



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.

February 19, 2019
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 11939 – 240th Street, Maple Ridge, British Columbia which is more particularly known and described as:

South Half of Lot 1, Section 16, Township 12, New Westminster District Plan 1676

PID: 012-292-966

The site contains two parts of a legal parcel depicted in an engineering drawing prepared by TRI Environmental Consulting Inc. on October 16, 2018. These two parts are defined as follows:

Part 1 of the site

South Half of Lot 1, Section 16, Township 12, New Westminster District Plan 1676
From the Northwest lot corner,
Thence 94.494 metres on bearing 89° 54' 21'',
Thence 96.009 metres on bearing 181° 55' 23'',
Thence 94.473 metres on bearing 269° 53' 39'',
Thence 96.030 metres on bearing 358° 03' 54'', to the starting point.

Part 2 of the site

South Half of Lot 1, Section 16, Township 12, New Westminster District Plan 1676
From the northeast lot corner,
Thence 96.010 metres on bearing 178° 04' 37'',
Thence 4 metres on bearing 89° 53' 39'',
Thence 96.009 meters on bearing 01° 55' 23'',
Thence 4 metres on bearing 89° 54' 21'', to the starting point.

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

Latitude: 49° 13' 8.2"

Longitude: 122° 33' 28.5"

February 19, 2019

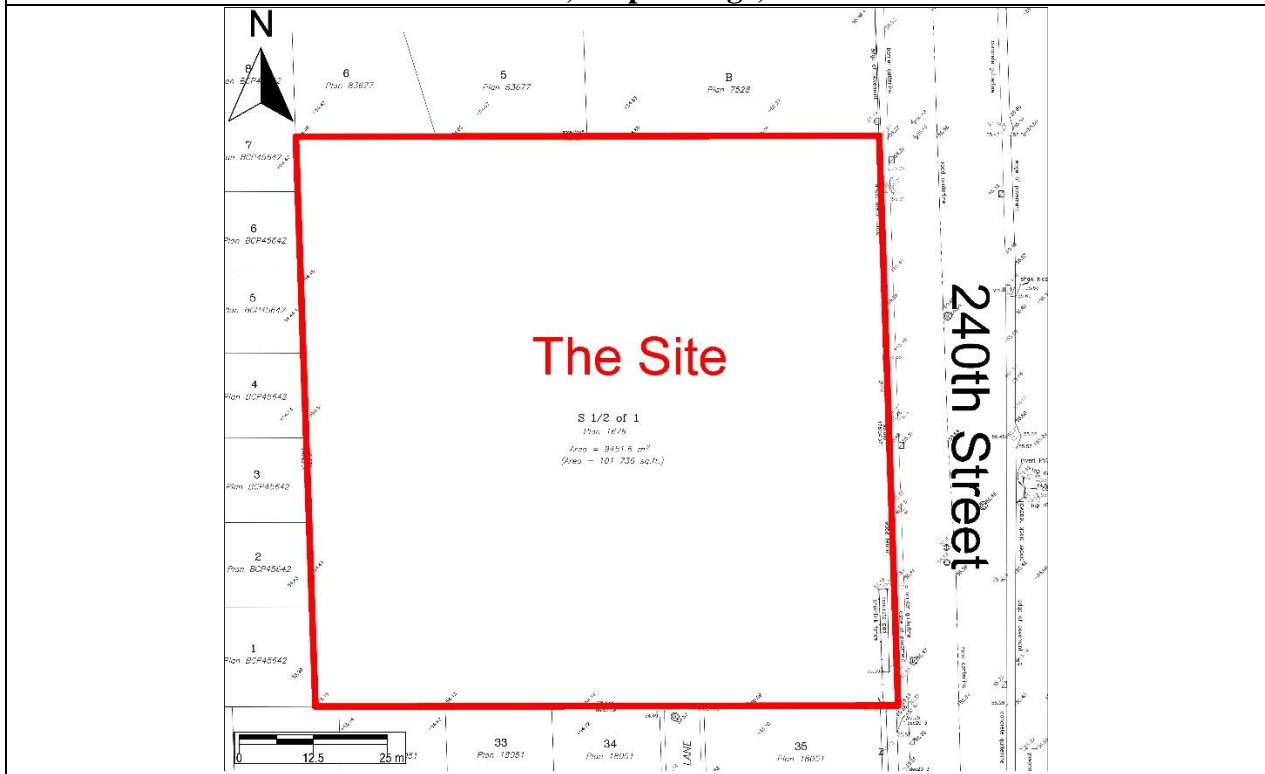
Date Issued



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Site Plan, Maple Ridge, BC

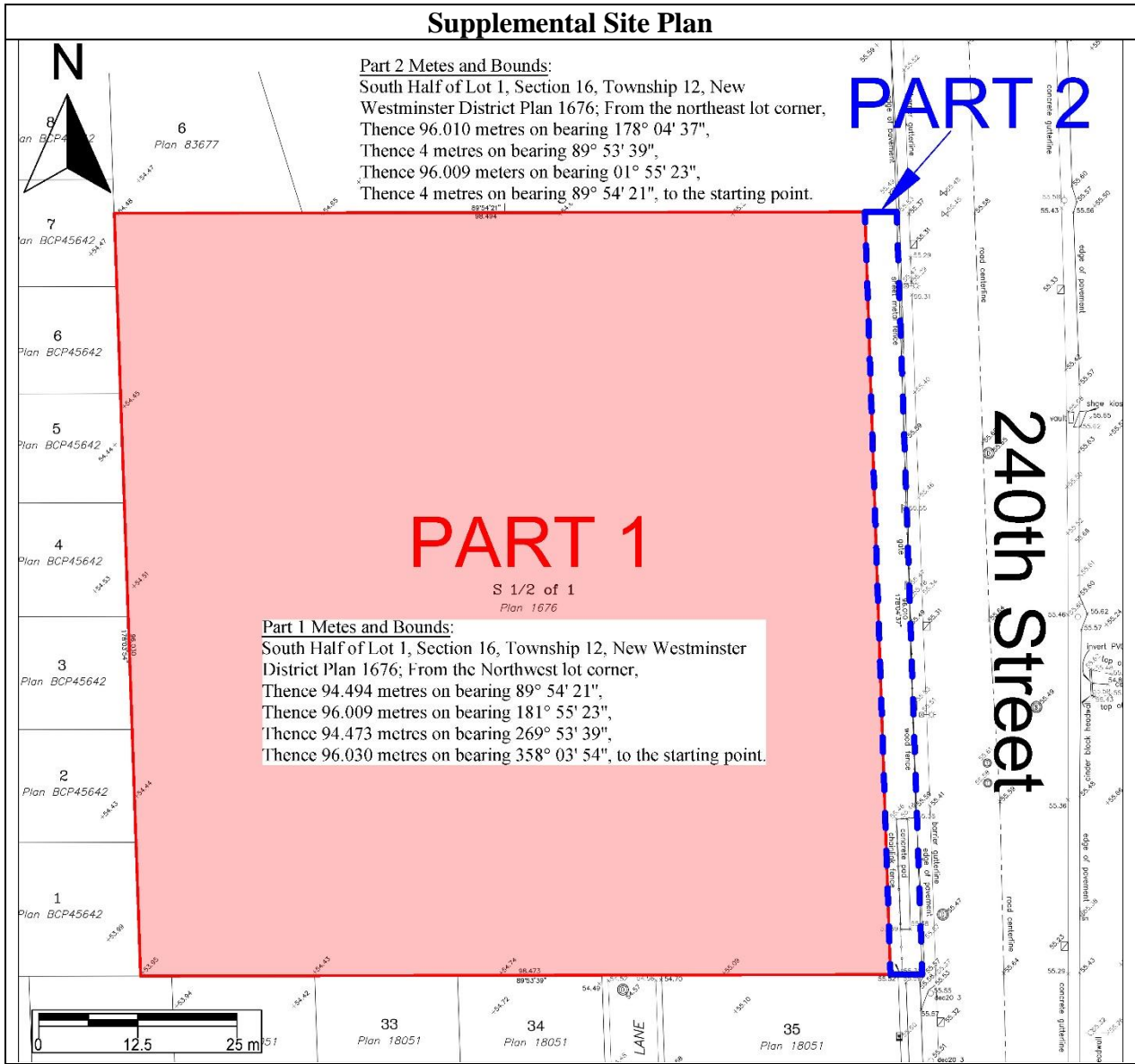


Location Map, Maple Ridge, BC



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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.

