



**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.

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.

March 16, 2017  
Date Issued

Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 33321 1<sup>st</sup> Avenue, Mission, British Columbia which is described as:

Lots 6, 7, 8, 9 and 10, Block 74 of District Lot 411, Group 1, NWD, Plan 664

The area presented on Figure 1 is described as:

All those lands lying within the limits of Lots 6, 7, 8, 9 and 10, Block 74 of District Lot 411, Group 1, NWD, Plan 664 as described as follows:

Commencing 4.5 m south and 10.5 m east of the northwest corner of Lot 7, Block 74, District Lot 411, Group 1, New Westminster District Plan 664 thence southerly on a bearing of 0° 54' 70" more or less a distance of 27 m more or less; thence easterly on a bearing of 90° 00' 00" more or less a distance of 16.5 m more or less; thence northerly on a bearing of 180° 54' 70" more or less a distance of 27 m more or less; thence westerly on a bearing of 270° 00' 00" more or less a distance of 16.5 m more or less to the point of commencement.

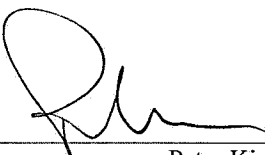
Hereafter this area will be referred to as the portion of the subject property defined by the area presented on Figure 1.

PID: 011-893-737; 011-893-745; 011-893-753; 011-893-761; 011-893-770

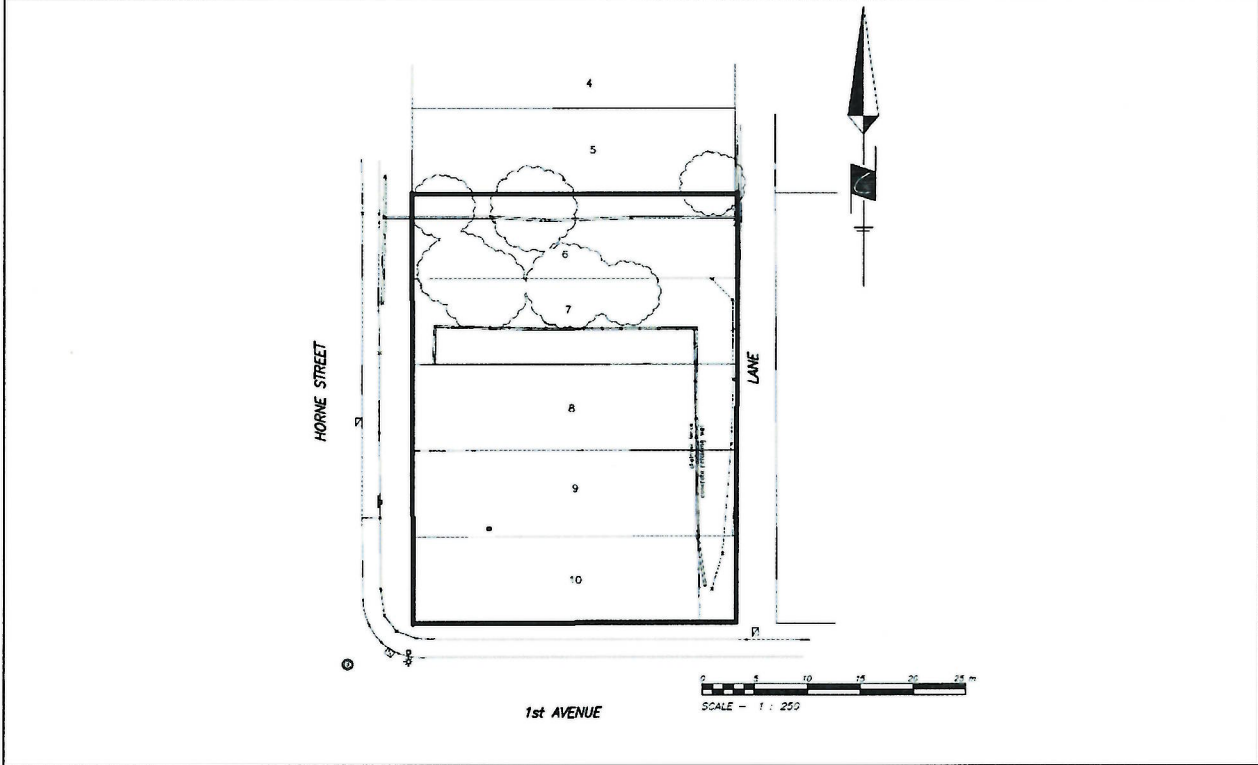
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	8'	4.61"
Longitude:	122°	18'	7.14"

