



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.

July 17, 2012  
Date Issued

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

## Schedule A

The site covered by this Certificate of Compliance is located at 14807 Marine Drive, White Rock, British Columbia which is more particularly known and described as:

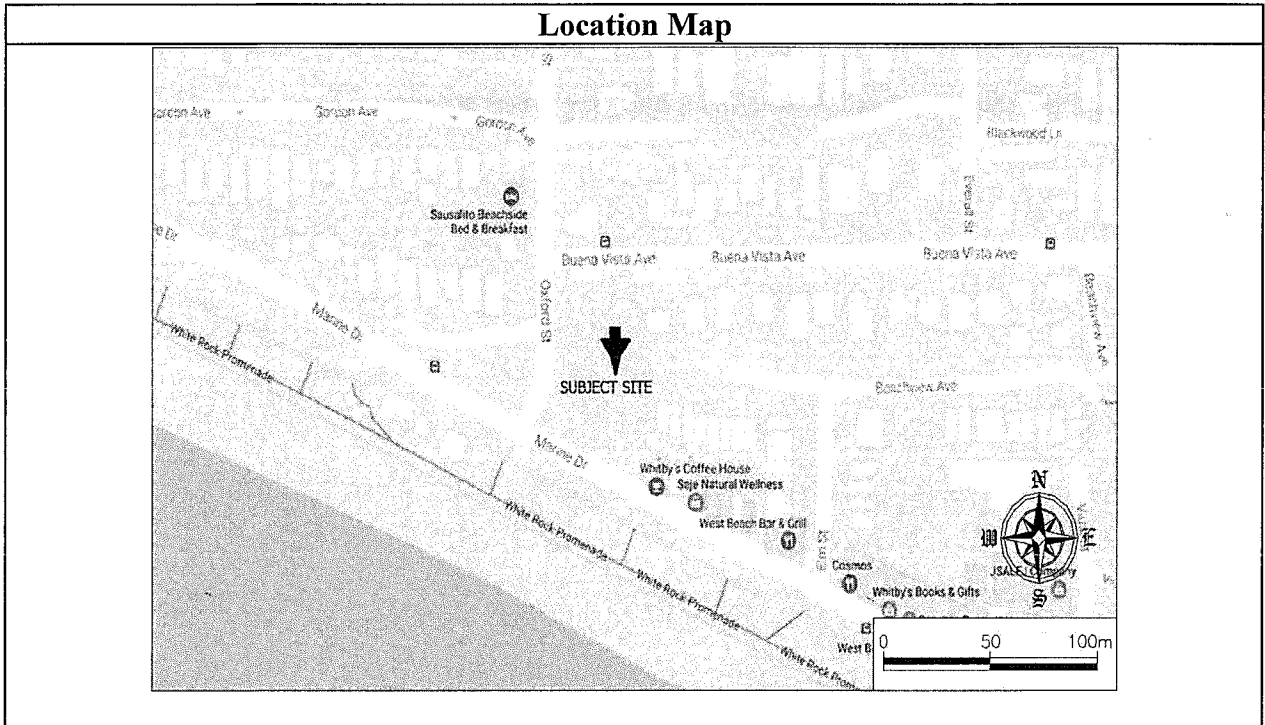
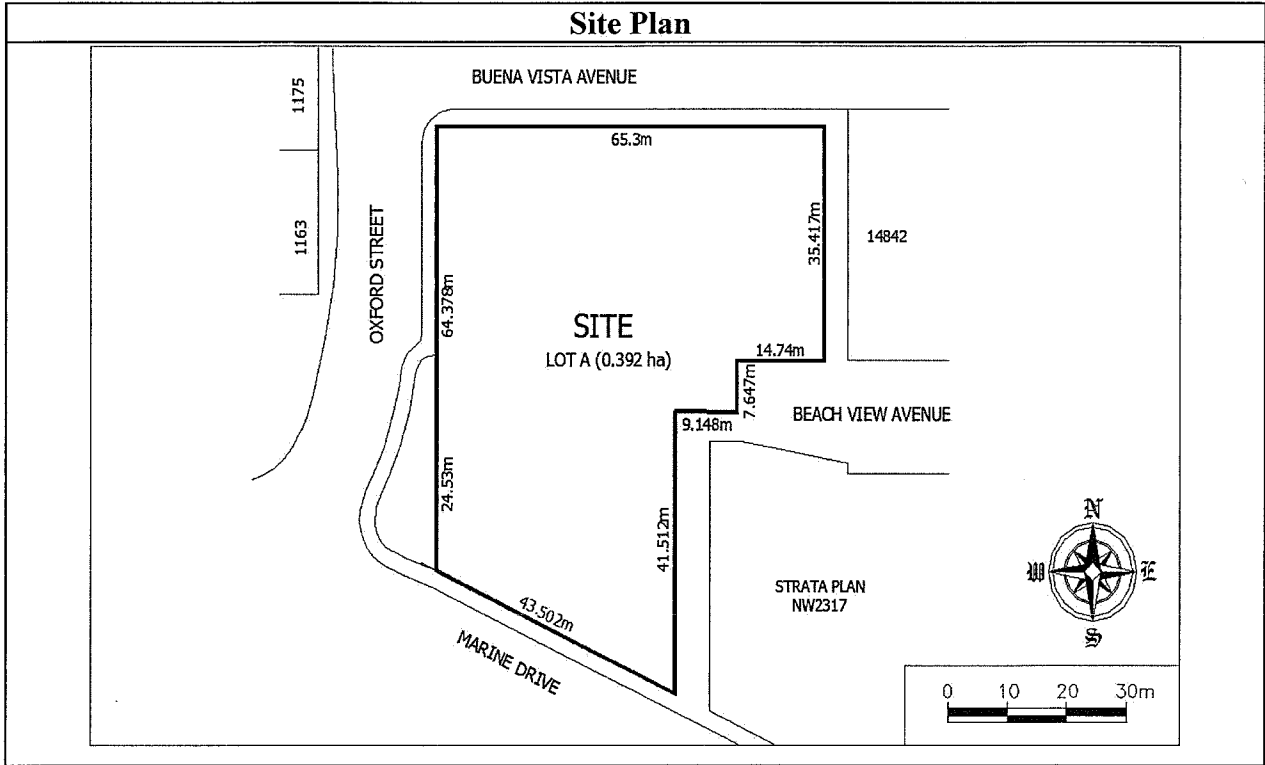
Lot A, Section 10, Township 1, New Westminster District Plan EPP29101  
PID: 029-063-795

