



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.

August 21, 2017
Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2796 Aberdeen Avenue (formerly 2794 Aberdeen Ave), Coquitlam, British Columbia which is more particularly known and described as:

THAT PART OF LOT 48 DISTRICT LOT 383 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 50033 SHOWN ON PLAN EPP29473
PID: 029-152-593

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

Latitude: 49° 16' 34.7"
Longitude: 122° 48' 15.0"

August 21, 2017

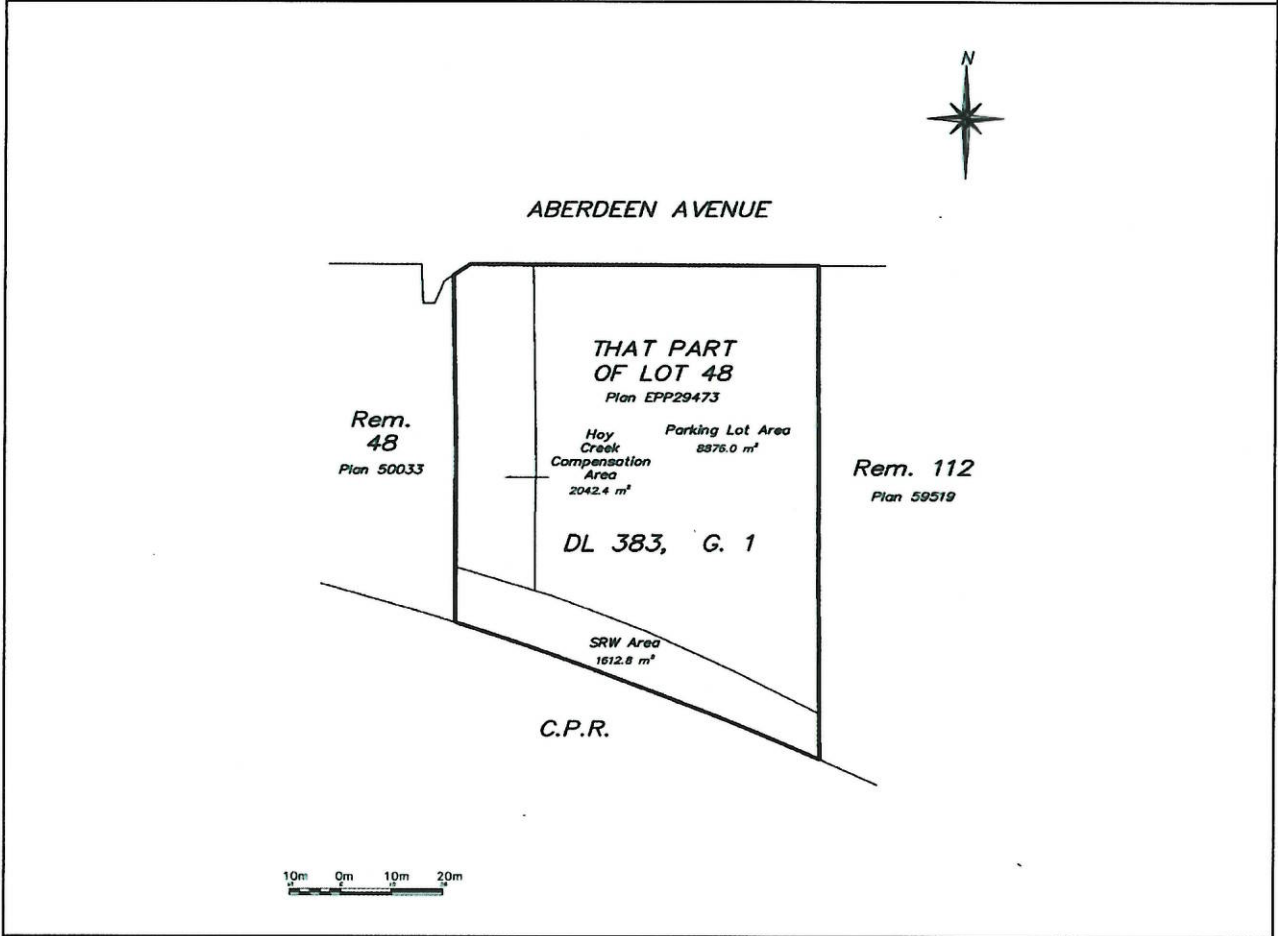
Date Issued



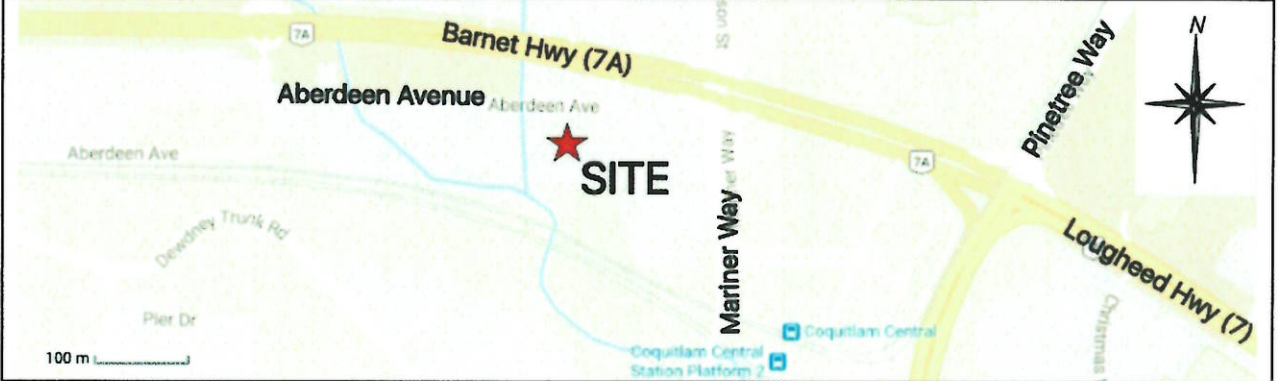
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Site Plan, Coquitlam, BC



Location Map, Coquitlam, BC



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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 a 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 existing or expected at the site. These assumptions include the following:

- a) No buildings will be constructed on the Site and outdoor air exposure will apply in perpetuity.

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 assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or 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) Pavement overlying soil contamination within the Parking Lot must remain intact, as described by the following metes and bounds (See Attachment):

