



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.

January 30, 2018
Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2145 Butler Avenue, Houston, British Columbia which is more particularly known and described as:

Lots 1 to 32, Block 50, District Lot 622, Range 5 Coast District, Plan 1005

PIDs:

Area A

013-723-081 LOT 1
013-723-111 LOT 2
013-723-138 LOT 3
013-723-154 LOT 4
013-723-189 LOT 5
013-723-201 LOT 6
013-723-227 LOT 7
013-723-243 LOT 8
013-723-260 LOT 9
013-723-278 LOT 10
013-723-294 LOT 11
013-723-316 LOT 12
013-723-332 LOT 13
013-723-359 LOT 14
013-723-383 LOT 15
013-723-413 LOT 16

Area B

013-723-430 LOT 17
013-723-464 LOT 18
013-723-481 LOT 19
013-723-502 LOT 20
013-723-529 LOT 21
013-723-545 LOT 22
013-723-588 LOT 23
013-723-600 LOT 24
013-723-642 LOT 25
013-723-651 LOT 26
013-723-693 LOT 27
013-723-715 LOT 28
013-723-723 LOT 29
013-723-740 LOT 30
013-772-562 LOT 31
013-772-597 LOT 32

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The approximate centre of the portion of the site comprised of Lots 1 to 16 (Area A) using the NAD (North American Datum) 1983 convention is:

Latitude: 54° 23' 43.85"
Longitude: 126° 38' 42.38"

The approximate centre of the portion of the site comprised of Lots 17 to 32 (Area B) using the NAD (North American Datum) 1983 convention is:

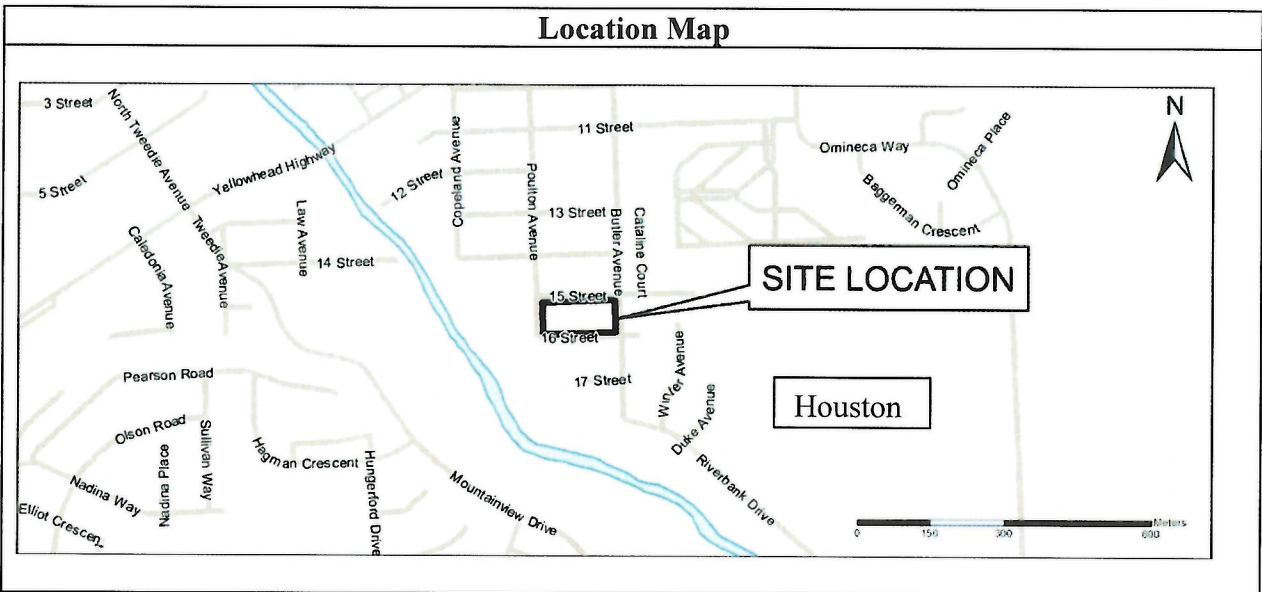
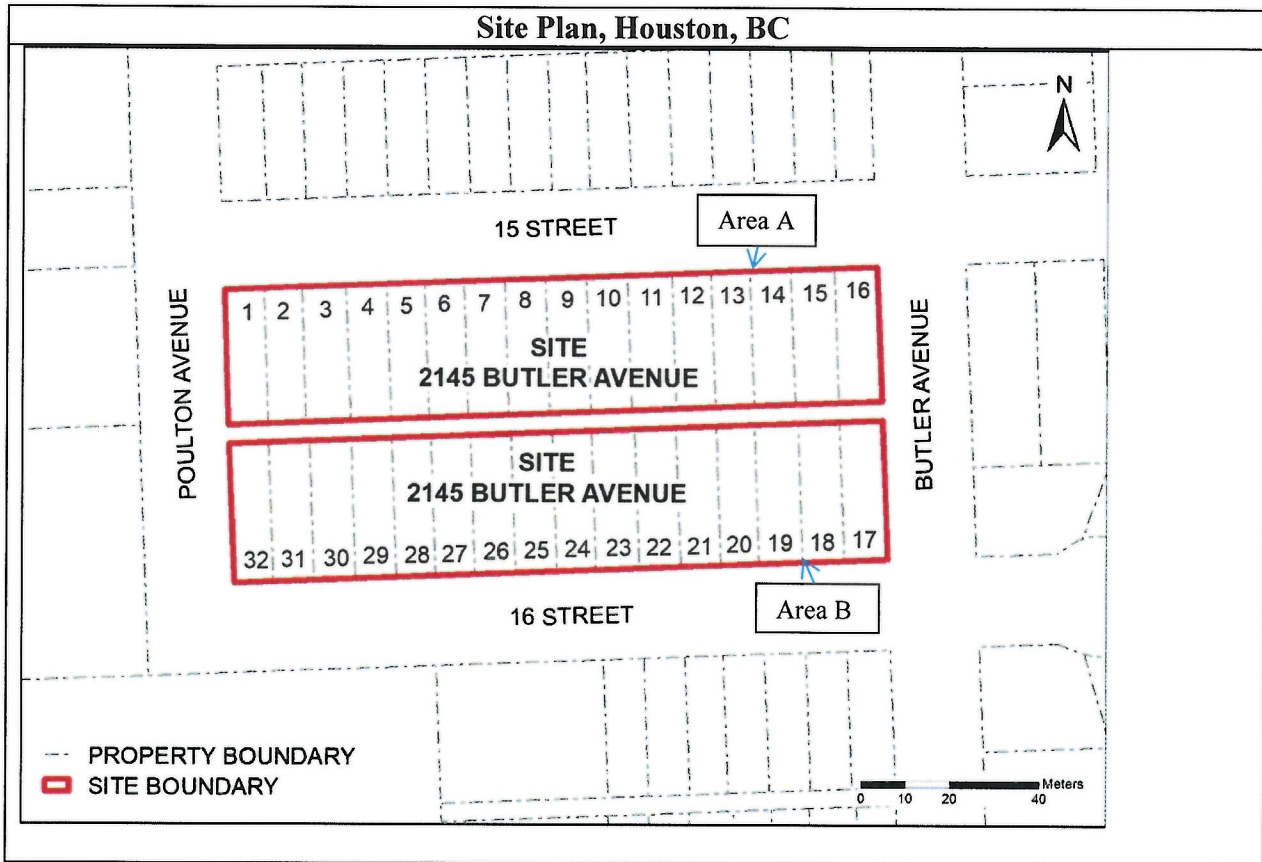
Latitude: 54° 23' 42.72"
Longitude: 126° 38' 42.37"

