



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 and Hazardous Waste Regulation 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.

September 22, 2017

Date Issued

Heather Osachoff

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located on **portions** of 5279 and 5250 Riverbend Drive, 8211, 8220, 8261, 8340, 8351, 8371 and 8381 Fraser Reach Court, Burnaby, British Columbia which is more particularly known and described as:

Civic Address	Legal Description	Parcel Identifier
8211 Fraser Reach Court 8261 Fraser Reach Court	Lot 1 District Lot 167 Group 1 New Westminster District Plan EPP67256	030-026-717
8220 Fraser Reach Court 5250 Riverbend Dr.	Lot 2 District Lot 167 Group 1 New Westminster District Plan EPP67256	030-026-725
8340 Fraser Reach Court	Lot 3 District Lot 167 Group 1 New Westminster District Plan EPP67256	030-026-733
8351 Fraser Reach Court 8371 Fraser Reach Court 8381 Fraser Reach Court	Lot 4 District Lot 167 Group 1 New Westminster District Plan EPP67256	030-026-741
5279 Riverbend Drive	Lot 5 District Lot 167 Group 1 New Westminster District Plan EPP67256	030-026-750

And following metes and bounds:

Commencing at the most Northerly corner of Lot 1 District Lot 167 Group 1 New Westminster District Plan EPP67256,

Thence Easterly following in the arc of a 502.207 metre radius curve having a radial bearing of 155°13'38" to the centre of said curve and a radial bearing of 340°12'26" to the end of said curve an arc distance of 43.651 metres, more or less,

Thence 70°13'27" for a distance of 102.893 metres, more or less,

Thence 115°13'27" for a distance of 8.485 metres, more or less,

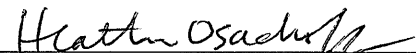
Thence 160°13'27" for a distance of 61.582 metres, more or less,

Thence following in the arc of a 100.00 metre radius curve having a radial bearing of 70°13'27" to the centre of said curve and a radial bearing of 230°18'25" to the end of said curve an arc distance of 34.762 metres, more or less,

Thence 140°18'25" for a distance of 127.262 metres, more or less,

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Thence following in the arc of a 18.300 metre radius curve having a radial bearing of 230°18'25" to the centre of said curve and a radial bearing of 85°47'52" to the end of said curve an arc distance of 11.336 metres, more or less,

Thence following in the arc of a 18.300 metres radius curve having a radial bearing of 85°47'52" to the centre of said curve and a radial bearing of 14°48'57" to the end of said curve an arc distance of 80.162 metres, more or less,

Thence following in the arc of a 18.300 metre radius curve having a radial bearing of 14°48'57" to the centre of said curve and a radial bearing of 230°18'25" to the end of said curve an arc distance of 11.336 metres, more or less,

Thence 320°18'25" for a distance of 127.262 metres, more or less,

Thence following in the arc of a 77.000 metre radius curve having a radial bearing of 50°18'25" to the centre of said curve and a radial bearing of 250°13'27" to the end of said curve an arc distance of 26.767 metres, more or less,

Thence 340°13'27" for a distance of 61.582 metres, more or less,

Thence 25°13'27" for a distance of 8.485 metres, more or less,

Thence 70°13'27" for a distance of 41.980 metres, more or less,

Thence 70°18'59" for a distance 72.893 metres, more or less, to a point of intersection with the North Boundary of Riverbend Drive, said point being the most Westerly Corner of Part of Lot 2 District Lot 167 Group 1 New Westminster District Plan EPP67256,

Thence 70°18'59" for a distance of 63.496 metres, more or less,

Thence following in the arc of a 101.300 metre radius curve having a radial bearing of 340°18'59" to the centre of said curve and a radial bearing of 142°30'37" to the end of said curve an arc distance of 31.481 metres, more or less,

Thence 94°26'58" for a distance of 8.685 metres, more or less,

Thence 138°05'07" for a distance of 8.151 metres, more or less,

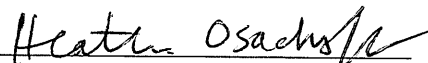
Thence following in the arc of a 495.500 metre radius curve having a radial bearing of 228°05'07" to the centre of said curve and a radial bearing of 49°35'17" to the end of said curve an arc distance of 12.996 metres, more or less, to a point of intersection with the Southerly Boundary of said Part of Lot 2,

