



REGISTERED MAIL

Victoria File: 26250-20/15133
26250-20/14064
Site ID: 15133, 14064

March 1, 2018

Patrick Kerr
Kerr Properties (002) Ltd.
26138 31b Avenue
Langley, BC V4W 2Z6

Dear Mr. Patrick Kerr:

Re: Certificate of Compliance - 23552 River Road, 23402 and 23450 Fisherman Road, Maple Ridge, British Columbia

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. The Contaminated Sites Regulation (CSR) was amended effective November 1, 2017. In accordance with the transitional provisions of the CSR, the numerical criteria and standards that were in effect immediately before that date have been applied to this instrument by the director.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 604-582-5206 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: City of Maple Ridge – Chuck Goddard – Manager Planning – cgoddard@mapleridge.ca

Envision Financial – Robert Jamieson – Senior Commercial Banking Advisor
rjamieson@envisionfinancial.ca

CSAP Society – Catherine Schachtel – Executive Director – cschachtel@csapsociety.bc.ca

Dr. Reidar Zapf-Gilje, P.Eng. – Approved Professional –
Reidar.geoenvirologic@gmail.com

Guy Patrick, P.Eng. – Approved Professional – guy@patrickenv.com

Exp Services Inc. – Jay Rao, P.Eng. – jay.rao@exp.com



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.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 23552 River Road, 23402 and 23450 Fisherman Road, British Columbia which is more particularly known and described as:

Lot 20 Except: Parcel A Explanatory Plan 69513, District Lot 275 Group 1 New Westminster District Plan 12433

PID: 001-618-903 23552 River Road, Maple Ridge

Lot 21 District Lot 275 Group 1 New Westminster District Plan 12433

PID: 001-618-911 23402 Fisherman Road, Maple Ridge

Lot 22 District Lot 275 Group 1 New Westminster District Plan 12433

PID: 008-058-652 23450 Fisherman Road, Maple Ridge

The site contains parts A and B of a legal parcel depicted in a legal sketch plan prepared by Watson and Barnard Land Surveying and Engineering as described by the following metes and bounds description:

Part A:

A portion of road shown between Lots 20 and 21, and between Lots 22 and 23, District Lot 257, Group 1, New Westminster District, Plan 12433 more particularly described as follows:

Commencing at BC Provincial Control Monument #84H0030 having UTM Zone 10 NAD83 (CSRS) 4.0.0.BC.1. GVRD published mapping plane coordinates of N: 5448438.755 and E: 531502.928.

Thence on a grid bearing of 252°22'27" for a ground level distance of 301.468 meters more or less to a post found at the eastern corner of a road within Lot 23, Plan 12433, being the true point of beginning.

Thence 319°13'14" a distance of 127.041 meters along the south-western property line of Lots 20 and 23.

Thence 229°13'14" a distance of 20.117 meters to the northern property corner of Lot

21. Thence 139°13'14" a distance of 130.443 meters to the most easterly corner of Lot

22.

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For Director, *Environmental Management Act*

Thence 49°13'14" a distance of 20.117 meters more or less to a post, at the true point of beginning, and including 0.256 hectares. As shown on sketch attached hereto as Area "A".

Part B:

A portion of road in District Lot 257, Group 1, New Westminster District, Plan 12433 more particularly described as follows:

Commencing at BC Provincial Control Monument #84H0030 having UTM Zone 10 NAD83 (CSRS) 4.0.0.BC.1. GVRD published mapping plane coordinates of N: 5448438.755 and E: 531502.928.

Thence on a grid bearing 271°38'58" a distance of 375.533 meters to a point along the south-western boundary of Lot 20, being the true point of beginning.

Thence 139°13'14" a distance of 7.786 along the south-western boundary of Lot 20 to a point located at the northerly corner of Area "A".

Thence 229°13'14" a distance of 51.794 meters to a point. Thence 22°23'42" a distance of 5.404 meters to a point.

Thence 32°58'02" a distance of 30.521 meters to a point.

