



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.

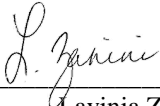
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

September 20, 2018
Date Issued


Lavinia Zanini, P.Geol.
For Director, *Environmental Management Act*

Schedule A

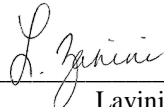
The site covered by this Certificate of Compliance is located at 435 Canfor Avenue, New Westminster British Columbia which is more particularly known and described as:

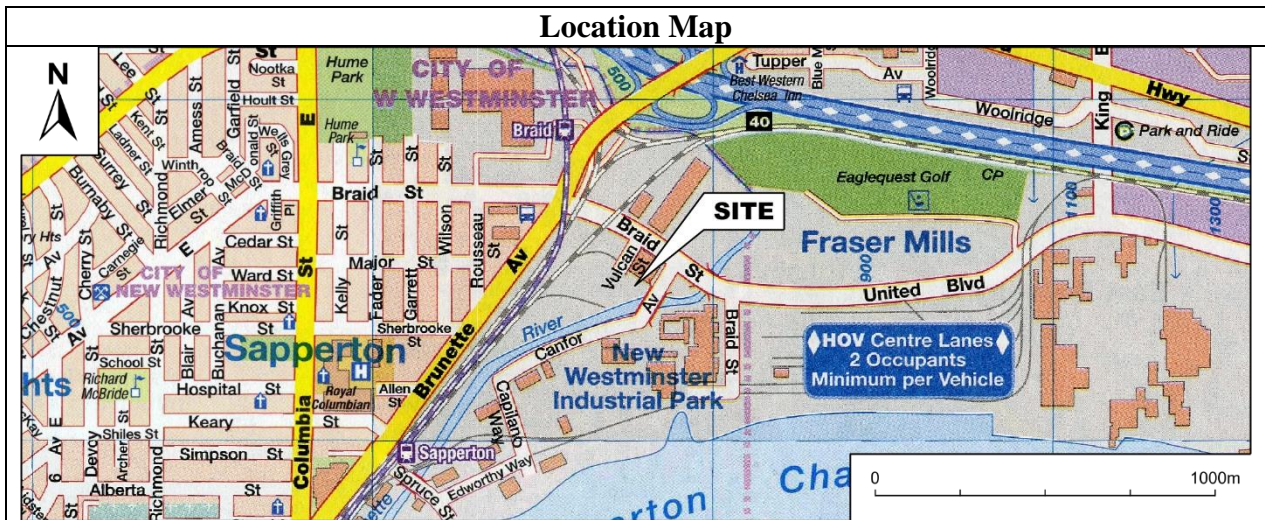
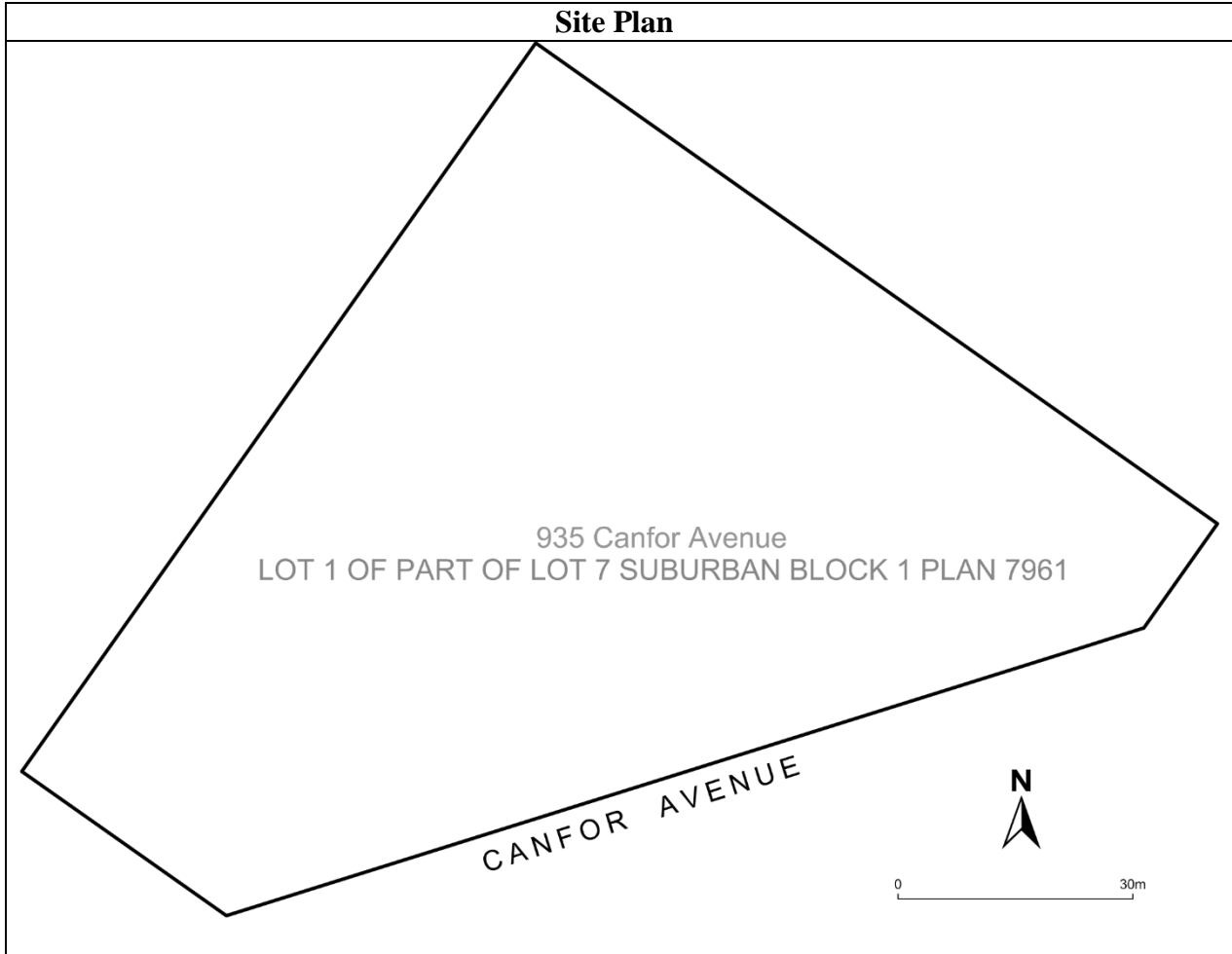
LOT 1 OF PART OF LOT 7 SUBURBAN BLOCK 1 PLAN 7961

