



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.

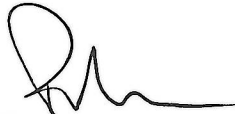
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

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.

January 30, 2018
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located on 15th Street (Parcel 1), north of the source site (2145 Butler Avenue), and a lane (Parcel 2) within the source site, 2145 Butler Avenue, Houston, British Columbia, which is more particularly known and described as:

Parcel 1

All that portion of road (15th Street, Houston B.C.) adjacent to Block 50, District Lot 622, Range 5, Coast District, dedicated by Plan 1005, which said portion may be more particularly described as follows:

Commencing at a point on the northern boundary of said Block 50, said point being 53.300 metres westerly from the northeastern corner of said Block 50;

- thence bearing 359° 47' 03" a distance of 0.644 metres;
- thence easterly paralleling the said northern boundary of Block 50 a distance of 25.241 metres;
- thence bearing 00° 00' 00" a distance of 2.500 metres;
- thence bearing 270° 00' 00" a distance of 10.749 metres;
- thence bearing 00° 00' 00" a distance of 5.756 metres;
- thence bearing 270° 00' 00" a distance of 19.751 metres;
- thence bearing 180° 00' 00" a distance of 4.983 metres;
- thence bearing 128° 26' 55" a distance of 5.271 metres;
- thence bearing 269° 47' 03" a distance of 3.169 metres;
- thence bearing 179° 47' 03" a distance of 0.628 metres, more or less, to a point on the northern boundary of said Block 50, said point being 4.300 metres westerly from the point of commencement;
- thence easterly and along the said boundary of Block 50 to the point of commencement.

The said portion contains by admeasurement 185.9 square metres, more or less.

The site contains part of a legal parcel depicted in Drawing File No. 2112 08795-01 prepared by McElhanney Associates Land Surveying Ltd. on August 10, 2017.

January 30, 2018

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Parcel 2

All that portion of Lane in Houston B.C. separating the north and south halves of Block 50, District Lot 622, Range 5, Coast District, dedicated by Plan 1005, which said portion may be more particularly described as follows:

Commencing from the southeastern corner of Lot 16, Block 50, District Lot 622, Range 5, Coast District;

- thence westerly and along the southern boundaries of Lots 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, and 1 of said Block 50 a distance of 147.157 metres, more or less, to the southwestern corner of Lot 1, Block 50, District Lot 622, Range 5, Coast District;
- thence southerly a distance of 4.572 metres, more or less, to the northwestern corner of Lot 32, Block 50, District Lot 622, Range 5, Coast District;
- thence easterly and along the northern boundaries of Lot 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, and 17 a distance of 147.157 metres, more or less, to the northeastern corner of Lot 17, Block 50, District Lot 622, Range 5, Coast District;
- thence northerly a distance of 4.572 metres, more or less, to the point of commencement.

The said portion contains by admeasurement 672.8 square metres, more or less.

The site contains part of a legal parcel depicted in Drawing File No. 2112 08795-00-02 R1 prepared by McElhanney Associates Land Surveying Ltd. on September 06, 2017.

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

Parcel 1:

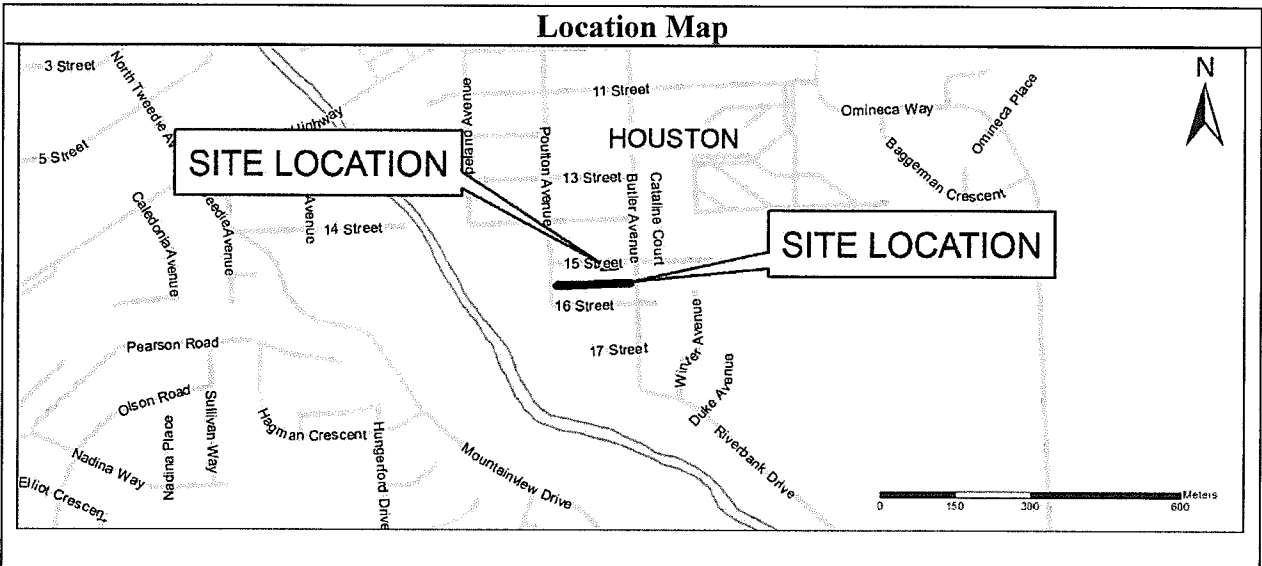
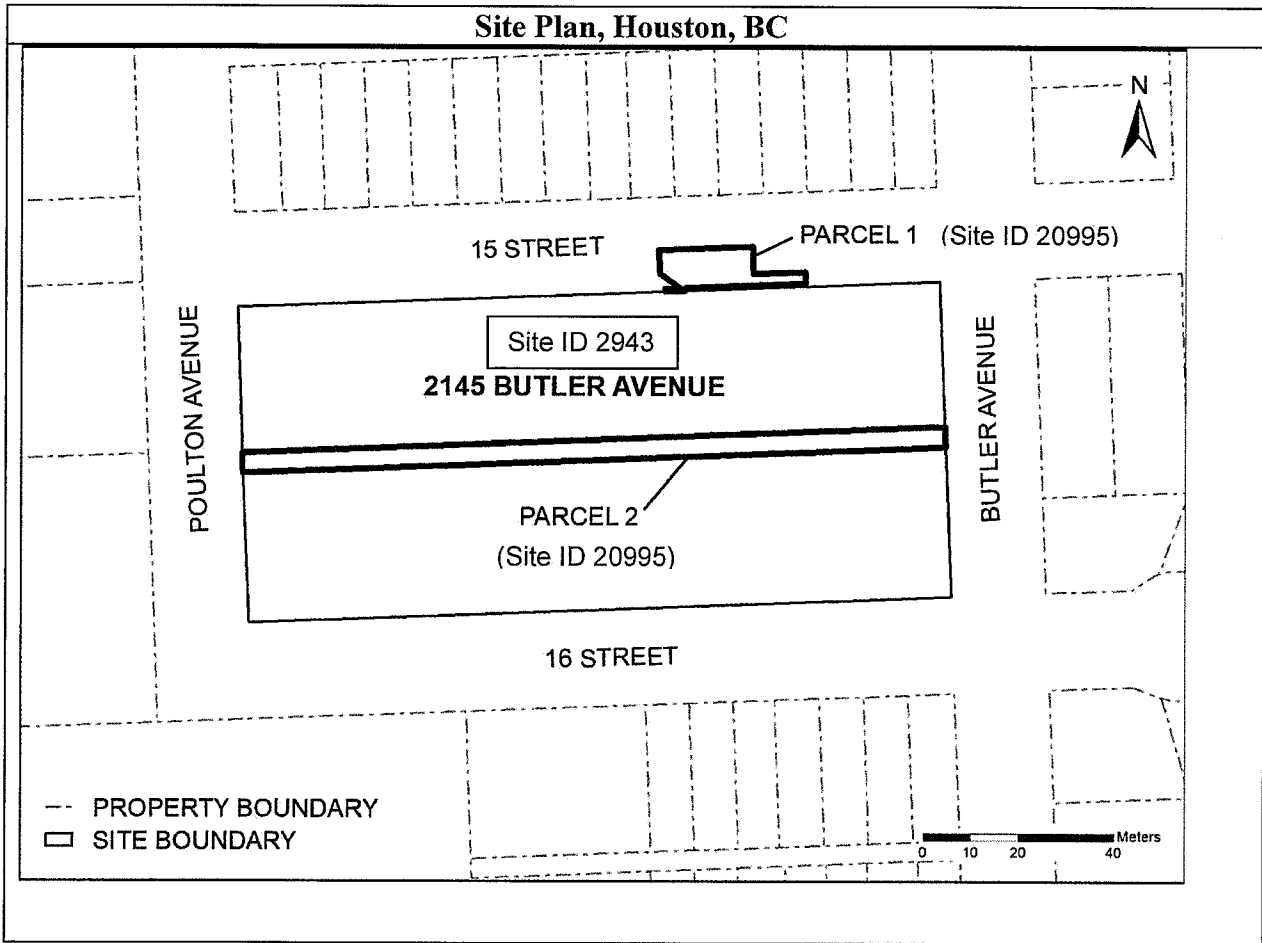
Latitude: 54° 23' 44.49"
Longitude: 126° 38' 41."

Parcel 2:

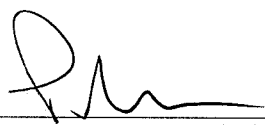
Latitude: 54° 23' 43.29"
Longitude: 126° 38' 42.37"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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 Parcel 2. 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) Any buildings located at Parcel 2 will be of slab-on-grade construction, and
- (b) Groundwater will not come in contact with the building foundations at Parcel 2.

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 person<s> 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 Parcel 2.
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<s> or their agent. The records must be available for inspection by the Director.

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Schedule C

Substances and Uses

Parcel 1

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

- Arsenic;
- VPHs, and LEPHs.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Arsenic; and
- EPH_{w10-19}.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- VPH_w, LEPH_w, and EPH_{w10-19}.

Parcel 2

Substances remediated in soil for residential land soil use:

To meet risk-based remediation standards:

- Chloride ion, and sodium ion.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Arsenic

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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 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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