



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.

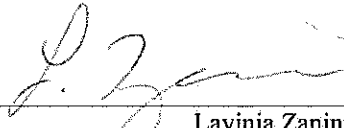
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

January 19, 2019
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 33765 Pine Street, Abbotsford British Columbia which is more particularly known and described as:

Block "P" Except: Part Subdivided by Plan 65668; Section 22 Township 16 New Westminster District Plan 22150
PID: 002-406-781

Lot "A" Section 22 Township 16 Plan 11515 New Westminster District
PID: 002-405-016

Parcel "One" (L82241E) Of The North West Quarter Section 22 Township 16 New Westminster District Except: Parcel "A" (Reference Plan 2547) And Part On Plan EPP20049
PID: 002-483-114

Lot 5 Except: The North 30 Feet; Block 1 Section 22 Township 16 New Westminster District Plan 1498
PID: 002-400-090

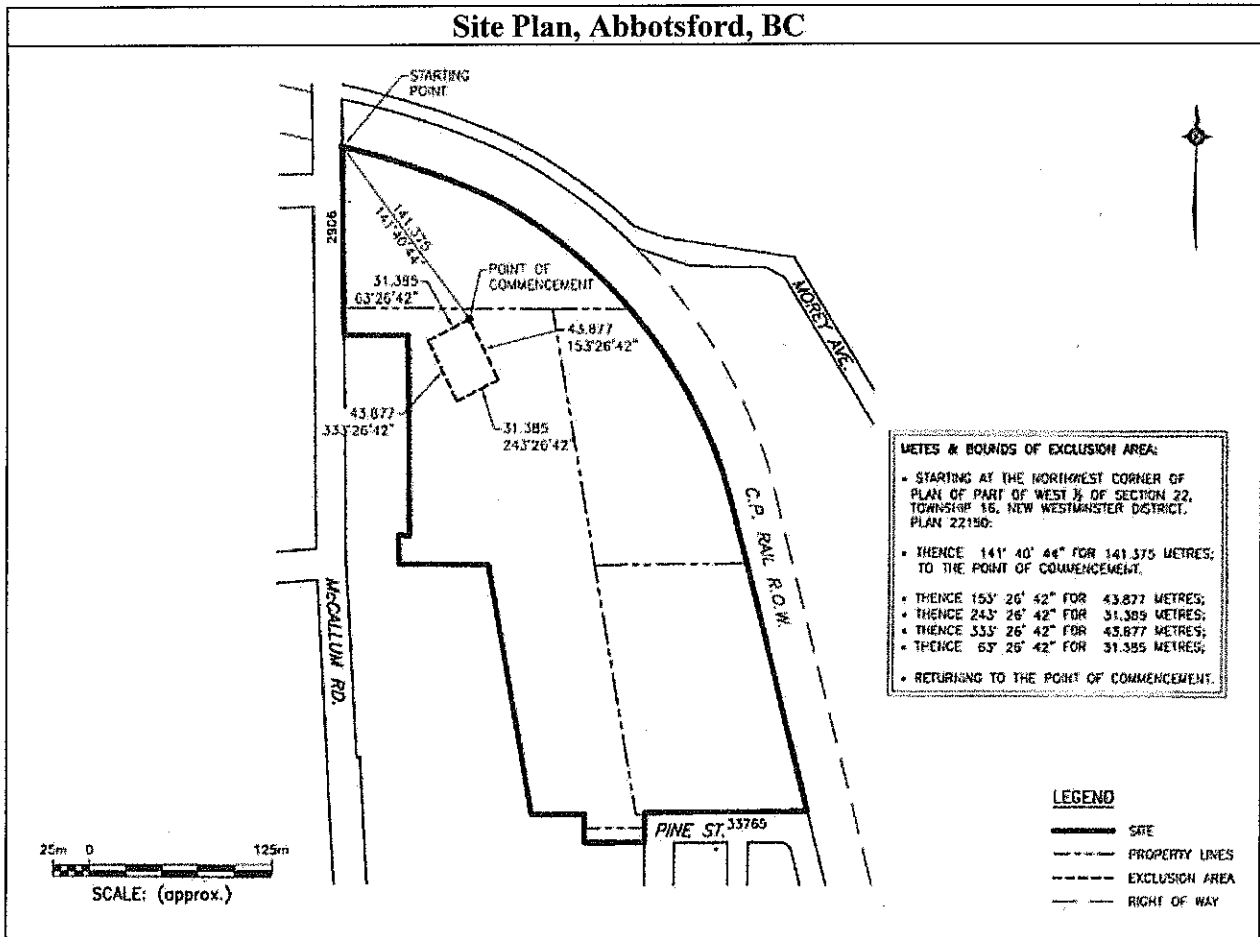
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 3' 9.4"
Longitude: 122° 17' 28.2"