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

Latitude: 49° 01' 24.9"  
Longitude: 122° 48' 42.58"

July 17, 2017  
Date Issued

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



*July 17, 2017*  
 Date Issued

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

## 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 indoor air within the underground parkade of the existing building at the site was measured to demonstrate substances in vapour meet the Contaminated Sites Regulation numerical standards at the site. The assumption of the vapour assessment is:

- (a) The current building structure, configuration and depth must be maintained;

Any change in the structure, configuration or depth of the current building at the site 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.

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

July 17, 2017  
Date Issued

  
Peggy Evans  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

- Arsenic, cadmium, lead, molybdenum, selenium, tin, and zinc;
- Benzene, ethylbenzene, and xylene;
- HEPHs, LEPHs, and VPHs; and
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[a]pyrene, indeno[1, 2, 3-cd]pyrene, naphthalene, and phenanthrene.

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

##### To meet numerical remediation standards:

- Benzene, bromomethane, chloromethane, vinyl chloride, and vphv.

#### *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:*

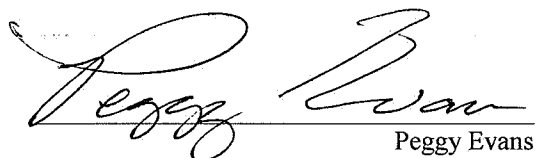
##### To meet numerical remediation standards:

- Selenium;
- Benzene and ethylbenzene; and
- Benzo[a]pyrene.
- 

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

- Arsenic.

July 17, 2017  
Date Issued

  
Peggy Evans  
For Director, *Environmental Management Act*

## 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;

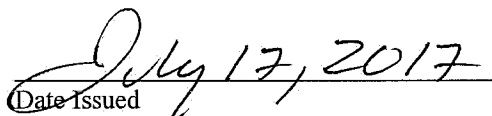
*Environmental Soil Characterization and Disposal from Off-Site Utilities Trenches*, adjoining 14807 Marine Drive, White Rock, BC, prepared by WSP Canada Inc., dated September 28, 2016;

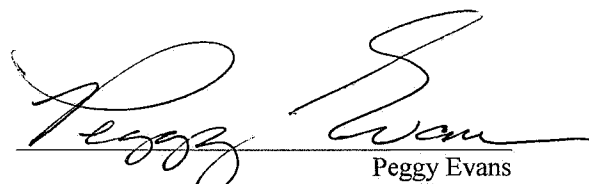
*Release – Development Permit Application*, 14807 Marine Drive, 1184 Oxford Street and 14818 Buena Vista Avenue, White Rock, BC, issued by the BC MOE dated July 24, 2013;

*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;

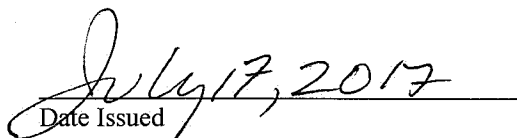
  
Date Issued

  
Peggy Evans  
For Director, *Environmental Management Act*

*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.

  
Date Issued

  
Peggy Evans  
For Director, *Environmental Management Act*

