



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.

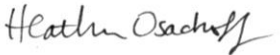
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

July 5, 2019
Date Issued


Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at on a portion of 2023 Karen Crescent and a portion of London Lane, Whistler, British Columbia, which is more particularly known and described as:

2023 Karen Crescent Metes and Bounds Description

Part Lot 5 Plan LMP 49115

Commencing at the south east corner of Part Lot 5 Plan LMP 49115.
Then northwesterly $285^{\circ} 05' 24''$, 514.082 metres,
Then northeasterly $46^{\circ} 46' 07''$, 24.118 metres,
Then southerly $11^{\circ} 07' 16''$, 20.570 metres to the point of commencement.
The described parcel being 144.5 square metres in area.

London Lane Metes and Bounds Description

B Gazette Road within District Lot 5316, Group 1, New Westminster District & Plan VAP 138H

Commencing at the 5.592 m southeasterly from the northwest corner of B Gazette Road within District Lot 5316, Group 1, New Westminster District.
Then southeasterly along the northeasterly property boundary $115^{\circ} 45' 10''$, 21.360 metres.
Then southerly $185^{\circ} 06' 21''$, 3.638 metres.
Then southwestly $254^{\circ} 53' 48''$, 28.682 metres.
Then northeasterly $203^{\circ} 18' 08''$, 22.189 metres to the point of commencement.
The described parcel being 285.7 square metres in area.

The site contains part of a legal parcel depicted in a legal sketch plan prepared by SLR Consulting (Canada) Ltd.

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

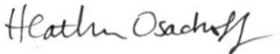
2023 Karen Crescent Site Centre

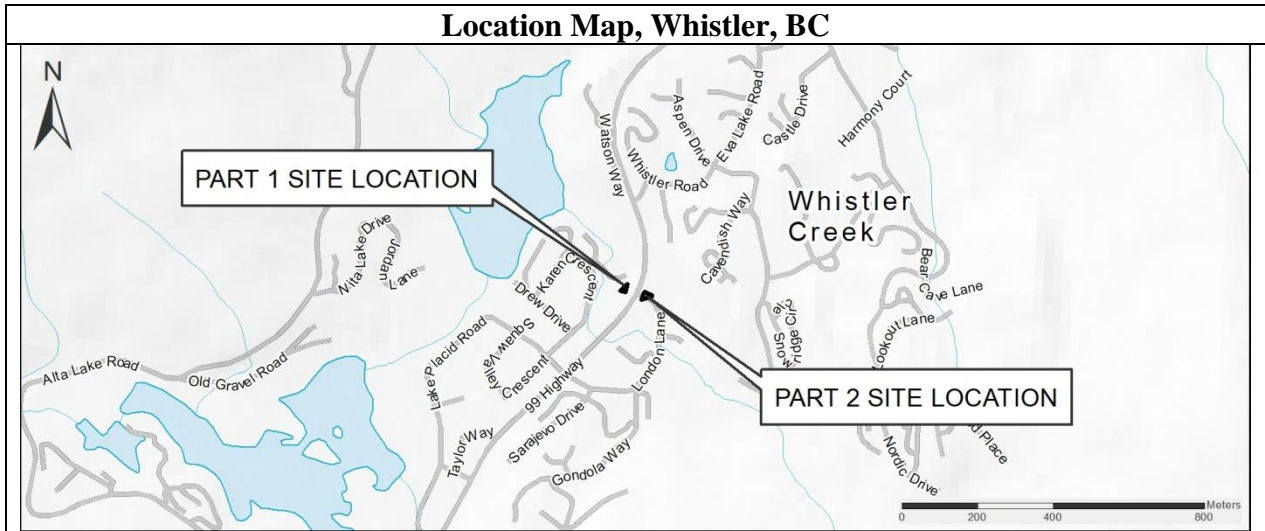
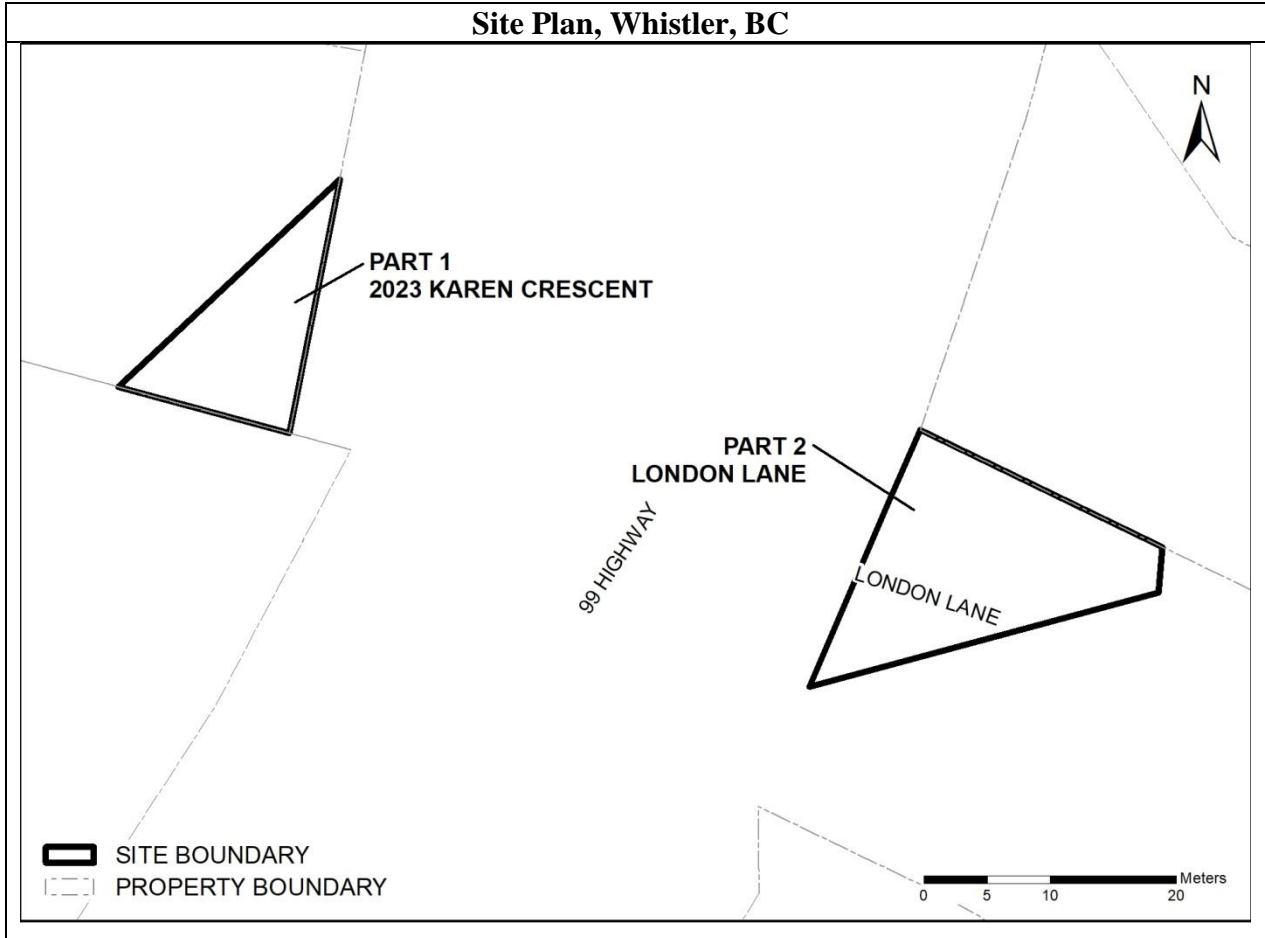
Latitude: $50^{\circ} 5' 47.1''$
Longitude: $122^{\circ} 59' 23.8''$