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

Latitude: 49° 13' 44.50"
Longitude: 122° 52' 49.80"

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For Director, Environmental Management Act

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 ambient indoor air within the existing building at the site was measured to demonstrate substances in vapour meet the Contaminated Sites Regulation numerical standards at the site. The assumption of the ambient vapour assessment is:

- a) Structure and configuration of the current building will be maintained. The configuration includes an open transom and bay doors which are open during operation.

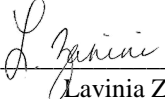
Any change in the structure and configuration of the current building at the site must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

The 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 that are present or expected at the site. These assumptions include the following:

- (a) For current use, the current building structure, configuration, and depth will be maintained.
- (b) For future use, building foundations in AREA 1 will be constructed such that the underside of the foundation or concrete slab is located above a minimum 3.5 m geodetic elevation. (note: CoNW Flood Construction Level (FCL) for the Site is 5.2m geodetic). See Figure 1 for the location of AREA 1, which is described by the following metes and bounds:

*Beginning at the north western most corner of
LOT 1 OF PART OF LOT 7 SUBURBAN BLOCK 1 PLAN 7961 (P.o.C.), then
S 54° 46' 39.9949" E 26.517 m along the north east boundary to p1, then*

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*continue along the same bearing 17.542 m to p2, then
S 35° 13' 20.0051" W 15.897 m to p3, then
N 54° 46' 39.9949" W 17.542 m to p4, then
N 35° 13' 20.0051" E 15.897 m to p1.*

- (c) For future use, there will be no buildings in AREA 2. See Figure 2 for the location of AREA 2, which is described by the following metes and bounds:

*Beginning at the north western most corner of
LOT 1 OF PART OF LOT 7 SUBURBAN BLOCK 1 PLAN 7961 (P.o.C.), then
S 32° 20' 17.3242" W 37.425 m to p1, then
S 54° 58' 48.7346" E 12.175 m to p2, then
S 35° 01' 11.2654" W 28.525 m to p3, then
N 54° 58' 48.7346" W 12.175 m to p4, then
N 35° 01' 11.2654" E, 28.525 m tp p1, then
N 32° 20' 17.3242" E 37.425 m to P.o.C.*

