



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.

July 11, 2017
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a management area located on a portion of Road (Mufford Crescent Right-of-Way), located north of 20512 Mufford Crescent, between Properties 20512 and 20628 Langley, British Columbia (no PID, public roadway) which is more particularly known and described as:

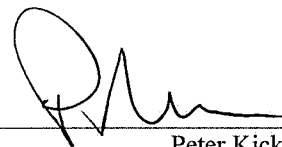
Commencing at the northeast corner of Lot A, DL 311, Group 2, NWDP, NWP87874 (Except Portion in Plan 45495).

Thence, at a bearing of 310 degrees 19 minutes 6 seconds a distance of 67.6 m.
Thence, at a bearing of 309 degrees 37 minutes 20 seconds a distance of 8.3 m.
Thence, at a bearing of 302 degrees 8 minutes 17 seconds a distance of 3.6 m.
Thence, at a bearing of 295 degrees 53 minutes 20 seconds a distance of 3.3 m.
Thence, at a bearing of 286 degrees 34 minutes 0 seconds a distance of 4.8 m.
Thence, at a bearing of 277 degrees 19 minutes 21 seconds a distance of 3.3 m.
Thence, at a bearing of 269 degrees 50 minutes 50 seconds a distance of 3.2 m.
Thence, at a bearing of 262 degrees 15 minutes 54 seconds a distance of 1.6 m.
Thence, at a bearing of 58 degrees 41 minutes 12 seconds a distance of 6.4 m.
Thence, at a bearing of 75 degrees 45 minutes 48 seconds a distance of 6.2 m.
Thence, at a bearing of 125 degrees 47 minutes 17 seconds a distance of 41.9 m.
Thence, at a bearing of 90 degrees 0 minutes 0 seconds a distance of 4.1 m.
Thence, at a bearing of 128 degrees 39 minutes 35 seconds a distance of 6.9 m.
Thence, at a bearing of 90 degrees 0 minutes 0 seconds a distance of 2.6 m.
Thence, at a bearing of 180 degrees 0 minutes 0 seconds a distance of 3.1 m.
Thence, at a bearing of 135 degrees 0 minutes 0 seconds a distance of 5.5 m.
Thence, at a bearing of 124 degrees 55 minutes 51 seconds a distance of 10.3 m.
Thence, at a bearing of 40 degrees 19 minutes 6 seconds a distance of 11.4 m.
Thence, at a bearing of 130 degrees 19 minutes 6 seconds a distance of 4.8 m.
Thence, at a bearing of 220 degrees 19 minutes 6 seconds a distance of 10.9 m.
Thence, at a bearing of 124 degrees 55 minutes 51 seconds a distance of 9.8 m.
Thence, at a bearing of 216 degrees 23 minutes 55 seconds a distance of 1.7 m.
Thence, at a bearing of 130 degrees 19 minutes 6 seconds a distance of 221.3 m.
Thence, at a bearing of 220 degrees 19 minutes 6 seconds a distance of 6.1 m.
Thence, at a bearing of 310 degrees 19 minutes 6 seconds a distance of 220.9 m.
Thence, at a bearing of 216 degrees 23 minutes 55 seconds a distance of 2.3 m to the point of commencement, and comprising an area of 2,014.5m²

The site contains part of a legal parcel depicted in an engineering drawing prepared by SNC-Lavalin Inc. on December 9, 2015.

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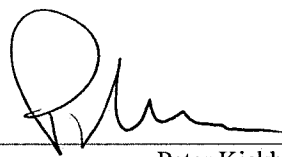
For Director, *Environmental Management Act*

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

Latitude: 49° 7' 3.20"
Longitude: 122° 39' 6.80"

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Site Identification Number 15908
Version 8.0 R


Peter Kickham
For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, 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.
2. The principal risk controls which must be present or implemented and must be maintained at the area subject to risk controls (description follows) include the following:
 - a) The Area Subject to Risk Controls will continue to be used as roadway/sidewalk, and as such fruit/nut-bearing vegetation will not be introduced.

Area Subject to Risk Controls 1: Commencing at a point bearing 319 degrees 16 minutes 25 seconds a distance of 40.4 m from the northeast corner of Lot A, DL 311, Group 2, NWDP, NWP87874 (Except Portion in Plan 45495).

Thence, at a bearing of 270 degrees 0 minutes 0 seconds a distance of 2.9 m.

Thence, at a bearing of 0 degrees 0 minutes 0 seconds a distance of 2.8 m.

Thence, at a bearing of 90 degrees 0 minutes 0 seconds a distance of 2.9 m.