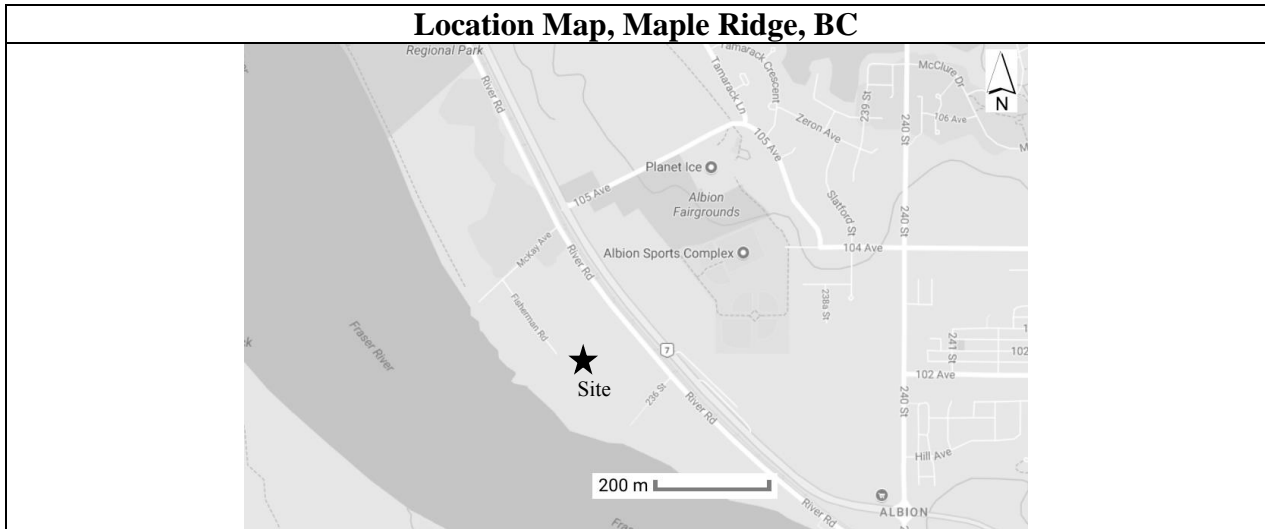
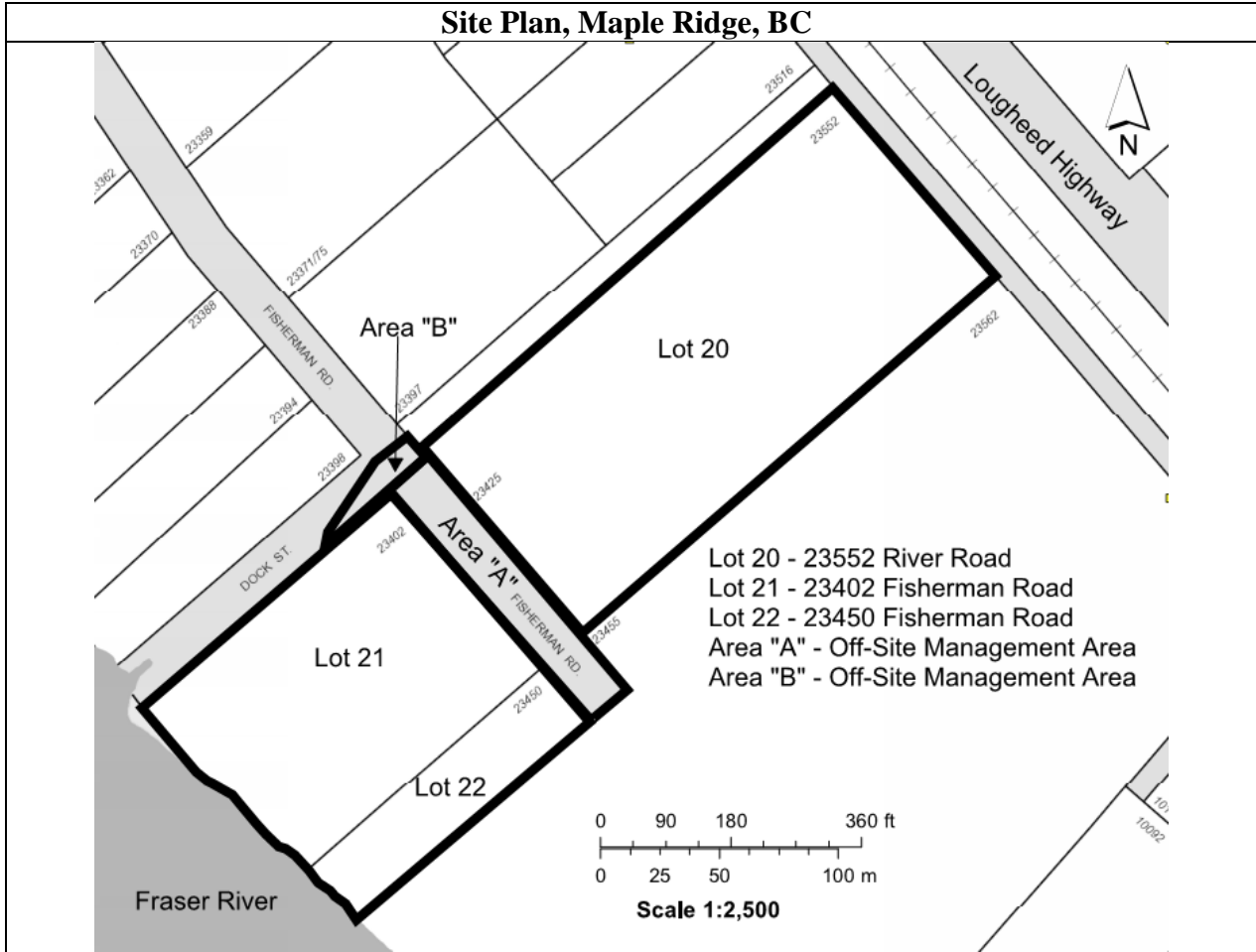
Thence 59°28'15" a distance of 17.957 meters to a point located along the south-western boundary of Lot 20, being the true point of beginning for Area "B" and including 0.368 hectares. As shown on sketch attached hereto as Area "B".