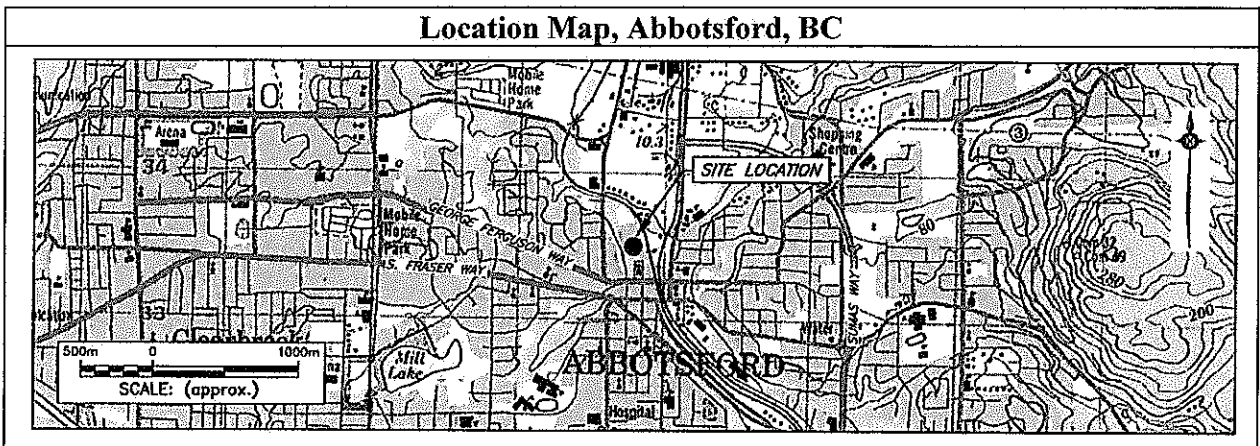
January 19, 2019
Date Issued


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

Site Plan, Abbotsford, BC



Location Map, Abbotsford, BC



January 19, 2017

Date Issued


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

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 and risk-based standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Underground parkade depths will not exceed 3.6 m below grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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) Site groundwater must not be used as a source of drinking water.
 - (b) Subsurface contaminated soils must remain at depths greater than or equal to 1.5 metres below present grade.
 - (c) Deep rooting vegetation (i.e., that which roots deeper than 1.5m) must not be planted, unless contained within planter boxes or by a geotextile fabric suitable to restrict root penetration, within the management area shown in the Site Plan of Schedule A, and as defined by the following metes and bounds.

Starting at the Northwest Corner of Plan of Part of West 1/2 of Section 22, Township 16, New Westminster District, Plan 22150:

Thence 141° 40' 44" for 141.375 metres; to the Point of Commencement.

Thence 153° 26' 42" for 43.877 metres;

Thence 243° 26' 42" for 31.385 metres;

January 19, 2017

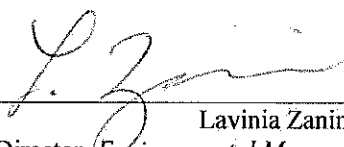
Date Issued


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

Thence 333° 26' 42" for 43.877 metres;
Thence 63° 26' 42" for 31.385 metres;
Returning to the Point of Commencement.

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.
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 plans described in clause 4 above; and
 - (d) Supporting documentation.

January 19, 2017
Date Issued


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

Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Trichloroethylene.

To meet risk-based remediation standards:

- Arsenic and chromium;
- VPHs, LEPHs, and HEPHs;
- Benz[a]anthracene; and
- Benzene, toluene, ethylbenzene, and xylene.

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

- Trichloroethylene.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Arsenic, lead, and magnesium;
- Benzo[a]pyrene;
- Benzene, toluene, ethylbenzene, and xylenes (total); and
- VHw6-10.

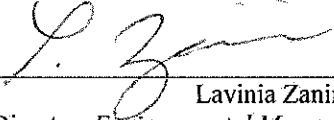
Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Arsenic;
- VPHw, LEPHw and VHw₆₋₁₀; and
- Naphthalene and pyrene.

January 19, 2017

Date Issued


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

Schedule D

Documents

Summary of Site Condition 33765 Pine Street, Abbotsford, BC. Michael Geraghty, P.Geo. Keystone Environmental Ltd., dated October 18, 2016.

Report of Findings – Preliminary Site Investigation – Stage 1 Update, Remediation, and Confirmation of Remediation, 33765 Pine Street, Abbotsford, BC. Keystone Environmental Ltd., dated September 2016.

Report of Findings – Human Health and Ecological Risk Assessment, 33765 Pine Street, Abbotsford, BC. Keystone Environmental Ltd., dated September 2016.

Performance Verification Plan for Certificate of Compliance, 33765 Pine Street, Abbotsford, BC. Keystone Environmental Ltd., dated September 2016.

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation, and Confirmation of Remediation, 33765 Pine Street, Abbotsford, BC. Keystone Environmental Ltd., dated July 2014.

Pre-Demolition Hazardous Materials Survey of Clayburn Industries Ltd. Office Buildings and Sheds, Abbotsford B. ACM Environmental Corporation, dated March 2013

Professional Consultation (Project #CLA270101.01). Next Environmental Inc., dated September 2012.

Soil Sampling Investigation for the Clayburn Plant Site, 33765 Pine Street, Abbotsford, BC. ACM Environmental Corporation, dated July 2012.

Soil Sampling Results for the Clayburn Plant Site, 33765 Pine Street, Abbotsford, BC. ACM Environmental Corporation, dated July 2012.

June 2012 Workshop Investigation and Spring 2012 Groundwater Monitoring Figure, 33765 Pine Street, Abbotsford, BC. ACM Environmental Corporation, dated June 2012.

Capture Zone Analysis Report, 33765 Pine Street, Abbotsford, BC. Keystone Environmental Ltd., dated August 2011.

Trenching Project at Clayburn Industries Abbotsford Site. D.R Humphries, P.Eng., dated May 2010.

January 19, 2017

Date Issued


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

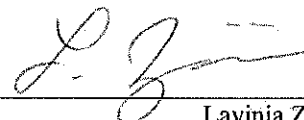
Winter 2009/2010 Groundwater Monitoring Report 33765 Pine Street, Abbotsford, BC. Next Environmental Inc., dated February 2010.

Detailed Site Investigation 33765 Pine Street, Abbotsford, BC. SRK- Robinson Inc. dated July 1997.

Environmental Stage 2 Preliminary Site Investigation 33765 Pine Street, Abbotsford, BC. SRK- Robinson Inc. dated March 1997.

January 19, 2017

Date Issued



Lavinia Zanini, P.Geo.

For Director, *Environmental Management Act*