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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. 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) Any buildings located at the site will be of slab-on-grade construction, and
- (b) Groundwater will not come in contact with the building foundations.

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 or 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) Deep rooting plants must not be intentionally planted on Lots 1-32.
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.

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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;
- VPHs;
- Benzene, ethylbenzene, toluene, and xylene; and
- Phenol.

To meet risk-based remediation standards:

- LEPHs; and
- Chloride ion, and sodium ion.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Arsenic, and chloride; and
- Benzene, ethylbenzene, toluene, and xylenes (total).

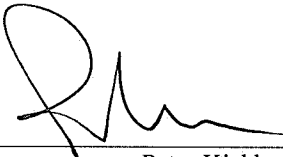
Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Chloride;
- VPHw, LEPHw, and EPHw₁₀₋₁₉; and
- Benzene, ethylbenzene, and toluene.

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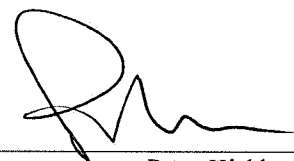
Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., October 2017;
- *Human Health and Ecological Risk Assessment*, SLR Consulting (Canada) Ltd., October 2017;
- *Performance Verification Plan, BCBC Lands / Lots 1-32*, SLR Consulting (Canada) Ltd., October 2017;
- *Performance Verification Plan, District of Houston Right of Way*, SLR Consulting (Canada) Ltd., October 2017;
- *Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Confirmation of Remediation Report*, SLR Consulting (Canada) Ltd., October 25, 2017;
- *Email Response/Letter*, District of Houston, October 26, 2017;
- *Request for Agreement to Obtain Certificates of Compliance for a Portion of 15th Street on District of Houston Roadways Adjacent to 2145 Butler Avenue and for District of Houston Road Right of Way that Intersects 2145 Butler Avenue*; SLR Consulting (Canada) Ltd., September 19, 2017;
- *Stage 1 Preliminary Site Investigation and Groundwater Monitoring and Sampling*, SLR Consulting (Canada) Ltd., January 2013;
- *2010 Detailed Site Investigation*, SLR Consulting (Canada) Ltd., February 2011;
- *Hazardous Building Materials Survey*, SLR Consulting (Canada) Ltd., June 7, 2010;
- *Review of Historical Investigations*, SLR Consulting (Canada) Ltd., May 28, 2010;
- *Supplemental Salt Detailed Site Investigation*, Golder Associates Ltd., June 25, 2004;
- *Detailed Site Investigation Report*, K.L. Industrial Corporation, July 1997;
- *Stage 2 Preliminary Site Investigation*, K.L. Industrial Corporation, December 1996;
- *Stage I Preliminary Site Investigation*, K.L. Industrial Corporation, September 1996; and
- *Stage I and II Preliminary Site Investigation*, TRI Technology Resources Inc., October 8, 1993.

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