Thence following in the arc of a 495.500 metre radius curve having a radial bearing of 229°35'17" to the centre of said curve and a radial bearing of 50°20'12" to the end of said curve an arc distance 6.475 metres,

Thence 140°20'12" for a distance of 18.288 metres, more or less, to a point of intersection with the Southerly Boundary of said Riverbend Drive,

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Thence 140°20'12" for a distance of 115.962 metres, more or less, to the Northeasterly corner of Lot 43 District Lot 167 Group 1 New Westminster District Plan 25676,
Thence 230°17'50" for a distance of 109.454 metres, more or less,
Thence 140°18'16" for a distance of 195.038 metres, more or less,
Thence 50°18'16" for a distance of 41.300 metres, more or less,
Thence 140°18'16" for a distance of 36.592 metres, more or less,
Thence 230°18'16" for a distance of 17.310 metres, more or less,
Thence 140°18'16" for a distance of 26.437 metres, more or less,
Thence 230°18'16" for a distance of 18.412 metres, more or less,
Thence 140°18'16" for a distance of 30.475 metres, more or less,
Thence 50°17'45" for a distance of 90.775 metres,
Thence 212°24'37" for a distance of 16.414 metres,
Thence 202°45'58" for a distance of 4.812 metres,
Thence 219°30'50" for a distance of 38.328 metres,
Thence 219°59'13" for a distance of 52.514 metres,
Thence 218°22'28" for a distance of 47.197 metres,
Thence 217°31'49" for a distance of 47.458 metres,

Thence 219°45'12" for a distance of 35.869 metres, more or less, to a point of intersection with the Easterly Boundary of Lot 4 District Lot 167 Group 1 New Westminster District Plan EPP67256,

Thence 219°45'12" for a distance of 1.992 metres,
Thence 225°50'22" for a distance of 16.189 metres,
Thence 226°17'12" for a distance of 1.721 metres,
Thence 320°18'09" for a distance of 289.731 metres,
Thence 230°18'25" for a distance of 230.742 metres, more or less, to a point of intersection with the Westerly Boundary of said Lot 4,
Thence 320°18'24" for a distance of 52.716 metres, more or less, to the Southwesterly corner of said Lot 1 Plan EPP67256,
Thence 320°18'24" for a distance of 149.975 metres, more or less,
Thence 333°18'44" for a distance of 8.818 metres, more or less,
Thence 62°55'49" for a distance of 89.649 metres, more or less,
Thence 332°55'49" for a distance of 158.321 metres, more or less, to the Point of Commencement, said part within the heavy outline containing 16.85 hectares, more or less.

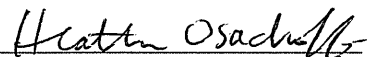
The site contains part of the legal parcels depicted in a legal sketch plan 4292-MB1 Sketch for COC 1 "Green Area" prepared by Butler Sundvick, B.C. Land Surveyor on February 14, 2017.

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

Latitude: 49° 11' 08.31"
Longitude: 122° 58' 23.97"