London Lane Site Centre

Latitude: $50^{\circ} 5' 47.93''$
Longitude: $122^{\circ} 59' 26.56''$

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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(s) in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The use(s) to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

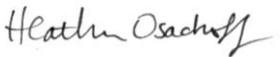
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at adjacent to the site. These assumptions include the following:

- (a) Any building erected on the site will have a basement no more than 7.3 meters below grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or 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(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) Groundwater from the site must not be used as a drinking water source.
 - (b) At least 3 m of uncontaminated soil cover must remain in place above contaminated subsurface soil where trees are located (i.e. along the eastern boundary of Highway 99 and the northern boundary of London Lane adjacent to 2010 London Lane).
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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**Schedule C
Substances and Uses**

Part 1 of the site

2023 Karen Crescent

Part Lot 5 Plan LMP 49115

Commencing at the south east corner of Part Lot 5 Plan LMP 49115.
Then northwesterly 285° 05' 24", 514.082 metres,
Then northeasterly 46° 46' 07", 24.118 metres,
Then southerly 11° 07' 16", 20.570 metres to the point of commencement.
The described parcel being 144.5 square metres in area.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- *benzene (71-43-2)*
- *toluene (108-88-3)*
- *xylenes, total (1330-20-7)*

Part 2 of the site

London Lane

B Gazette Road within District Lot 5316, Group 1, New Westminster District & Plan VAP 138H

Commencing at the 5.592 m southeasterly from the northwest corner of B Gazette Road within District Lot 5316, Group 1, New Westminster District.
Then southeasterly along the northeasterly property boundary 115° 45' 10", 21.360 metres.
Then southerly 185° 06' 21", 3.638 metres.
Then southwesterly 254° 53' 48", 28.682 metres.