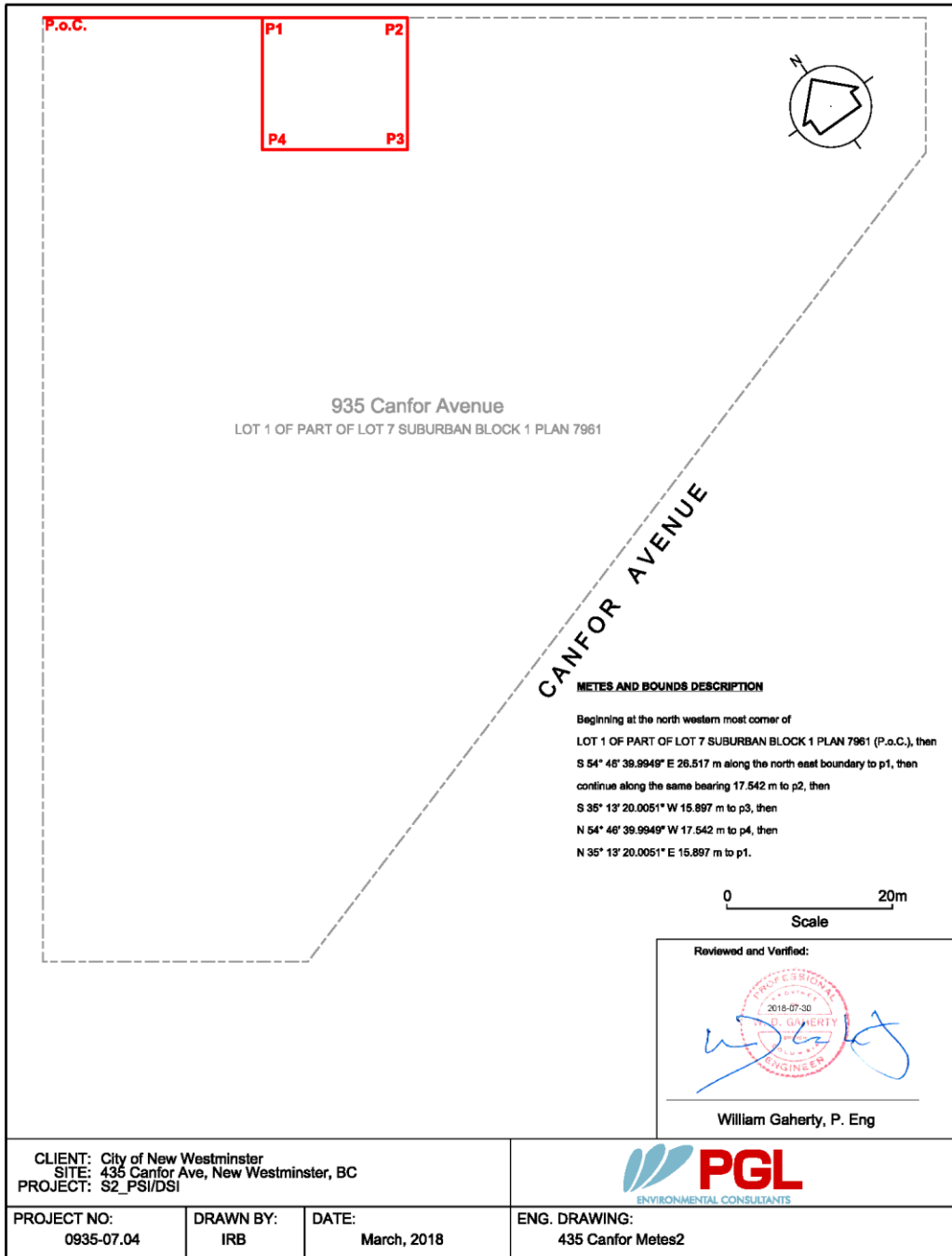
Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified 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) Site groundwater must not be used for drinking water.
3. If requested by the Director, the responsible person<s> 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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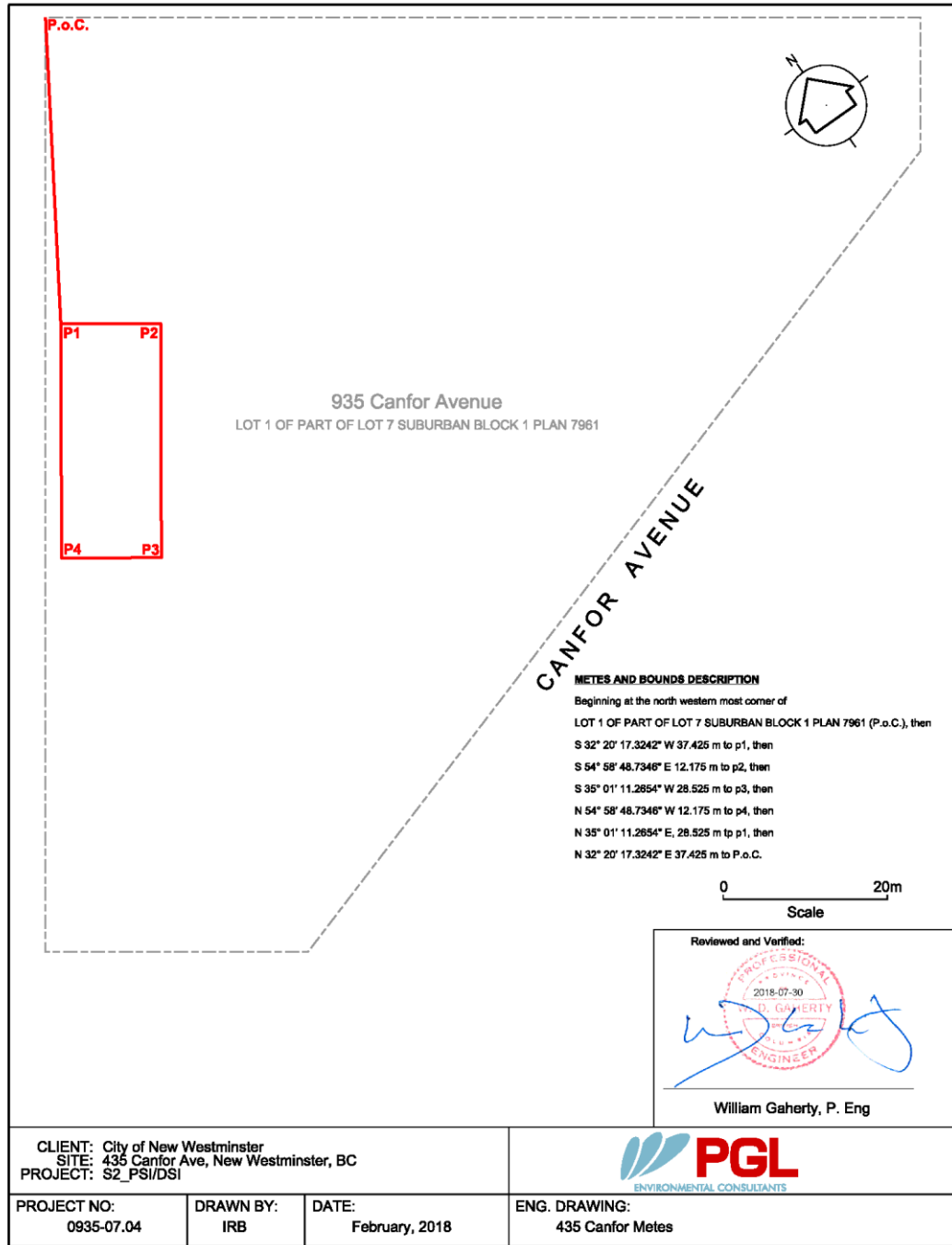
Figure 1 - AREA 1:



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Figure 2 - AREA 2:



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Schedule C

Substances and Uses

Substances remediated in soil for Industrial Land soil use:

To meet risk-based remediation standards:

antimony	7440-36-0	LEPHs	NA
arsenic	7440-38-2	naphthalene	91-20-3
barium	7440-39-3	nickel	7440-02-0
benzene	71-43-2	phenanthrene	85-01-8
cadmium	7440-43-9	selenium	7782-49-2
cobalt	7440-48-4	tin	7440-31-5
copper	7440-50-8	toluene	108-88-3
ethylbenzene	100-41-4	vanadium	7440-62-2
HEPHs	NA	VPHs	NA
iron	7439-89-6	xylenes	1330-20-7
lead	7439-92-1	zinc	7440-66-6

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

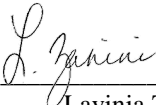
arsenic	7440-38-2	lithium	7439-93-2
barium	7440-39-3	manganese	7439-96-5
iron	7439-89-6	quinoline	91-22-5

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

naphthalene 91-20-3

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Schedule D

Documents

Summary of Site Condition 435 Canfor Avenue, New Westminster, BC. Site ID 1489.
Pottinger Gaherty Environmental Consultants Ltd. August 2018

Addendum to Certificate of Compliance Application (Detailed Risk), Site #1489 PID#: 002-829-088, 435 Canfor Avenue, New Westminster, BC. Pottinger Gaherty Environmental Consultants Ltd. July 2018

435 Canfor Avenue New Westminster, BC. Human Health and Ecological Risk Assessment
Pottinger Gaherty Environmental Consultants Ltd. April 2018

435 Canfor Avenue, New Westminster, BC. Stage 1 and 2 Preliminary Site Investigation and Detailed Site Investigation, and Remediation Plan. Pottinger Gaherty Environmental Consultants Ltd. April 2018

Technical Review, Approval in Principle. Vincent C. Hanemayer, Ministry of Environment.
July 13, 2000

Site Investigation, Risk Assessment and Remedial Plan. 435 Canfor Avenue. New Westminster, BC. Keystone Environmental Ltd. May 1999

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