



## **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 10, 2018  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is the commercial zoned portion of the property at 3950 240 Street, Township of Langley, BC which is more particularly known and described as:

All of that portion of Parcel 1 Section 27 Township 10 NEW WESTMINSTER DISTRICT Plan LMP52379

PID: 025-255-053

Which may be more particularly described as follows:

Commencing at the north-west corner of Parcel 1 Section 27 TP 10 NEW WESTMINSTER DISTRICT PL LMP52379, being the point of commencement;

Thence at a bearing of 293 degrees 43 minutes 13.31 seconds a distance of 54.0 metres;

Thence at a bearing of 0 degrees 7 minutes 42.80 seconds a distance of 36.5 metres;

Thence at a bearing of 112 degrees 39 minutes 35 seconds a distance of 53.9 metres;

Thence at a bearing of 180 degrees 6 minutes 56.82 seconds a distance of 36.5 metres, to the point of commencement containing an approximate area of 1807.8 m<sup>2</sup>.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Hemmera Envirochem Inc. on October 19, 2017.

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

Latitude: 49° 4' 25.92"

Longitude: 122° 33' 31.41"

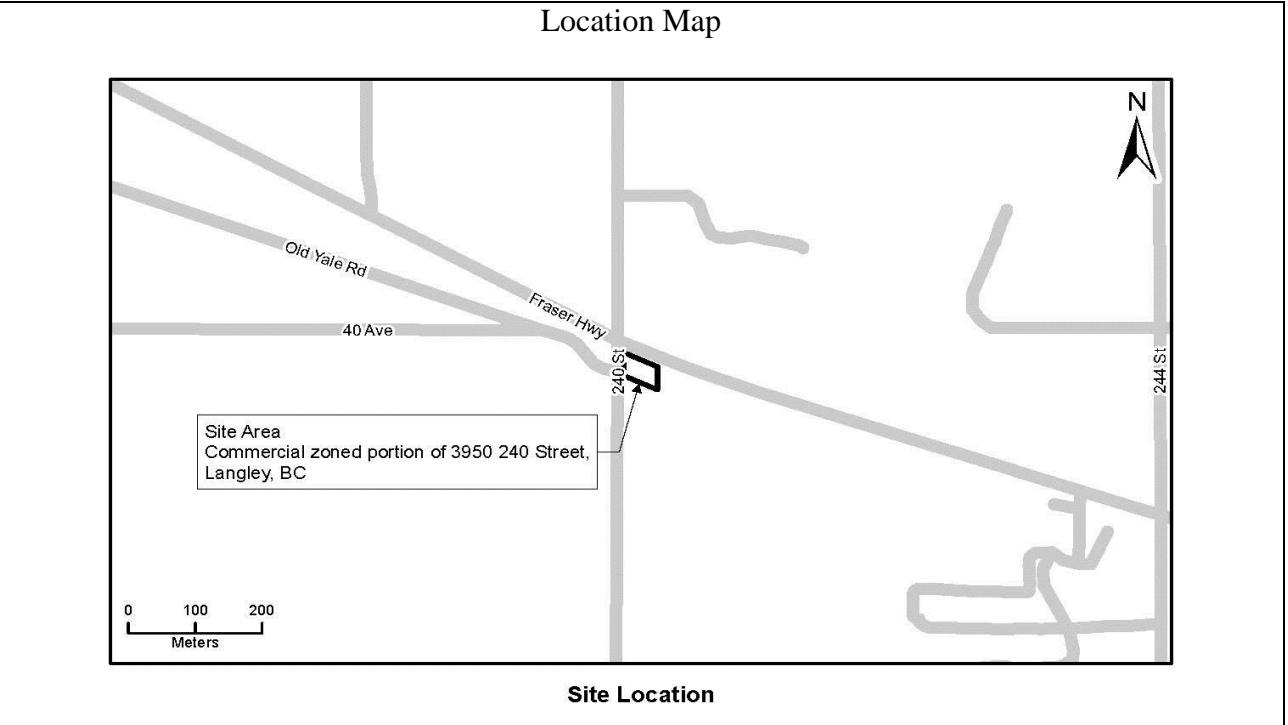
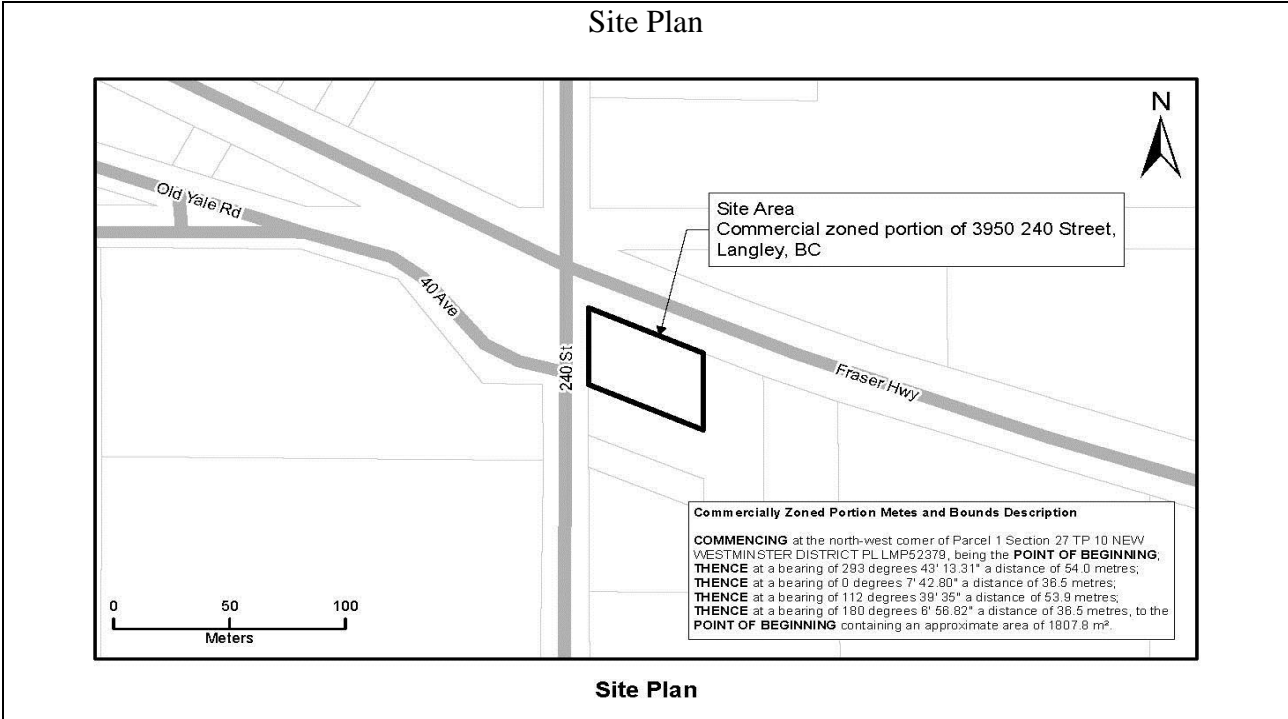
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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, 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 Contaminated Sites Regulation numerical and risk-based standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Future buildings on the site will be commercial buildings with slab-on-grade construction; and,
- (b) Groundwater must not be in contact with the foundation floor slab of future buildings.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and adjacent to 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 or 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) Site groundwater must not be used as drinking water
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 numerical remediation standards:

- Toluene;

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

- Benzene, ethylbenzene and xylenes;
- LEPHs, HEPHs and VPHs.

#### ***Substances remediated in water for drinking water use:***

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

- Arsenic;
- Benzo[a]pyrene;
- Ethylbenzene and xylenes; and
- VHW<sub>6-10</sub>.

#### ***Substances remediated in water for freshwater aquatic life water use:***

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

- Ethylbenzene;
- LEPHw, VHW<sub>6-10</sub> and VPHw;
- Naphthalene and pyrene.

#### ***Substances remediated in water for irrigation water use:***

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

- VHW<sub>6-10</sub>.

#### ***Substances remediated in water for livestock watering water use:***

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

- VHW<sub>6-10</sub>.

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

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

- Benzene, 1,2-dichloropropane, 1,2,4-trimethylbenzene and VPHv.

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Hemmera Envirochem Inc., dated October 2017;
- *Detailed Human Health and Ecological Risk Assessment, 3950 240 Street (C-6 zoned portion), Langley, BC*, prepared by Hemmera Envirochem Inc., dated October 2017;
- *Stage 1 and 2 Preliminary Site Investigation and Detailed Site Investigation, 3950 240 Street (C-6 zoned portion), Langley, BC*, prepared by Hemmera Envirochem Inc., dated October 2017;
- *Phase 2 Environmental Site Assessment, 3950 240 Street (C-6 zoned portion), Langley, BC*, prepared by Hemmera Envirochem Inc., dated December 2015;
- *Detailed Site Investigation at Former Service Station, 24016 Fraser Highway, Langley, BC*, prepared by CPG Engineering Inc., dated April 2000.

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