



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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants 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 a management area located at that portion of railway at 1416 Fourth Avenue and 1406 Third Avenue, New Westminster, British Columbia which is more particularly known and described as:

For the portion at 1416 Fourth Avenue (PID 006-639-496)

Commencing at the south corner of Lot 10, Suburban Block 9, Plan 73589.

Thence, at a bearing of 320 degrees 30 minutes 4 seconds a distance of 33.7 m.

Thence, at a bearing of 50 degrees 21 minutes 38 seconds a distance of 5.5 m.

Thence, at a bearing of 140 degrees 21 minutes 47 seconds a distance of 33.7 m.

Thence, at a bearing of 230 degrees 22 minutes 7 seconds a distance of 5.6 m to the point of commencement, and comprising an area of 188.5 m².

For the portion at 1406 Third Avenue (PID 006-639-500)

Commencing at the northwest corner of Lot 11, Suburban Block 9, Plan 73589.

Thence, at a bearing of 49 degrees 58 minutes 41 seconds a distance of 6.2 m.

Thence, at a bearing of 140 degrees 25 minutes 43 seconds a distance of 19.5 m.

Thence, at a bearing of 230 degrees 27 minutes 59 seconds a distance of 6.4 m.

Thence, at a bearing of 319 degrees 25 minutes 31 seconds a distance of 4.8 m.

Thence, at a bearing of 321 degrees 42 minutes 9 seconds a distance of 14.7 m to the point of commencement, and comprising an area of 124.1 m².

The site contains part of a legal parcel depicted in an engineering drawing prepared by SNC-Lavalin Inc. on February 19, 2016.

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

Latitude: 49° 12' 05.20"

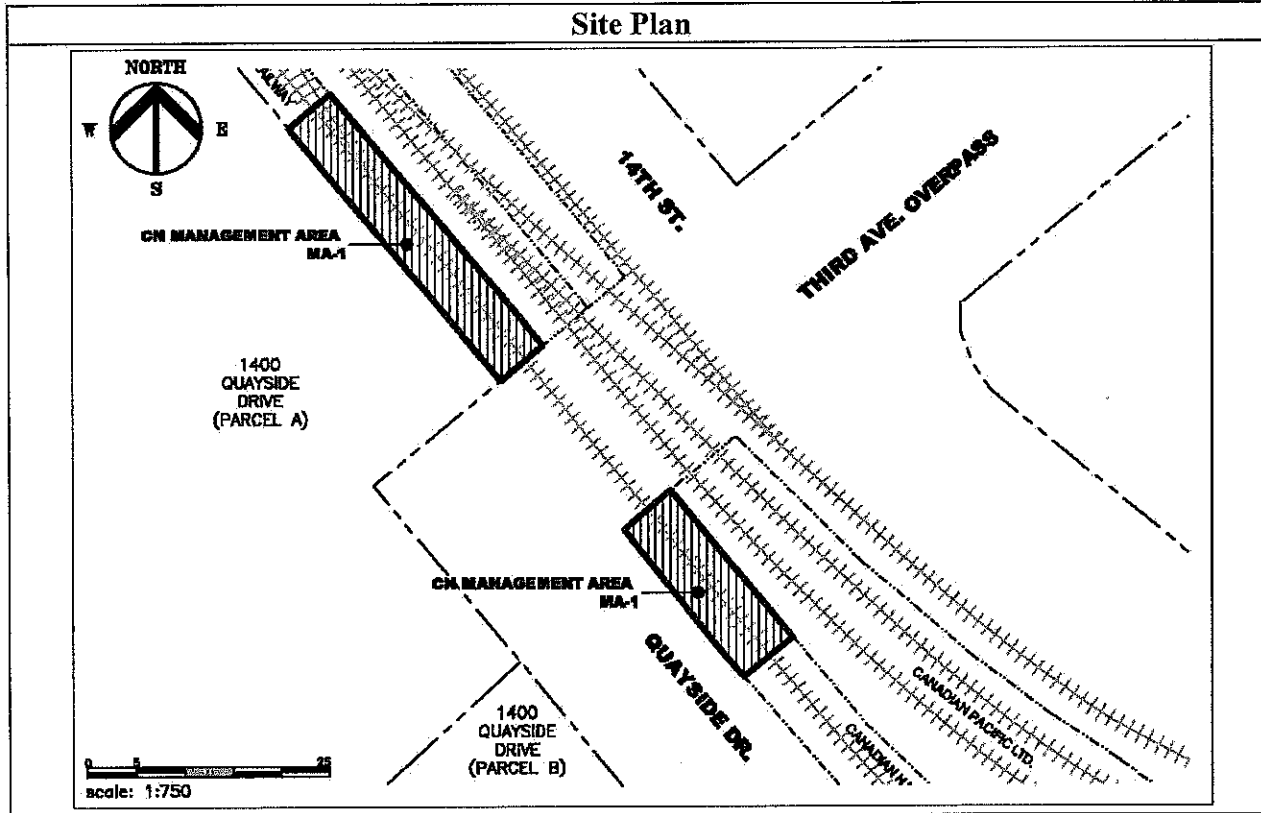
Longitude: 122° 55' 42.15"