All that Portion of That Part of Lot 48, District Lot 383, Group 1, New Westminster District, Plan 50033, shown on Plan EPP29473, described as follows:

- Commencing at the North East Corner of said That Part of Lot 48,
- Thence $179^{\circ}48'35''$, 138.748 metres following in the East Boundary of said That Part of Lot 48, to a point
- Thence $299^{\circ}54'43''$, 24.700 metres to a point
- Thence $297^{\circ}54'22''$, 27.528 metres to a point
- Thence $294^{\circ}00'54''$, 26.944 metres to a point
- Thence $289^{\circ}31'41''$, 4.862 metres to a point
- Thence $0^{\circ}06'15''$, 49.991 metres to a point
- Thence $359^{\circ}09'56''$, 51.295 metres more or less to a point on the North Boundary of said That Part of Lot 48

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- Thence $90^{\circ}14'53''$, 75.128 metres more or less following in the North Boundary of said That Part of Lot 48 to the point of commencement, containing by admeasurement, 8,876 square metres more or less.

- b) A minimum 1m thick soil cap comprised of soils compliant with CSR commercial land use soil standards overlying soil contamination within the Hoy Creek Compensation Area must remain intact, as described by the following metes and bounds (See Attachment):

All that Portion of That Part of Lot 48, District Lot 383, Group 1, New Westminster District, Plan 50033, shown on Plan EPP29473, described as follows:

- Starting at the South West Corner of said That Part of Lot 48,
- Thence $0^{\circ}06'15''$, 17.232 metres to the point of commencement,
- Thence $0^{\circ}06'15''$, 42.480 metres more or less following in the West boundary of said That Part of Lot 48 to bend point,
- Thence $359^{\circ}09'56''$, 48.172 metres more or less following in the West Boundary of said That Part of Lot 48 to bend point,
- Thence $52^{\circ}33'08''$, 5.475 metres more or less following in the boundary of said That Part of Lot 48 to bend point,
- Thence $90^{\circ}14'53''$, 16.608 metres to a point
- Thence $179^{\circ}09'56''$, 51.295 metres to a point
- Thence $180^{\circ}06'15''$, 49.991 metres to a point
- Thence $289^{\circ}31'41''$, 21.359 metres to a point
- Thence $285^{\circ}30'41''$, 0.889 metres more or less to the point of commencement, containing by admeasurement, 2,042.4 square metres more or less.

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. Institutional and engineering controls required in clause 2 of this Schedule must be undertaken as specified in the Performance Verification Plan listed in Schedule D.
7. 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

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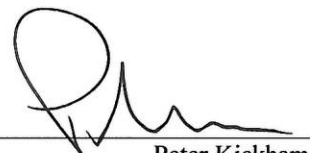
For Director, *Environmental Management Act*

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.
8. 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 commercial land soil use:

To meet risk-based remediation standards:

- Antimony, arsenic, cadmium, chromium, copper, lead, and zinc; and
- HEPHs and LEPHs.

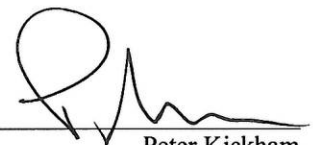
Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Benzo[a]pyrene and pyrene; and
- LEPHw.

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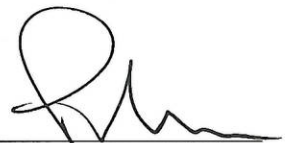
Schedule D

Documents

- *Summary of Site Condition*, prepared by Active Earth Engineering Ltd., dated April 2017;
- *Performance Verification Plan, 2794 Aberdeen Avenue, Coquitlam, BC*, prepared by Steer Environmental Associates Ltd., dated April 2017;
- *Further Confirmatory Drilling and Groundwater Sampling, 2794 Aberdeen Avenue, Coquitlam, BC*, prepared by Active Earth Engineering Ltd., dated April 2017;
- *Human Health and Ecological Risk Assessment - 2794 Aberdeen Avenue, Coquitlam, BC*, prepared by Steer Environmental Associates Ltd., dated April 2017;
- *Confirmation of Remediation - 2794 Aberdeen Avenue, Coquitlam, BC*, prepared by Active Earth Engineering Ltd., dated December 2016;
- *Soil Removal Summary - Hoy Creek Re-Alignment at 2794 Aberdeen Avenue, Coquitlam, BC*, prepared by Active Earth Engineering Ltd., dated October 2016;
- *Detailed Site Investigation - 2794 Aberdeen Avenue, Coquitlam, BC*, prepared by Active Earth Engineering Ltd., dated March 2016;
- *Supplemental Site Investigation - 2794 Aberdeen Avenue, Coquitlam, BC*, prepared by Active Earth Engineering Ltd., dated June 2013;
- *Stage 2 Preliminary Site Investigation - 2794 Aberdeen Avenue, Coquitlam, BC*, prepared by Active Earth Engineering Ltd., dated March 2013; and
- *Stage 1 & 2 Preliminary Site Investigation - 2794 Aberdeen Avenue, Coquitlam, BC*, prepared by Active Earth Engineering Ltd., dated February 2011.