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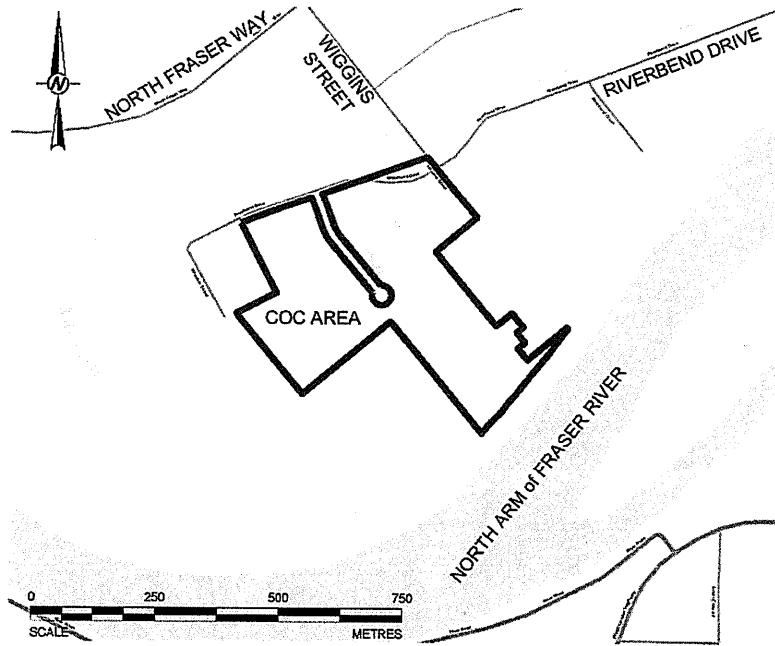
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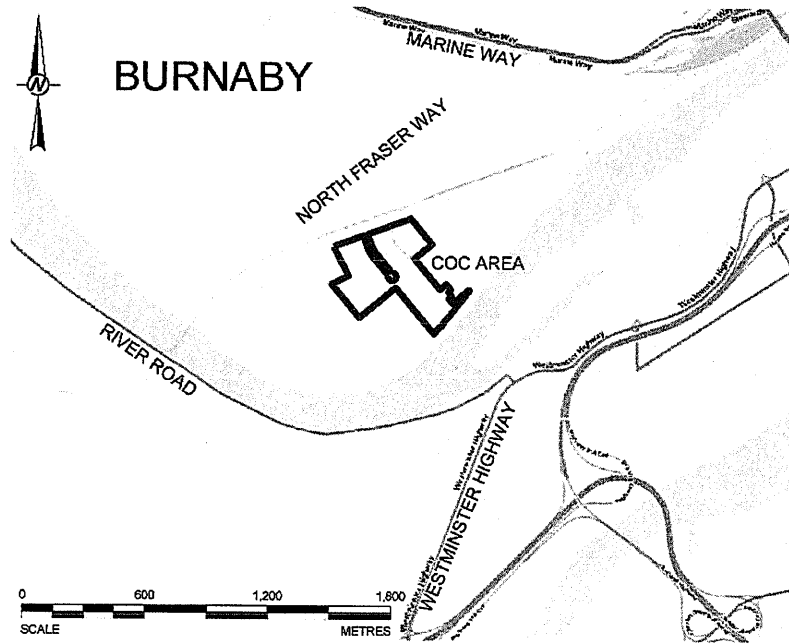
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Site Plan, Burnaby, BC



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 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 standards at the site and adjacent to 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:

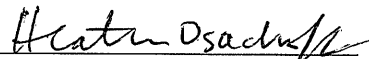
- (a) Buildings are constructed with slab-on-grade construction;
- (b) No groundwater will be in contact with the slab.

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) Groundwater from the Site will not be used as drinking water.
 - (b) Groundwater monitoring requirements as outlined in Permit PR-05936 (permitted landfill at AEC 100) will be transferred to the Performance Verification Plan for the Site.
 - (c) A one metre thick soil cap must be maintained on the entire Site.
 - (d) Prior to planting deep rooting plants, consultation with an Approved Professional is required.
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.

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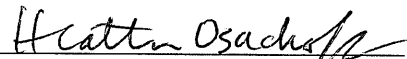
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4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person 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 plan 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:

- Polychlorinated biphenyls.

To meet risk-based remediation standards:

- Antimony, arsenic, barium, cadmium, chromium, copper, lead, molybdenum, nickel, tin, zinc;
- LEPHs, HEPHs;
- Benz[a]anthracene, naphthalene, phenanthrene; and
- Benzene, trichloroethylene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Zinc.

To meet risk-based remediation standards:

- Antimony, arsenic, barium, sodium, sulphide (as H₂S); and
- Benzo[a]pyrene.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

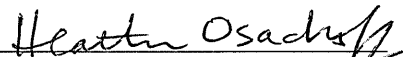
- Fluorene.

To meet risk-based remediation standards:

- Ammonia, Arsenic, chromium, cobalt, sulphide (as H₂S);
- LEPHw; and
- Acenaphthene, acridine, anthracene, fluoranthene, naphthalene, phenanthrene, pyrene.