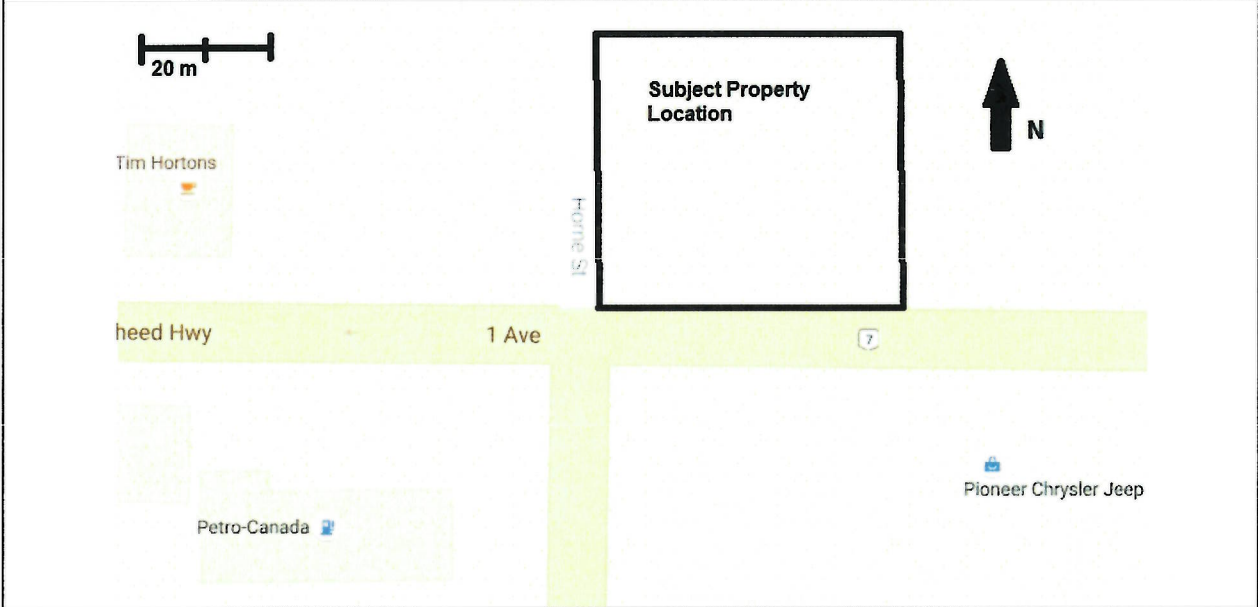
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### Site Plan (Mission, British Columbia)