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Attachment

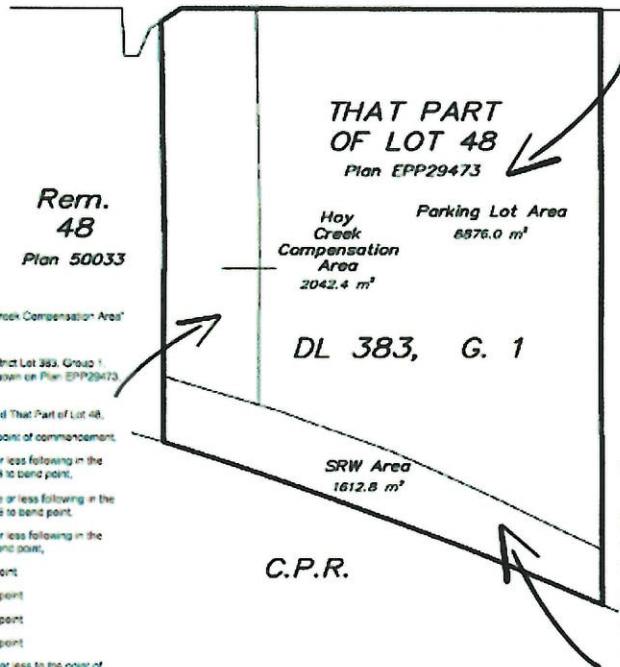


Meets and Bounds Description of "Parking Lot Area"

All that Portion of That Part of Lot 48, District Lot 383, Group 1, New Westminster District, Plan 50033, shown on Plan EPP29473, described as follows:

- Commencing at the North East Corner of said That Part of Lot 48,
- Thence 179°48'35", 138.748 metres following in the East Boundary of said That Part of Lot 48, to a point
- Thence 269°54'43", 24.700 metres to a point
- Thence 297°54'22", 27.528 metres to a point
- Thence 284°00'54", 28.344 metres to a point
- Thence 269°01'41", 4.892 metres to a point
- Thence 0°08'16", 48.901 metres to a point
- Thence 359°09'56", 51.295 metres more or less to a point on the North Boundary of said That Part of Lot 48
- Thence 90°14'53", 75.128 metres more or less following in the North Boundary of said That Part of Lot 48 to the point of commencement, containing by admeasurement, 8,820 square metres more or less.

ABERDEEN AVENUE



Rem. 48
Plan 50033

Rem. 112
Plan 59519

Meets and Bounds Description of "Hoy Creek Compensation Area"

All that Portion of That Part of Lot 48, District Lot 383, Group 1, New Westminster District, Plan 50033, shown on Plan EPP29473, described as follows:

- Starting at the South West Corner of said That Part of Lot 48,
- Thence 0°06'16", 17.232 metres to the point of commencement,
- Thence 0°06'16", 42.480 metres more or less following in the West boundary of said That Part of Lot 48 to bend point,
- Thence 359°09'56", 48.172 metres more or less following in the West boundary of said That Part of Lot 48 to bend point,
- Thence 52°33'06", 5.475 metres more or less following in the boundary of said That Part of Lot 48 to bend point,
- Thence 90°14'53", 16.609 metres to a point
- Thence 179°09'56", 51.295 metres to a point
- Thence 180°06'16", 49.991 metres to a point
- Thence 269°31'41", 21.399 metres to a point
- Thence 289°30'41", 0.889 metres more or less to the point of commencement, containing by admeasurement, 2,042.4 square metres more or less.

Meets and Bounds Description of "Statutory Right of Way Area"

All that Portion of That Part of Lot 48, District Lot 383, Group 1, New Westminster District, Plan 50033, shown on Plan EPP29473, described as follows:

- Commencing at the South West Corner of said That Part of Lot 48
- Thence 0°06'16", 17.232 metres following in the West Boundary of said That Part of Lot 48, to a point
- Thence 105°30'41", 0.889 metres to a point
- Thence 109°31'41", 26.221 metres to a point
- Thence 114°00'54", 26.344 metres to a point
- Thence 117°54'22", 27.528 metres to a point
- Thence 119°54'43", 24.700 metres more or less to a point on the East Boundary of said That Part of Lot 48
- Thence 179°48'35", 14.104 metres more or less following in the East Boundary of said That Part of Lot 48, to the South East corner of said That Part of Lot 48
- Thence on a curve to the left having a constant radius of 888.123 metres from a centre lying in a direction of 227°01'59", from the South East corner of said That Part of Lot 48, an arc distance of 104.820 metres more or less following in the South boundary of said That Part of Lot 48 to the point of commencement, containing by admeasurement, 1,612.8 square metres more or less.



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