



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

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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site

July 21, 2017
Date Issued

Peggy Evans
Peggy Evans
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance consists of a portion of Oxford Street described with following metes and bounds:

Commencing at the southwest corner of the Site legal Lot A, Section 10, Township 1, New Westminster District Plan EPP29101,

Thence 359° 34' 32" a distance of 24.53 meters to the north,

Thence 114° 55' 24" a distance of 2.75 meters to the south-west,

Thence 179° 34' 32" a distance of 22.25 meters to the south,

Thence 114° 03' 16" a distance of 2.75 meter to the point of commencement, said area containing 0.005827 hectares.

As depicted in an engineering drawing prepared by WSP Canada Inc. titled, 'Metes and Bounds Description Offsite Oxford Street'

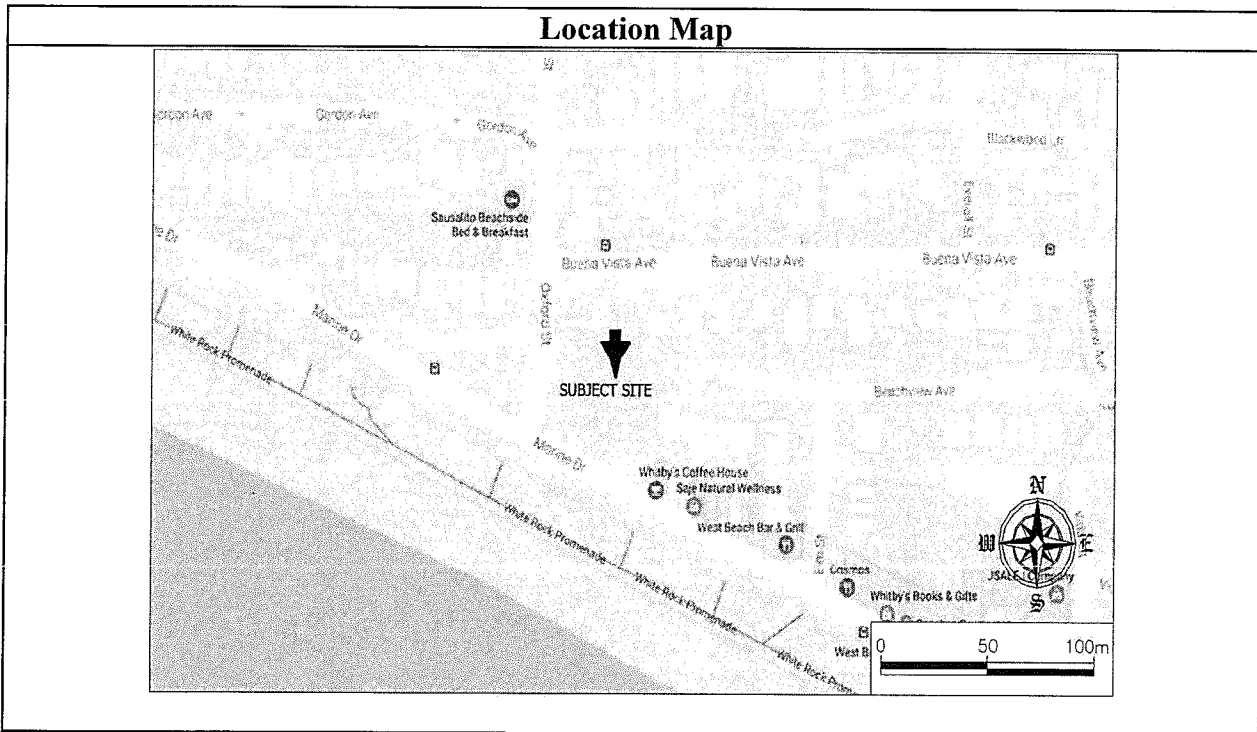
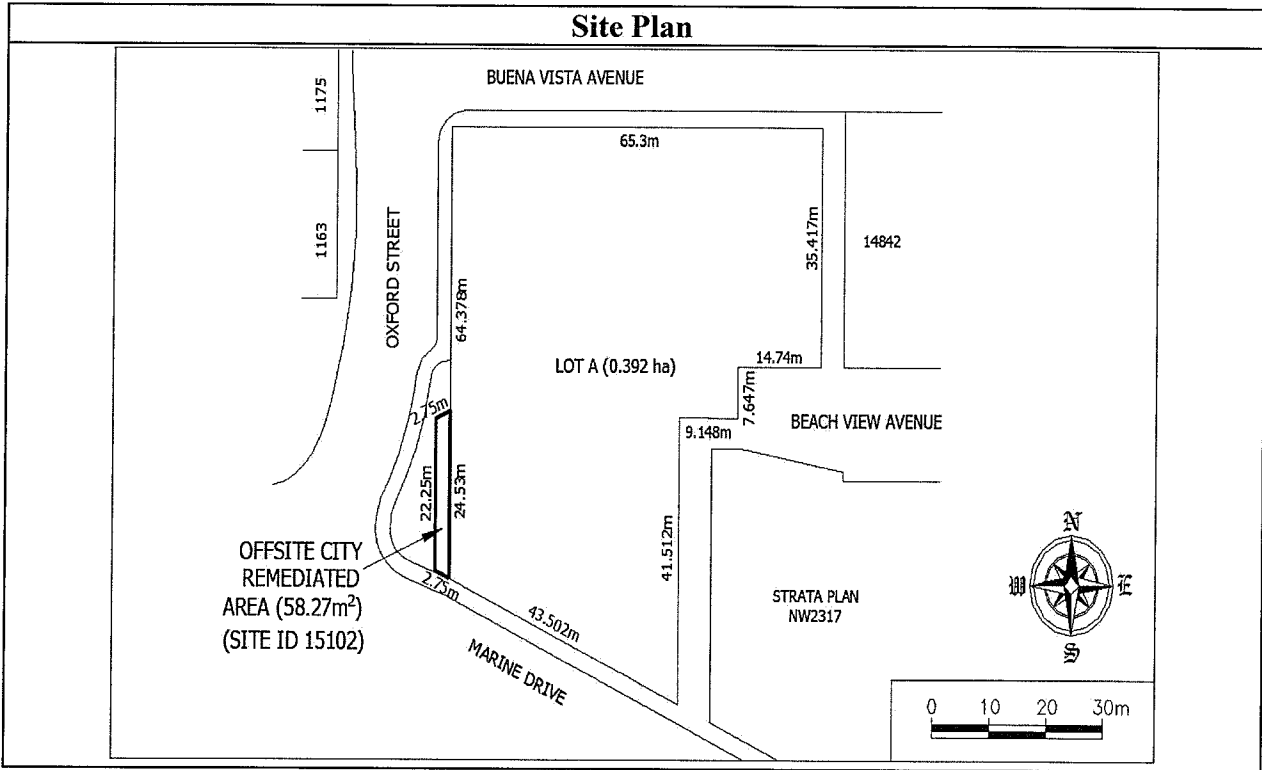
The approximate centre of the offsite Oxford Street using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 01' 24.23"