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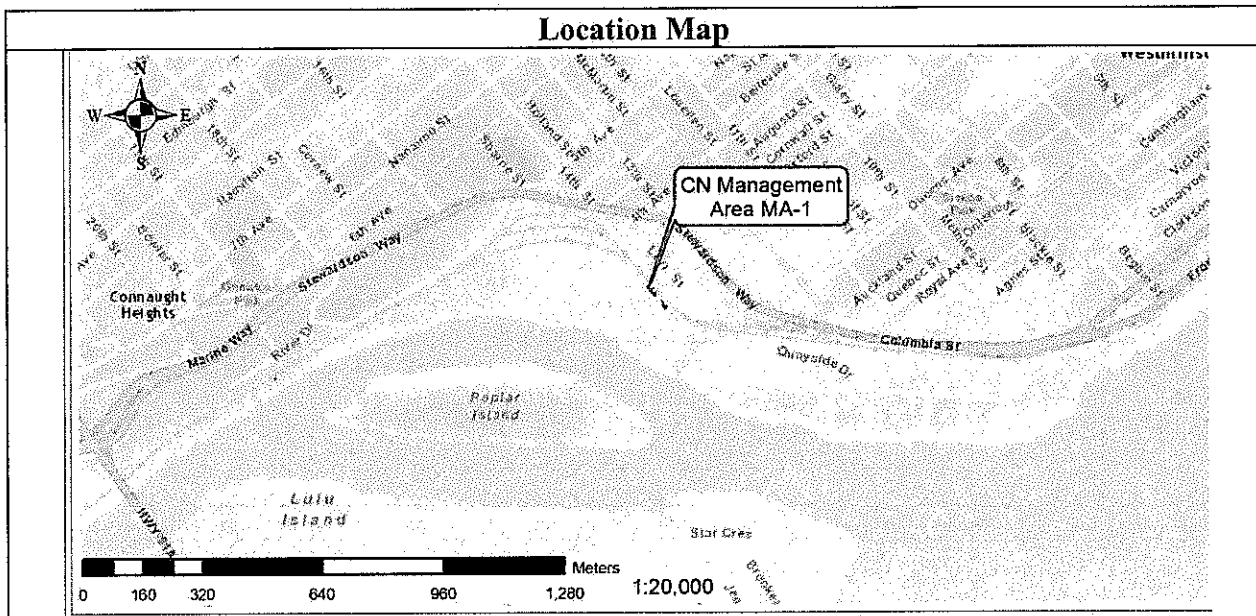
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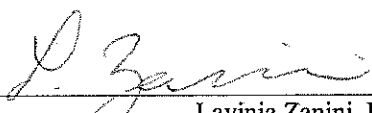
**Schedule A
Site Plan**



Location Map



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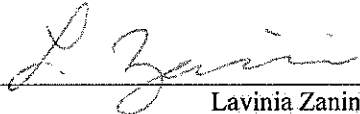

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Schedule B

Requirements and Conditions

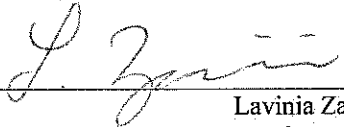
1. Any changes in land use must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The use to which this condition applies is described in Schedule C and in the site investigation documents listed in Schedule D.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) The Canadian National Railway Company Management Area (CN MA-1) must continue to have less than 1000 m² of contiguous vegetation (between the CN MA-1 and adjacent lands).
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 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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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

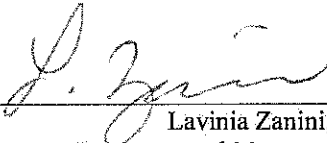
Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

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

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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;
- *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, Canadian National Railway Management Area Associated with Poplar Landing (Former Doman, Industries Ltd. Sawmill), 1400 Quayside Drive, New Westminster, BC, SITE ID: 18376, PID: 006-639-493*, prepared by SNC-Lavalin Inc., dated May 9, 2016;
- *Human Health and Ecological Risk Assessment, Areas of Environmental Concern and Management Areas Associated with Popular 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;
- *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;
- *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, Popular 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;
- *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: 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;

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- *RE: Site 8071 – Email of Acceptance to Obtain a Single Instrument for the Combined affected CN and Same for the Affected CP Lands*, prepared by Peggy Evans, BC Ministry of Environment, dated September 11, 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: 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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