



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.

April 7, 2017
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 11474 124 Street, Surrey, British Columbia, which is more particularly known and described as:

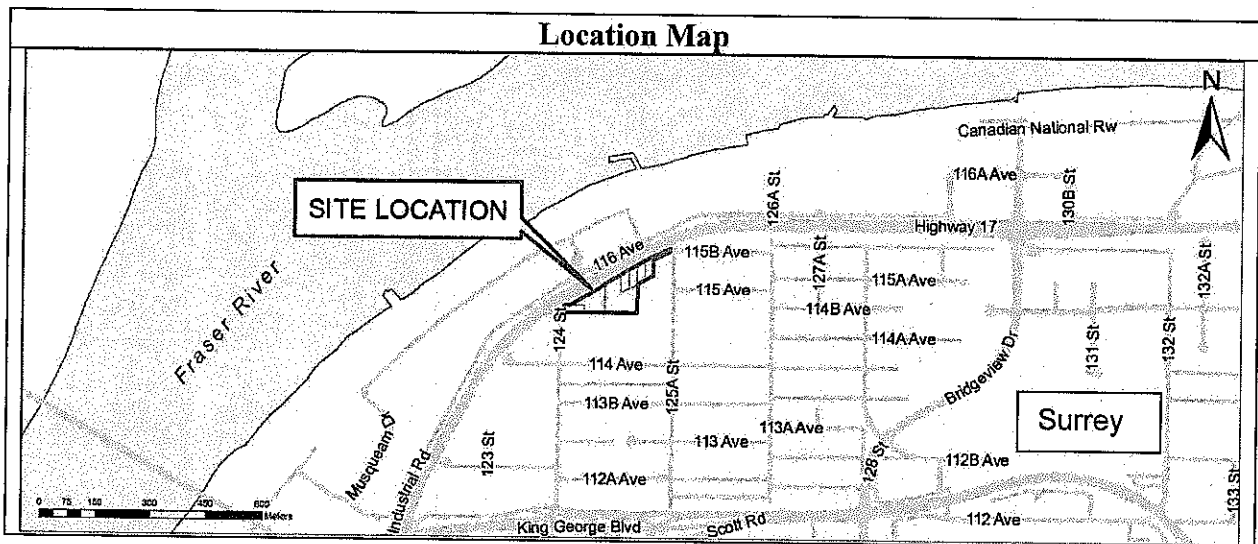
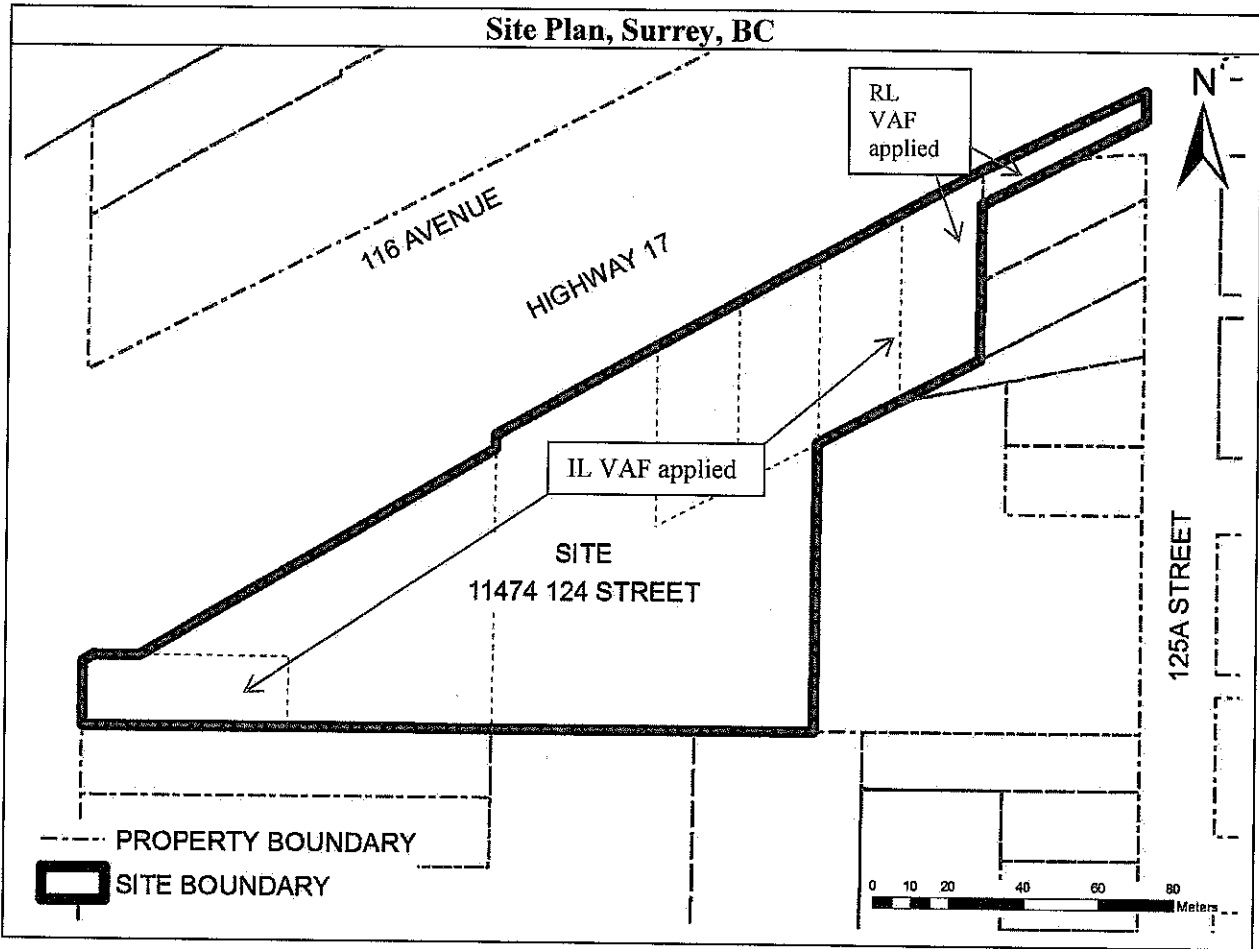
LOT A SECTION 8 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT
PLAN EPP44873
PID: 030-032-474