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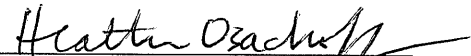
Schedule D

Documents

Document Title	Author / Company	Document Date
<i>Summary of Site Condition</i>	Golder	March 09 2017
<i>Addendum #1 to SSI (REF. 1114360082-118-R-REV0-8000)</i>	Golder	March 08 2017
<i>Human Health and Risk Assessment, Riverbend Business Park, Burnaby, BC</i>	Golder	March 08 2017
<i>Remediation Plan – Riverbend Business Park</i>	Golder	March 3, 2017
<i>Performance Verification Plan</i>	Golder	February 28 2017
<i>Protocol 6 Approval Application 5244 Riverbend Drive, Burnaby, BC</i>	BC MOE	February 27, 2017
<i>Confirmation of Remediation, Riverbend Business Park, Burnaby, BC</i>	Golder	February 21, 2017
<i>Notification of Independent Remediation</i>	Golder	February 10, 2017
<i>Supplemental Site Investigation (1 October 2014 to 1 November 2016), Riverbend Business Park, Burnaby, BC</i>	Golder	February 6, 2017
<i>January 2015 to December 2015 Annual Monitoring Report for Permit PE-17 8255 Wiggins Street, Burnaby, BC</i>	Golder	August 16, 2016
<i>Supplemental Sediment Investigation, 8255 and 8360 Wiggins Street and 5279 Riverbend Drive, Burnaby, British Columbia.</i>	Golder	September 4, 2015
<i>Release Request: Summary of Risk Assessment Results</i>	Golder	August 21, 2015
<i>Riverbend Business Park: Aquatic Habitat Assessment for a Proposed Urban Trail North of Riverbend Drive</i>	Golder	August 14, 2015
<i>Release Request: Zoning, Sub-Division and No Build Covenant, Building Permit</i>	Golder	August 4, 2015
<i>8255 Wiggins, 8360 Wiggins and 5279 Riverbend Drive, Burnaby BC – Commitment by 8360 Wiggins Holding Inc. to Site Remediation</i>	Oxford	July 30, 2015
<i>Remediation and Redevelopment of Riverbend Drive Property at 8360 Wiggins Holdings Inc.</i>	Oxford	July 28, 2015
<i>DFO Permit Package</i>	Golder	June 16, 2015
<i>Water Act Section 9 Notification</i>	Golder	June 16, 2015

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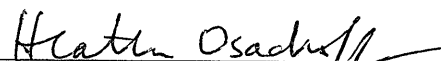
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<i>Riverbend EMP Report</i>	Golder	June 16, 2015
<i>Riverbend Business Park, Fraser River Shoreline Assessment Report</i>	Golder	June 16, 2015
<i>Notification of Presence of Hazardous Waste Detailed Site Investigation</i>	Golder	May 8, 2015
<i>Stage 1 Preliminary Site Investigation</i>	Golder	March 26, 2015
<i>January 2014 to December 2014 Permit PR 5936 Annual Monitoring Report for 8255 Wiggins Street, Burnaby, BC</i>		February 27, 2015
<i>January 2014 to December 2014 Annual Monitoring Report for Permit PE-17 8255 Wiggins Street, Burnaby, BC</i>	Golder	January 30, 2015
<i>Notification of Process Substitution Permit PE-17 and Permit PR-05936, 8255 Wiggins Street, BBY, BC</i>	Golder	January 28, 2015
<i>Notification of Independent Remediation, 5279 Riverbend Drive, Burnaby, BCPID: 002-497-905 Site IDs: 2199, 2233</i>	Golder	October 14, 2014
<i>8255 and 8360 Wiggins Street and 5279 Riverbend Drive, Burnaby, BC – Soil and Water Management Plan</i>	Golder	October 6, 2014
<i>City of Burnaby Encroachment Permit #2014-17</i>	Golder	August 25, 2014
<i>Riverbend Business Park Update Mill Building Area and Creosote Pile Removal</i>	Golder	June 19, 2014
<i>Riverbend Island Excavations and Contaminated Soil Handling Requirements</i>	Golder	May 7, 2014
<i>Acknowledgement of intent to use previously pre-approved toxicity tests at Site 2199 and 2233</i>	BC MOE	April 16, 2014
<i>Management of Creosote treated Piles</i>	Golder	April 14, 2014
<i>Permit 5936 – as amended February 2, 2014</i>	MOE	February 2, 2014
<i>January 2013 to December 2013 Annual Monitoring Report for Permit PE 17 – 8255 Wiggins Street, Burnaby, BC</i>	Golder	January 31, 2014
<i>Supporting Information Minor Permit Amendment for Permit PR-05936 at 8255 Wiggins Street, Burnaby, BC</i>	Golder	January 28, 2014
<i>Lead Leachate Sampling – For the location 8255 Wiggins Street, Burnaby, BC</i>	EMTEC Environmental Consulting Ltd.	October 1, 2013
<i>Minor Amendment permit application Oxford</i>	Golder	September 12, 2013
<i>October 2012 to March 2013 Annual Monitoring Report for</i>	Golder	April 4, 2013

