



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.

February 15, 2018
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 33816 South Fraser Way, Abbotsford, British Columbia which is more particularly known and described as:

Lot 1 Section 22 Township 16 New Westminster District, Plan LMP20209
PID: 019-074-468

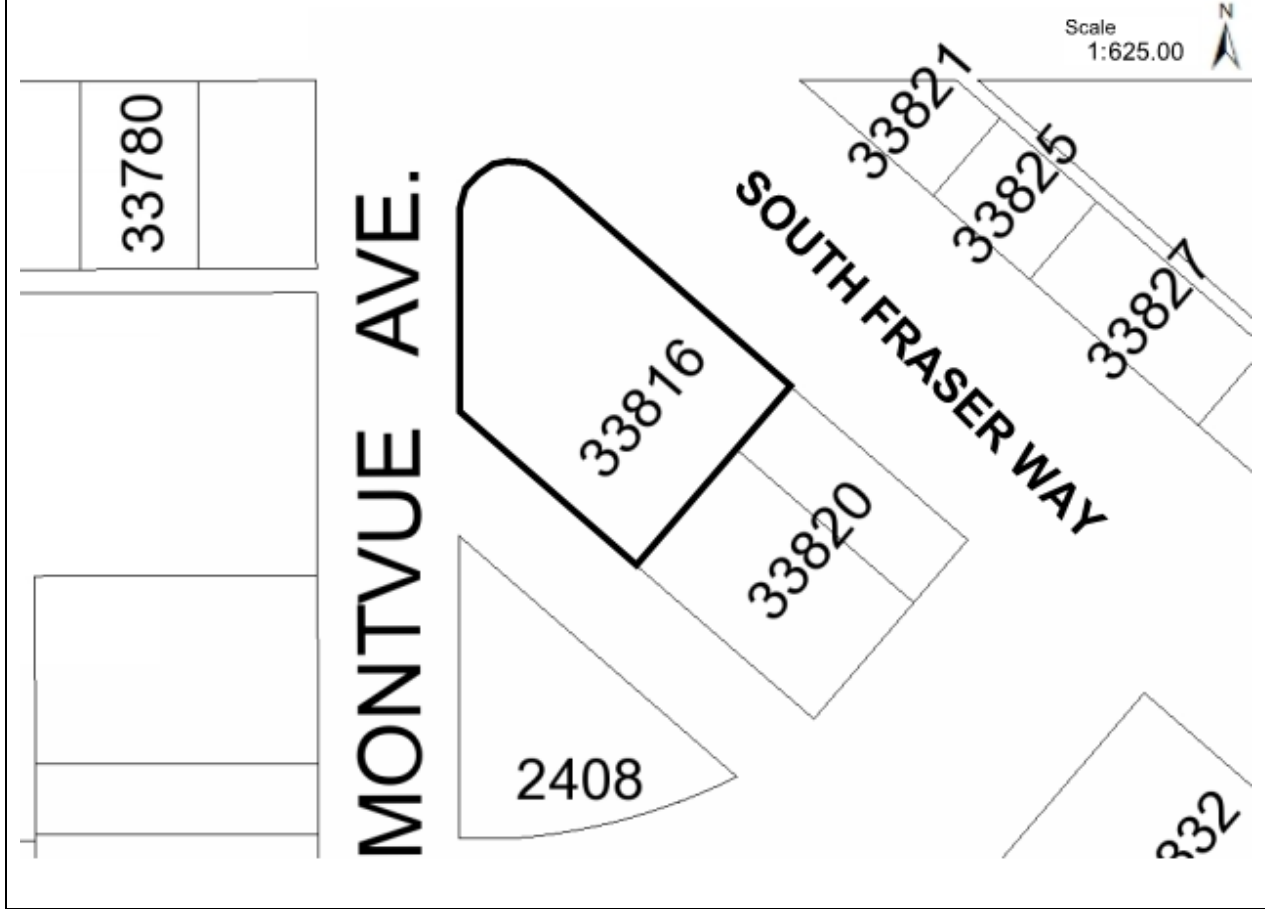
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 02' 46.0"
Longitude: 122° 17' 19.8"