### Location Map (Mission, British Columbia)

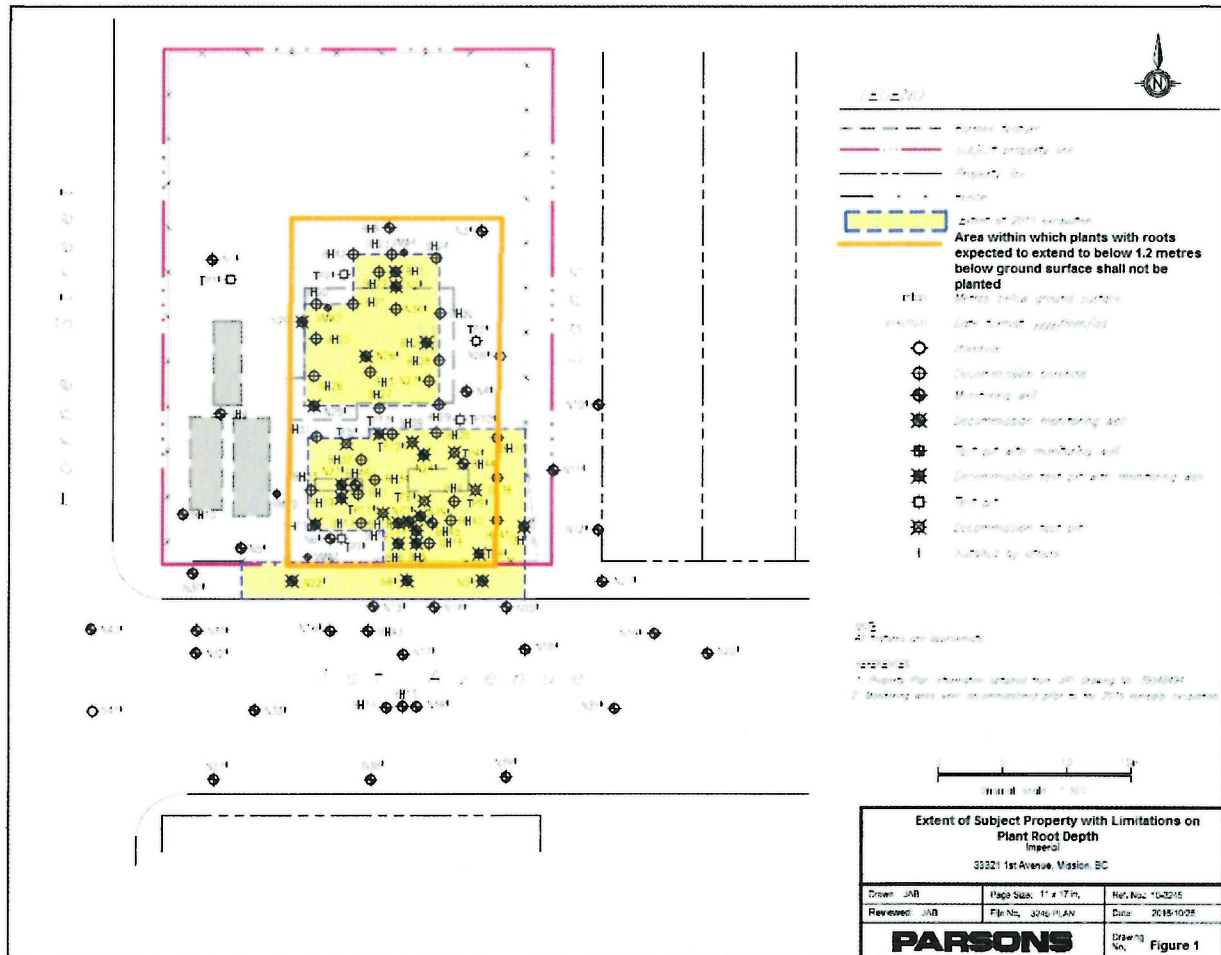


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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour or water uses must be promptly identified by the responsible 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 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) Consistent with the future land use assumptions of the vapour assessment in the Detailed Site Investigation, future buildings erected on the subject property will be slab at grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the subject property 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) Drinking water wells must not be constructed within the subject property.
  - (b) Plants with roots expected to extend below 1.2 metres below ground surface (mbgs) shall not be planted within the area presented on Figure 1.
  - (c) The grade of the subject property must remain approximately at the same elevation as the current conditions (i.e. at least 1 m of clean soil must remain above the shallowest depth of soil impacts on the subject property).
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.

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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 excursions;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.

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## Schedule C

### Substances and Uses

#### ***Substances remediated in soil for commercial land soil use:***

##### To meet numerical remediation standards:

- Ethylbenzene, toluene and xylene

##### To meet risk-based remediation standards:

- Lead
- VPHs, LEPHs and HEPHs, and
- Benzene

#### ***Substances remediated in water for drinking water use:***

##### To meet numerical remediation standards:

- Lead,
- VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>,
- dichloroethane, 1,2-
- Toluene and xylenes (total), and
- Benzo[a]pyrene

##### To meet risk-based remediation standards:

- Benzene, ethylbenzene

#### ***Substances remediated in water for freshwater aquatic life water use:***

##### To meet numerical remediation standards:

- Lead,
- VPHw, VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>,
- Ethylbenzene and toluene, and
- Naphthalene

##### To meet risk-based remediation standards:

- LEPHw

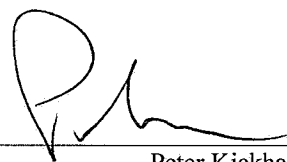
#### ***Substances remediated in vapour for commercial land vapour use:***

##### To meet numerical remediation standards:

- Benzene, n-hexane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv and xylenes, mixture

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## Schedule D

### Documents

1. *Supplemental Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 33321 1<sup>st</sup> Avenue, Mission, British Columbia* by Parsons Inc. (December 21, 2016);
2. *Detailed Risk Assessment, 33321 1<sup>st</sup> Avenue, Mission, British Columbia* by Parsons Inc. (December 21, 2016);
3. *Summary of Site Conditions, 33321 1<sup>st</sup> Avenue, Mission, British Columbia* by Parsons Inc. (December 21, 2016);
4. *Performance Verification Plan, 33321 1<sup>st</sup> Avenue, Mission, British Columbia* by Parsons Inc. (December 21, 2016);
5. *Groundwater and Monitoring and Sampling Event and Installation of LNAPL Recovery Systems, April 2007* by Keystone Environmental Ltd. (May 18, 2007);
6. *Groundwater Monitoring and Sampling Event, March 2006* by Keystone Environmental Ltd. (May 17, 2006);
7. *November 2004 Product Recovery Program and December 2004 Quarterly Groundwater Monitoring and Sampling Program Summary Report* by URS Canada Inc. (January 7, 2005);
8. *September 2004 Quarterly Groundwater Monitoring and Sampling Program and October 2004 Product Recovery Program Summary Report* by URS Canada Inc. (November 8, 2004);
9. *Soil and Groundwater Delineation Program* by URS Canada Inc. (February 27, 2004);
10. *Offsite Drilling Results* by URS Canada Inc. (January 19, 2001);
11. *Stage 2 Preliminary Site Investigation* by Norecol Dames & Moore (February 2, 2000);  
and
12. *Stage 1 Preliminary Site Investigation* by Norecol Dames & Moore (February 2, 2000).

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