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 and trenches existing or expected at the site. These assumptions include the following:

- (a) Foundation depths will not exceed 0.75 meters below the current surface grade

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 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) Daycares, playgrounds or residential uses are not permitted on the Site unless the soil surface is covered with buildings, pavement and/or landscaping soil meeting residential land use quality.
3. 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.
4. 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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5. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
- (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Part 1 of the site

Part 1 of the Site is the area encompassed by the current legal boundaries of the Site, excluding the eastern four (4) metres of the site, and is defined in a metes and bounds description as follows:

South Half of Lot 1, Section 16, Township 12, New Westminster District Plan 1676
From the Northwest lot corner,
Thence 94.494 metres on bearing 89° 54' 21'',
Thence 96.009 metres on bearing 181° 55' 23'',
Thence 94.473 metres on bearing 269° 53' 39'',
Thence 96.030 metres on bearing 358° 03' 54'', to the starting point.

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- HEPHs,
- LEPHs,
- Toluene (108-88-3),
- VPHs, and
- Xylenes, total (1330-20-7)

To meet risk-based remediation standards:

- Arsenic (7440-38-2),
- Barium (7440-39-3),
- Beryllium (7440-41-7),
- Cadmium (7440-43-9),
- Cobalt (7440-48-4),
- Copper (7440-50-8),
- Lead (7439-92-1),
- Nickel (7440-02-0),
- Selenium (7782-49-2),
- Tin (7440-31-5),
- Vanadium (7440-62-2), and
- Zinc (7440-66-6)

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Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Benzene (71-43-2)

To meet local background concentrations:

- Arsenic (7440-38-2),
- Cobalt (7440-48-4), and
- Lithium (7439-93-2)

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- LEPHw, and
- Toluene (108-88-3)

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Part 2 of the site

Part 2 of the Site is the area encompassed by eastern four (4) meters of the current legal boundaries of the Site, and is defined in a metes and bounds description as follows:

South Half of Lot 1, Section 16, Township 12, New Westminster District Plan 1676
From the northeast lot corner,
Thence 96.010 metres on bearing 178° 04' 37'',
Thence 4 metres on bearing 89° 53' 39'',
Thence 96.009 meters on bearing 01° 55' 23'',
Thence 4 metres on bearing 89° 54' 21'', to the starting point.

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Arsenic (7440-38-2),
- Barium (7440-39-3),
- Beryllium (7440-41-7),
- Cadmium (7440-43-9),
- Cobalt (7440-48-4),
- Copper (7440-50-8),
- Lead (7439-92-1),
- Nickel (7440-02-0),
- Selenium (7782-49-2),
- Tin (7440-31-5),
- Vanadium (7440-62-2), and
- Zinc (7440-66-6)

Substances remediated in water for drinking water use:

To meet local background concentrations:

- Arsenic (7440-38-2) and
- Cobalt (7440-48-4)

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Schedule D

Documents

Addendum to Human Health and Ecological Risk Assessment, 11939 240th Street, Maple Ridge BC Project. No. 130-001-02; Trillium Environmental Ltd.; 9 January 2019

Performance Verification Plan, 11939 240th Street, Maple Ridge BC Project. No. 130-001-02; Trillium Environmental Ltd.; 9 January 2019

Addendum to Stage 1 Preliminary Site Investigation Update, Supplemental Site Investigation, and Confirmation of Remediation, 11939 – 240th Street, Maple Ridge, BC; TRI Environmental Consulting Inc.; 7 January 2019

Summary of Site Condition, 11939 – 240th Street, Maple Ridge, BC; Lori C. Larsen, P.Ag., Approved Professional and Scott Steer, MET, R.P.Bio., Approved Professional; 15 October 2018

Human Health and Ecological Risk Assessment, 11939 – 240th Street, Maple Ridge, BC; Trillium Environmental Ltd.; 3 October 2018

Stage 1 Preliminary Site Investigation Update, Supplemental Site Investigation, and Confirmation of Remediation, 11939 – 240th Street, Maple Ridge, BC; TRI Environmental Consulting Inc. 25 September 2018

Application for Determination of Local Background Concentration for Dissolved Arsenic Concentrations in Groundwater, 11939 – 240th Street, Maple Ridge, BC; Ministry of Environment and Climate Change Strategy; 28 March 2018

Background Groundwater Investigation, 11939 – 240th Street, Maple Ridge, BC; TRI Environmental Consulting Inc.; 16 January 2018


Remediation of 11939 – 240th Street, Maple Ridge, BC; Dr. J. Blair Wallace; 18 August 2017

Supplemental Site Investigation, 11939 – 240th Street, Maple Ridge, BC; TRI Environmental Consulting Inc.; 27 July 2017

Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 11939 – 240th Street, Maple Ridge, BC; Thurber Engineering Ltd.; 26 November 2014

Phase I Environmental Site Assessment, 11939 – 240th Street, Maple Ridge, BC; Thurber Engineering Ltd.; 26 September 2013

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