Property (Site ID 8071), 1400 Quayside Drive, New Westminster, BC, prepared by Calin Nan, Alan Walker, SNC-Lavalin Inc., dated November 9, 2015;

Protocol 6 Preapproval Application 1400 Quayside Drive, New Westminster, BC, prepared by Alan Walker, SNC-Lavalin Inc., dated September 22, 2015;

Request to Extend Drinking Water Use Standards Exemptions to Management Area located adjacent to the northeast of former Doman Sawmill Property (Site ID 8071), 1400 Quayside Drive, New Westminster, BC, prepared by Calin Nan, Alan Walker, SNC-Lavalin Inc., dated September 3, 2015;

RE: Protocol 6 Preapproval Application for a Land Located at 1400 Quayside Drive, New Westminster, BC, prepared by Peter Kickham, BC Ministry of Environment, dated January 20, 2015;

Request for Pre-approval Not to Delineate or Remediate the Entire Area of Groundwater Dissolved Arsenic Contamination at the Former Doman Sawmill Property (Site ID 8071), City of New Westminster, BC, prepared by Calin Nan, John DeCesare, Alan Walker, SNC-Lavalin Inc., dated November 18, 2014;

RE: Site 18071 Water Use Determination Request for 1400 Quayside Drive, New Westminster, BC, prepared by Peggy Evans, BC Ministry of Environment, dated October 21, 2014;

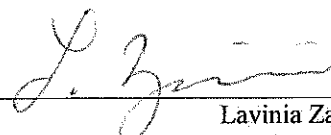
Request for Weight-of-Evidence Site Specific Exemption from Application of Drinking Water Use Standards, Former Doman Sawmill Property (Site ID 8071), City of New Westminster, BC, prepared by Calin Nan, David Fursevich, SNC-Lavalin Inc., dated September 8, 2014;

RE: Approval in Principle, Site 8071 – Former Doman Sawmill Site, 371-14th Street, New Westminster, BC, prepared by Julia Brooke, BC Ministry of Environment (formerly BC Ministry of Water, Land and Air Protection), dated December 10, 2003; and

Remedial Action Plan, Former Doman Industries Ltd. Sawmill, New Westminster Division, 381 14th Street, New Westminster, BC, prepared by SNC-Lavalin Inc. (formerly Morrow Environmental Consultants Inc.), dated March 18, 2003.

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