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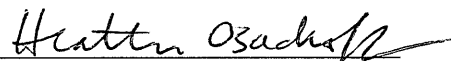
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<i>Permit PE-17, 8255 Wiggins Street, Burnaby, BC</i>		
<i>Permit PE-17, as amended October 29, 2012</i>	BC MOE	October 29, 2012
<i>Permit Transfer Package</i>	Golder	September 12, 2012
<i>Environmental Site Assessment Summary – Permitted Landfill APEC 100 – 8255 and 8360 Wiggins Street and 5279 Riverbend Drive</i>	Golder	January 26, 2012
<i>Environmental Due Diligence 8255 and 8360 Wiggins Street and 5879 Riverbend Drive, Burnaby, BC</i>	Golder	April 4, 2011
<i>Report of Findings Preliminary Quantitative Risk Assessment Landfill at 8255 and 8360 Wiggins Street and 5879 Riverbend Drive, Burnaby, BC</i>	KE	February 28, 2011
<i>Geotechnical Investigation Report - Landfill Review</i>	GeoPacific	February 3, 2010
<i>Report of Findings Site Investigations and Human Health and Ecological Risk Assessment 8255 and 8360 Wiggins Street and 5279 Riverbend Drive, Burnaby, BC</i>	KE	October 21, 2008
<i>Geotechnical Investigation Report - proposed Site Redevelopment 8255 & 8360 Wiggins Street and 5279 Riverbend Drive, Burnaby, BC</i>	GeoPacific	October 2, 2008
<i>Figure - Norampac Action Plan - Wiggins Street Site Plan - Option 11</i>	CBA	September 12, 2008
<i>Figure - Norampac Action Plan - Wiggins Street Site Plan - Option 12</i>	CBA	September 12, 2008
<i>Status of Investigation 8255 and 8360 Wiggins Street and 5279 Riverbend Drive, Burnaby, BC</i>	KE	September 12, 2008
<i>Hazardous Building Materials Survey for the Cascades Site Paper Mill Division Located at 8255 Wiggins Street, Burnaby, BC</i>	AC	May 30, 2008
<i>Report of Findings Preliminary Site Investigation - Stage 1 8255 and 8360 Wiggins Street, and 5279 Riverbend Drive, Burnaby, BC</i>	KE	May 9, 2008
<i>Norampac Q2 2007 Water Quality Monitoring</i>	SHA	October 1, 2007
<i>Quarterly Groundwater monitoring Report for the First Quarter 2007</i>	SHA	May 5, 2007
<i>Summary of Results for 2006 Groundwater Sampling program</i>	SNC-Lavalin Environment	April 5, 2007
<i>City of Burnaby V. Norampac Inc. et al</i>	Guild Yule & Company	March 13, 2007

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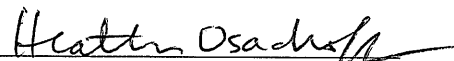
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<i>Norampac Paper Mill Landfill Annual Monitoring Report 2006</i>	SHA	January 1, 2007
<i>Summary of Reports for 2005 Groundwater Sampling Program</i>	Morrow	May 2, 2006
<i>Norampac Paper Mill Landfill Annual Monitoring Report 2005</i>	SHA	January 1, 2006
<i>Environmental Audit</i>	ESC	September 1, 2005
<i>Norampac Paper Mill Landfill Annual Monitoring report</i>	SHA	January 1, 2005
<i>Norampac Waste Landfill Compliance Process</i>	City of Burnaby	October 25, 2004
<i>Action Plan</i>	Norampac Paper Inc. Environmental Affairs	September 24, 2004
<i>Additional Environmental Investigation, Norampac Site, 8255 Wiggins Street, Burnaby, BC</i>	Morrow	September 24, 2004
<i>8255 Wiggins Street - Landfill Issues</i>	BLG	August 9, 2004
<i>Operations for On-Site Landfill</i>	SHA	June 29, 2004
<i>Annual Report Under Permit GVA-0548</i>	Norampac Paper	March 4, 2004
<i>Figure - Areas of Potential Environmental Concern and potential Contaminants of Concern</i>	Morrow	February 19, 2004
<i>Tank Test</i>	MT	February 5, 2004
<i>Summary of Spill Response Excavation Results - Diesel Fuel Spill</i>	Morrow	July 2, 2003
<i>Test Analysis Summary</i>	MT	February 25, 2003
<i>Groundwater Monitoring and Sampling Program, Norampac Site, 8255 Wiggins Street, Burnaby, BC</i>	Morrow	January 29, 2003
<i>Waste Management Act Amended Permit PR-05936</i>	Province of British Columbia	May 29, 2001
<i>Action Plan</i>	Norampac Paper Inc. Environmental Affairs	April 19, 2001
<i>Phase 2 Environmental Investigation Report - Soil and</i>	PGL	September 1,