Thence, at a bearing of 180 degrees 0 minutes 0 seconds a distance of 2.8 m to the point of commencement, and comprising an area of 8.0 m².

Area Subject to Risk Controls 2: Commencing at a point bearing 318 degrees 23 minutes 14 seconds a distance of 28.2 m from the northeast corner of Lot A, DL 311, Group 2, NWDP, NWP87874 (Except Portion in Plan 45495).

Thence, at a bearing of 270 degrees 0 minutes 0 seconds a distance of 2.9 m.

Thence, at a bearing of 0 degrees 0 minutes 0 seconds a distance of 8.0 m.

Thence, at a bearing of 90 degrees 0 minutes 0 seconds a distance of 2.9 m.

Thence, at a bearing of 180 degrees 0 minutes 0 seconds a distance of 8.0 m to the point of commencement, and comprising an area of 23.3 m².

Area Subject to Risk Controls 3: Commencing at a point bearing 30 degrees 11 minutes 17 seconds a distance of 4.0 m from the northeast corner of Lot A, DL 311, Group 2, NWDP, NWP87874 (Except Portion in Plan 45495).

Thence, at a bearing of 299 degrees 45 minutes 40 seconds a distance of 16.8 m.

Thence, at a bearing of 25 degrees 12 minutes 15 seconds a distance of 5.5 m.

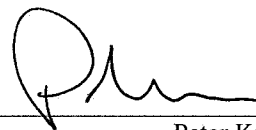
Thence, at a bearing of 94 degrees 20 minutes 8 seconds a distance of 4.7 m.

Thence, at a bearing of 40 degrees 19 minutes 6 seconds a distance of 10.8 m.

Thence, at a bearing of 130 degrees 19 minutes 6 seconds a distance of 4.0 m.

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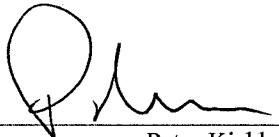
Peter Kickham

For Director, *Environmental Management Act*

Thence, at a bearing of 220 degrees 19 minutes 6 seconds a distance of 10.4 m.
Thence, at a bearing of 143 degrees 25 minutes 31 seconds a distance of 10.4 m.
Thence, at a bearing of 220 degrees 19 minutes 6 seconds a distance of 3.0 m to the point of commencement, and comprising an area of 146.1 m².

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 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 industrial land soil use:

To meet numerical remediation standards:

- Cadmium, and zinc.

To meet risk-based remediation standards:

- Arsenic, copper, lead, molybdenum, and selenium.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Cadmium, and copper.

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Site Identification Number 15908
Version 8.0 R


Peter Kickham
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition (Langley Management Area), prepared by SNC-Lavalin Inc., Environment & Water, dated January 18, 2017;

Application for Determination of Local Background Concentration for Dissolved Arsenic and Sodium Concentrations in Groundwater, 20512 Mufford Crescent, Langley, British Columbia, prepared by BC Ministry of Environment, dated January 16, 2017;

Request for Approval – Local Background Groundwater Quality Determination, 20512 Mufford Crescent, Langley, BC, Site ID 11840, prepared by SNC-Lavalin Inc., dated December 2, 2016;

Summary of Communication in Regards to the Certificate of Compliance Application for 20512 Mufford Crescent, Langley, BC, prepared by SNC-Lavalin Inc., dated July 15, 2016;

Performance Verification Plan, Township of Langley owned Management Area Associated with 20512 Mufford Crescent, Langley, BC, prepared by SNC-Lavalin Inc., dated November 12, 2015;

Human Health and Ecological Risk Assessment, Township of Langley Management Area Associated with 20512 Mufford Crescent Langley, BC, prepared by SNC-Lavalin Inc. dated November 10, 2015;

Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report, 20512 Mufford Crescent, Langley, BC, prepared by SNC-Lavalin Inc., dated November 9, 2015;

2015 Soil and Groundwater Investigation Results, Township of Langley (“ToL”), Near 20512 Mufford Crescent, Langley, BC, prepared by SNC-Lavalin Inc., dated August 7, 2015;

Summary of Soil and Groundwater Environmental Investigation and Remediation Work Completed Adjacent to 20512 Mufford Crescent, Langley, BC, prepared by SNC-Lavalin Inc., dated November 19, 2014; and

Stage 1 Preliminary Site Investigation, 20512 Mufford Crescent, Langley, BC, BC MoE Site ID: 11840. Prepared by SNC-Lavalin Inc., dated December 12, 2011.

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