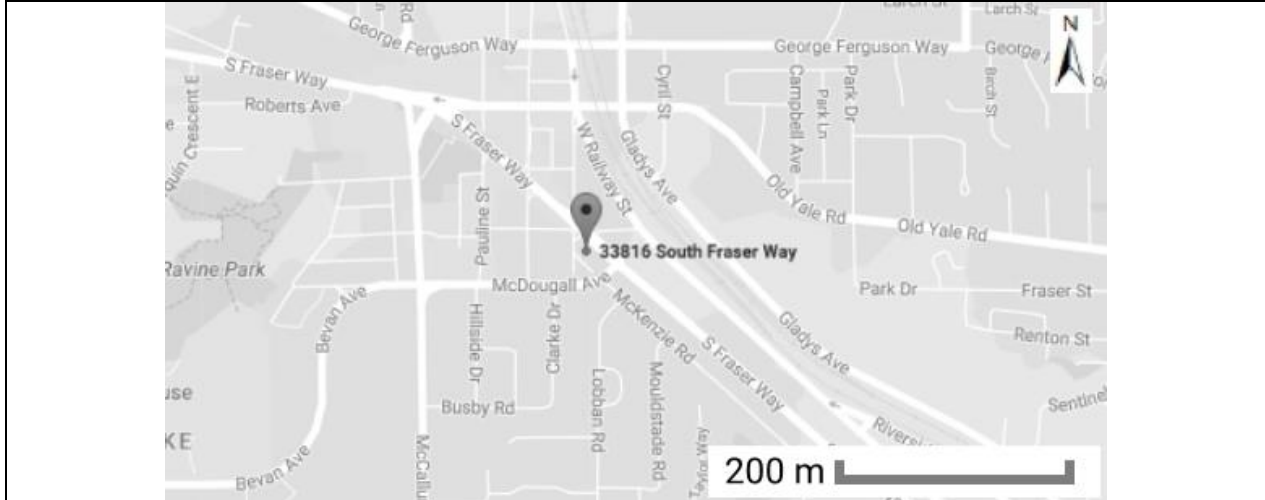
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Site Plan, Abbotsford, BC



Location Map, Abbotsford, 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Buildings at the site must be slab-on-grade

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at or adjacent to the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D 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:
 - (a) Water wells will not be installed at the site for drinking water purposes.
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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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- LEPHs, VPHs;
- Benzene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Ethylbenzene.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- LEPHw.

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Schedule D

Documents

- *Summary of Site Condition*, exp Services Inc., 24 October 2017.
- *Environmental Investigations – Groundwater Sampling and Updated Stage I Preliminary Site Investigation – 33816 South Fraser Way, Abbotsford, BC*. exp Services Inc., 13 October 2017.
- *Human Health and Ecological Risk Assessment – 33186 South Fraser Way, Abbotsford, BC*. WSP Canada Inc./Levelton Consultants Ltd., 01 February 2016.
- *Supplementary Environmental Investigations – 33186 South Fraser Way, Abbotsford, BC (Site ID: 6215)*. Levelton Consultants Ltd., 14 December 2017.
- *Letter Re: 2nd Addendum to the Remediation Plan and Additional Clarifications*, Levelton Consultants Ltd., 17 January 2008.
- *Letter Re: Addendum to the Remediation Plan and Additional Clarifications*, Levelton Consultants Ltd., 10 January 2008.
- *Remediation Plan - 33816 South Fraser Way, Abbotsford, BC*, Levelton Consultants Ltd., 30 October 2007.
- *Letter Re: Environmental Investigations at 33816 South Fraser Way, Abbotsford, BC*, Levelton Consultants Ltd., 26 October 2007.
- *Detailed Site Investigation – 33816 South Fraser Way, Abbotsford, BC*, Levelton Consultants Ltd., 28 January 2008.
- *Stage I Preliminary Site Investigation – 33816 South Fraser Way, Abbotsford, BC*, Levelton Consultants Ltd., 19 April 2007.
- *Detailed Site Investigation*, Levelton Engineering Ltd., 28 June 1999.
- *Stage I Preliminary Site Investigation*, Levelton Engineering Ltd., 26 May 1999.
- *Phase III Environmental Site Investigation*, Levelton Associates Consulting Engineers, 22 March 1994.
- *Partial Phase II Environmental Investigation*, BH Levelton and Associates Ltd., 8 September 1993.

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