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

Latitude: 49° 11' 16.6"
Longitude: 122° 34' 18.4"

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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.
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 or at Areas A and B 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 industrial land soil use:

To meet numerical remediation standards:

- Arsenic, copper, chromium, and lead;
- HEPHs, LEPHs and VPHs;
- Toluene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Uranium;
- Ethylbenzene and toluene.

To meet risk-based remediation standards:

- Arsenic.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Cobalt;
- LEPHw.

Parts A and B of the site

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Arsenic.

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Schedule D

Documents

- *Summary of Site Condition* – Prepared by Exp Services Inc., Dated 24 October 2017.
- *AG#11 Correspondence from City of Maple Ridge*, City of Maple Ridge, 27 October 2017;
- *Human Health and Ecological Risk Assessment – 23552 River Road, 23402 and 23450 Fisherman Road, Maple Ridge, BC*; Prepared by Exp Services Inc., Dated 24 October 2017;
- *Additional Environmental Investigations and Stage 1 Preliminary Site Investigation Update– 23552 River Road, 23402 and 23450 Fisherman Road, Maple Ridge, BC*, Prepared by Exp Services Inc., Dated 24 October 2017;
- *Stage 1 and 2 Preliminary Site Investigation, Delineation and Confirmation of Remediation, and Supplemental Site Investigation – 23552 River Road, 23401 Fisherman Road, and 23450 Fisherman Road, Maple Ridge, BC*, Prepared by TRI Environmental Consulting Inc., 18 October 2017;
- *Environmental Stage 2 Preliminary Site Investigation and Woodwaste Delineation at 23552 River Road and 23402 Fisherman Road, Maple Ridge, BC*, Prepared by NEXT Environmental Inc., 17 May 2004;
- *Update of Stage 1 Preliminary Site Investigation on Former NEXT Project No. TOY010101.01 (Stage 1) 23552 River Road & 23402 Fisherman Road, Maple Ridge, BC*, Prepared by NEXT Environmental Inc., 10 November 2003;
- *Environmental Stage 2 Preliminary Site Investigation, 23552 River Road, Maple Ridge, BC*, Prepared by NEXT Environmental Inc., 9 March 1999;
- *Environmental Stage 1 Preliminary Site Investigation at 23552 River Road and 23455 Fisherman Road, Maple Ridge, BC*, Prepared by NEXT Environmental Inc., 1 June 1998.

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