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

Latitude: 49° 12' 41.7"
Longitude: 122° 52' 36.7"

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Schedule B

Requirements and Conditions

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.

1. The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected at the site. These assumptions include the following:

- (a) Any buildings located at the site will be of slab-on-grade construction and groundwater will not come in contact with the building foundations.

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 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) Groundwater from the site must not be used as a drinking water source.
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.

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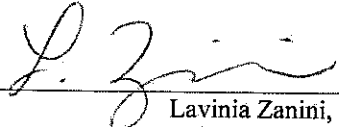

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For Director, *Environmental Management Act*

6. The Director must be notified promptly by the person<s> 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<s>;
 - (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<s> 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:

- HEPHs; and
- Pentachlorophenol

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Arsenic.

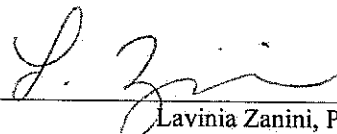
Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Anthracene, phenanthrene, pyrene.

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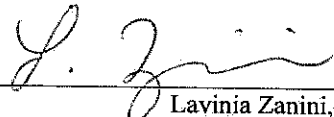
Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., February 2017;
- *Human Health and Ecological Risk Assessment, 11476-12400 124 Street and 12434 – 12534 116 Avenue, Surrey, BC, MOTI Site 78-87*, SLR Consulting (Canada) Ltd., February 2017;
- *Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Confirmation of Remediation, MOTI Site No. 78-87*, SLR Consulting (Canada) Ltd., February 2017;
- *Performance Verification Plan, 11474 124 Street, Surrey, BC, MOTI Site No.: 78-87*, SLR Consulting (Canada) Ltd., February 2017;
- *Stage 1 and 2 Preliminary Site Investigation, 12434 116 Avenue, Surrey, BC, MOTI Site No. 81*, SLR Consulting (Canada) Ltd., March 2013;
- *Stage 1 and 2 Preliminary Site Investigation, 12464 116 Avenue, Surrey, BC, MOTI Site No. 82*, SLR Consulting (Canada) Ltd., March 2013;
- *Stage 1 and 2 Preliminary Site Investigation, 12482 116 Avenue, Surrey, BC, MOTI Site No. 83*, SLR Consulting (Canada) Ltd., March 2013;
- *Stage 1 and 2 Preliminary Site Investigation, 12496 116 Avenue, Surrey, BC, MOTI Site No. 84*, SLR Consulting (Canada) Ltd., March 2013;
- *Stage 1 and 2 Preliminary Site Investigation, 12514 116 Avenue, Surrey, BC, MOTI Site No. 86*, SLR Consulting (Canada) Ltd., March 2013;
- *Stage 1 and 2 Preliminary Site Investigation, 12534 116 Avenue, Surrey, BC, MOTI Site No. 87*, SLR Consulting (Canada) Ltd., March 2013;
- *Final Report, Stage 1 Preliminary Site Investigation, 12504 – 116th Avenue, Surrey, BC, MOTI Site ID 85*, Hemmera Envirochem Inc., October 2012;
- *Environmental Assessment Summary, 12496 – 116th Avenue, Surrey, BC*, Wallace, J. Blair, October 2006;
- *Environmental Assessment Summary, 12534 – 116th Avenue, Surrey, BC*, Wallace, J. Blair, November 2006;
- *Environmental Assessment Summary, 12434 – 116th Avenue*, Wallace, J. Blair, June 2007;
- *Environmental Assessment Summary, 12464 – 116th Avenue*, Wallace, J. Blair, January 2007;
- *Environmental Assessment Summary, 12482 – 116th Avenue*, Wallace, J. Blair, June 2007;
- *Environmental Assessment Summary, 12514 – 116th Avenue, Surrey, BC*, Wallace, J. Blair, January 2007.

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