



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.

Nov 21, 2016
Date Issued

J.A. Brooke
J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located on 207th Street adjacent to 7175 and 7197, 207th Street, Langley, British Columbia which is more particularly known and described as:

Ditch on Part of 207th Street Adjacent to 7175 and 7197, 207th Street, Langley, British Columbia

All that part of Road (207 Street) dedicated by Plan 73202, which said part lies adjacent to Lots 1 and 2, Section 14, Township 8, New Westminster District and which part is more particularly described as follows:

Commencing at the southeastern corner of Lot 1, Plan 73202;

Thence northerly and along the eastern boundary of said Lot 1, a distance of 2.40 meters;

Thence bearing 88° 53' 00" a distance of 5.90 metres;

Thence southerly and parallel to the eastern boundary of said Lot 1 a distance of 4.00 metres;

Thence bearing 268° 53' 00" a distance of 5.90 metres, more or less, to the intersection with the eastern boundary of Lot 2, Plan 73020.

Thence northerly and along the said eastern boundary of Lot 2 a distance of 1.60 metres, more or less, to the point of commencement.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by McElhanney Associates Land Surveying Ltd. (Paul Bartlett, B.C.L.S., C.L.S.) on May 13, 2016.

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

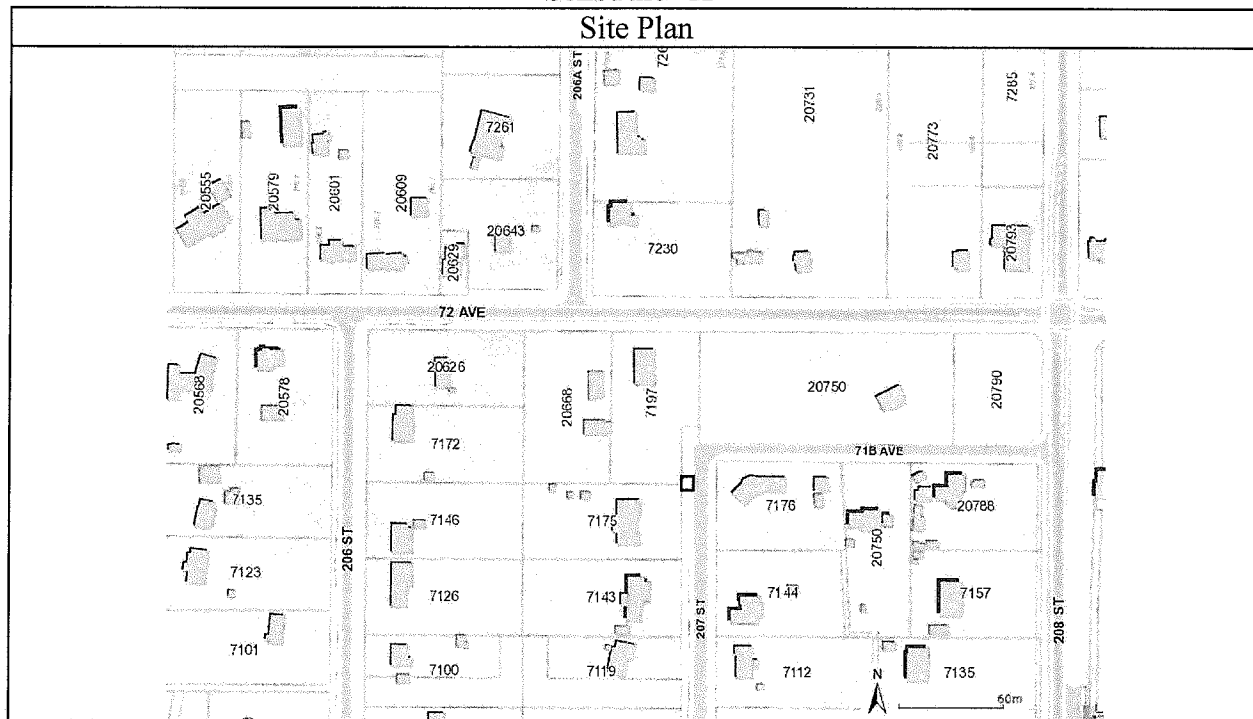
Latitude: 49° 7' 57.16"
Longitude: 122° 38' 55.91"