Longitude: 122° 48' 43.33"

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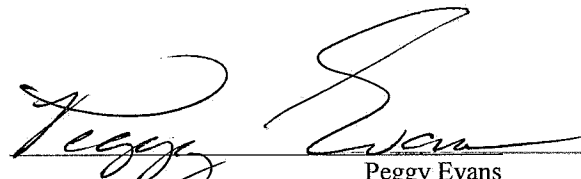
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Schedule B

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.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Groundwater must not be used as a drinking water source.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

- Arsenic, cadmium, lead, molybdenum, selenium, and zinc;
- Benzene;
- HEPHs, LEPHs, and VPHs.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- Nickel;
- LEPHw; and
- Pyrene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Selenium; and
- Benzo[a]pyrene.

To meet risk-based remediation standards:

- Arsenic.

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Schedule D

Documents

Summary of Site Condition, 14807 Marine Drive, White Rock, BC, prepared by WSP Canada Inc., dated June 2, 2017;

Performance Verification Plan, 14807 Marine Drive and Adjoining 2.5m x 23.31m wide strip of Oxford Street, White Rock, BC, prepared by WSP Canada Inc. dated June 2, 2017;

Human Health and Ecological Risk Assessment for Dissolved Arsenic in Groundwater, 14807 Marine Drive, White Rock, BC, prepared by WSP Canada Inc., dated June 2, 2017;

Establishing Source of Arsenic and Molybdenum in Peat at and around 14807 Marine Drive, White Rock, BC, prepared by WSP Canada Inc. dated May 31, 2017;

Addendum Environmental Report, 14807 Marine Drive, White Rock, BC, prepared by WSP Canada Inc. dated May 31, 2017;

Updated Stage 1 Preliminary Site Investigation, 14807 Marine Drive, White Rock, BC, prepared by WSP Canada Inc., dated March 20, 2017;

Confirmation of Remediation, 14807 Marine Drive, White Rock, BC, prepared by WSP Canada Inc., dated March 20, 2017;

Environmental Soil Characterization and Disposal from Off-Site Utilities Trenches, adjoining 14807 Marine Drive, White Rock, BC, prepared by WSP Canada Inc., dated September 28, 2016;

Release – Development Permit Application, 14807 Marine Drive, 1184 Oxford Street and 14818 Buena Vista Avenue, White Rock, BC, issued by the BC MOE dated July 24, 2013;

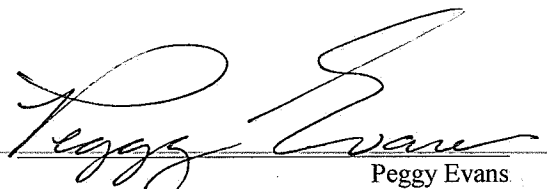
Detailed Site Investigation, 14807 Marine Drive, 1184 Oxford Street and 14818 Buena Vista Avenue, White Rock, BC, prepared by WSP Canada Inc. dated March 29, 2013;

Stage 2 Preliminary Site Investigation, 14807 Marine Drive, 1184 Oxford Street, 14818 Buena Vista Avenue, White Rock, BC, prepared by WSP Canada Inc. dated September 3, 2012;

Stage 1 Preliminary Site Investigation, 14807 Marine Drive, White Rock, BC, prepared by Trow Associates Inc., dated March 1, 2011;

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Approval in Principal (AiP), White Rock Mufflers Site, issued by BC Ministry of Environment on January 28, 2000;

Detailed Site Investigation, White Rock Mufflers, prepared by Dillon Consulting Limited, dated December 6, 1999; and

Preliminary Site Investigation, White Rock Mufflers, prepared by Dillon Consulting Limited, dated November 23, 1998.

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