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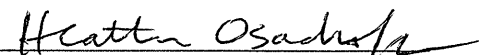
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<i>Groundwater Screening - Paperboard Industries Corporation Site, Burnaby, BC</i>		2000
<i>Separated Phase 2 Environmental Investigation Reports - Papermill and Box Plant Sites, Burnaby, BC</i>	PGL	September 1, 2000
<i>Summary of Environmental Issues - Box Plant - Crown Packaging Ltd. Site 3855 Wiggins Street, Burnaby BC</i>	PGL	August 1, 2000
<i>Summary of Environmental Issues - Paper Mill Division - Crown Packaging Ltd. 8355 Wiggins Street, Burnaby BC</i>	PGL	August 1, 2000
<i>Asbestos Identification and Management Program, Crown Packaging Ltd. Paper Mill Division, 8255 Wiggins Street, Burnaby, BC</i>	AC	August 1, 2000
<i>Test Analysis Summary</i>	MT	March 10, 2000
<i>Summary of Environmental Issues - Crown Packaging Ltd. Site, 8355 Wiggins Street, Burnaby BC</i>	PGL	March 1, 2000
<i>AN Environmental Compliance Audit Crown Packaging, Boxmaster - Vancouver Operations</i>	EC	January 17, 2000
<i>Landfill Design, Operation and Closure Plan</i>	SHA	September 21, 1999
<i>1995 Annual Groundwater Monitoring Report, 8355 Wiggins Street, Burnaby, BC</i>	PGL	January 1, 1996
<i>Report on Domestic Sanitary Sewer and Storm Water Investigation</i>	JSK	March 1, 1995
<i>Partial Appendices to Report on Domestic Sanitary Sewer and Storm Sewer Investigation</i>	JSK	March 1, 1995
<i>Annual Report Groundwater Monitoring Results CPL Paperboard Ltd., Burnaby, BC</i>	PGL	February 1, 1995
<i>Environmental Investigation Report, Landfill Investigation and Remedial Cost Estimates, Paperboard Industries Corporation, Burnaby, BC</i>	PGL	January 1, 1994
<i>Phase 2 Environmental Investigation Report - Soil and Groundwater Screening - Paperboard Industries Corporation Site, Burnaby BC</i>	PGL	October 22, 1993
<i>Phase 2 Environmental Investigation Report - Soil and Groundwater Screening - Paperboard Industries Corporation and Somerville Packaging Sites, Burnaby, BC</i>	PGL	October 13, 1993
<i>Summary of Results from Drilling and Sampling, Project Burnaby Due Diligence</i>	PGL	September 27, 1993
<i>Phase 1 Environmental Audit/Site History Report Project Burnaby Due Diligence</i>	PGL	September 27, 1993

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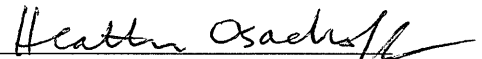
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PGL= Pottinger Gaherty Environmental Consultants Ltd.; AC= Astech Consultants Ltd.; MT= McIntosh Testing & Inspection Inc.; Morrow= Morrow Environmental Consultants; SHA=Sperling Hansen Associates; BLG= Borden Ladner Gervais LLP; EC= Ecologico Consultants; KE=Keystone Environmental; JSK=JSK Engineering; ESC= Environmental Services Cascades Canada Inc.; CBA= Christopher Bozyk Architects Ltd.; GeoPacific= GeoPacific Consultants Ltd.; HE= Hub Engineering Inc.

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