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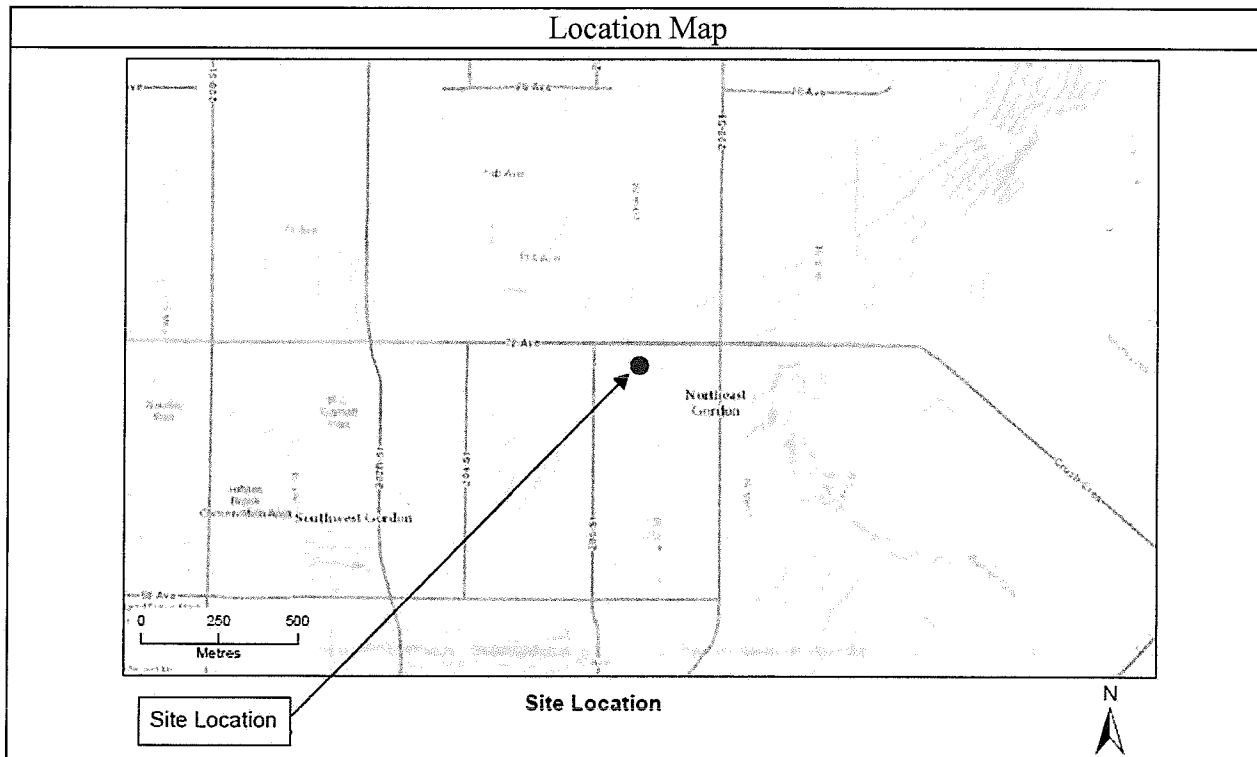

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Schedule "A"

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 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) Off-Site residential building with single level basement within 30 m WEST of Site;

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 person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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Schedule C

Substances and Uses

Substances remediated in surface water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Dichloromethane (methylene chloride).

Substances remediated in surface water for drinking water use:

To meet numerical remediation standards:

- Dichloromethane (methylene chloride).

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Schedule D

Documents

Summary of Site Condition, prepared by Hemmera, dated August 2016;

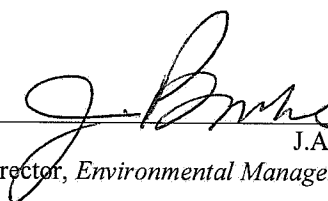
Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 20668 72nd Avenue, 7175 and 7197 207th Street, Langley, BC, prepared by Hemmera Envirochem Inc., dated May 2016;

Indoor Air Sampling, 7175 207 Street, Langley, BC, prepared by Envirochem Services Inc., dated December 15, 2014;

Environmental Site Investigation and Site Classification, 20668 72nd Avenue, Langley, BC V2Y 1T1, prepared by Envirochem Services Inc., dated November 28, 2014; and

Limited Phase II Environmental Site Assessment, 20668 72nd Avenue, Langley Township, BC, prepared by James Smith, dated June 29, 2014.

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