Then northeasterly 203° 18' 08", 22.189 metres to the point of commencement.
The described parcel being 285.7 square metres in area.

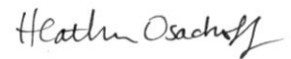
Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

- *benzene (71-43-2)*
- *ethylbenzene (100-41-4)*
- *toluene (108-88-3)*
- *VPHs*
- *xylenes (1330-20-7)*

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Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- *arsenic (7440-38-2)*
- *benz(a)anthracene (56-55-3)*
- *benzene (71-43-2)*
- *benzo(a)pyrene (50-32-8)*
- *benzo(b+j)fluoranthenes (205-99-2 & 205-82-3)*
- *chrysene (218-01-9)*
- *toluene (108-88-3)*
- *VHw6-10*

To meet risk-based remediation standards:

- *EPHw10-19*
- *ethylbenzene (100-41-4)*
- *methylnaphthalene, 2- (91-57-6)*
- *naphthalene (91-20-3)*
- *trimethylbenzene, 1,3,5- (108-67-8)*
- *xylenes, total (1330-20-7)*

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:


- *benzene (71-43-2)*
- *benzo(a)pyrene (50-32-8)*
- *chrysene (218-01-9)*
- *ethylbenzene (100-41-4)*
- *phenanthrene (85-01-08)*
- *pyrene (129-00-0)*
- *VHw6-10*

To meet risk-based remediation standards:

- *EPHw10-19*
- *LEPHw*
- *naphthalene (91-20-3)*
- *toluene (108-88-3)*
- *VPHw*
- *xylenes, total (1330-20-7)*

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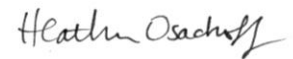
Schedule D

Documents

- *Summary of Communication Regarding the Certificate of Compliance Applications for the Public Lands adjacent to 2010 London Lane, Whistler BC, SLR Consulting (Canada) Ltd., April 2019.*
- *Summary of Site Condition, SLR Consulting (Canada) Ltd., April 2019.*
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, Public Lands Adjacent to 2010 London Lane, Whistler, BC, SLR Consulting (Canada) Ltd., January 2019.*
- *Human Health and Ecological Risk Assessment, Public Lands Adjacent to 2010 London Lane, Whistler, BC, SLR Consulting (Canada) Ltd., January 2019.*
- *Notification of Application for Risk Based Certificate of Compliance for Public Lands Adjacent to 2010 London Lane, Whistler, BC, January 2019*
- *Protocol 6 Approval for Relief from Vertical Delineation, Public Lands Adjacent to 2010 London Lane, Whistler, BC, Ministry of Environment & Climate Change Strategy, June 21, 2018*
- *Protocol 6 Preapproval Application for Relief from Delineation, Public Lands Adjacent to 2010 London Lane, Whistler, BC, SLR Consulting (Canada) Ltd., February 2018.*
- *Hydrogeological Assessment Summary, Public Lands Adjacent to 2010 London Lane, Whistler, BC, SLR Consulting (Canada) Ltd., April 2016.*
- *Remediation System Status Report, January 1, 2014 to December 31, 2014 Ministry of Environment Site ID 6476, 2010 London Lane, Whistler, BC "Property", SLR Consulting (Canada) Ltd., February 2015.*
- *Remediation System Status Report, January 1, 2013 to December 31, 2013 Ministry of Environment Site ID 6476, 2010 London Lane, Whistler, BC "Property", SLR Consulting (Canada) Ltd., March 2014.*
- *Remediation System Status Report, July 1, 2012 to December 31, 2012 Ministry of Environment Site ID 6476, 2010 London Lane, Whistler, BC "Property", SLR Consulting (Canada) Ltd., July 2013.*
- *Remediation System Status Report, January 1, 2012 to June 30, 2012 Ministry of Environment Site ID 6476, 2010 London Lane, Whistler, BC "Property", SLR Consulting (Canada) Ltd., July 2012.*
- *Remediation System Status Report, January 1, 2011 to December 31, 2011 Ministry of Environment Site ID 6476, 2010 London Lane, Whistler, BC "Property", SLR Consulting (Canada) Ltd., July 2011.*

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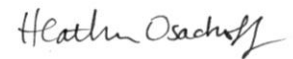


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- *Remediation System Status Report, October 1, 2007 to December 31, 2010 Ministry of Environment Site ID 6476, 2010 London Lane, Whistler, BC “Property”, SLR Consulting (Canada) Ltd., May 2011.*
- *Confirmation of Remediation – Whistler Gas Bar, 2010 London Lane, SLR Consulting (Canada) Ltd., April 2009.*
- *Confirmation of Remediation – Whistler Creek Lodge, 2021 Karen Crescent, Whistler, BC, SLR Consulting (Canada) Ltd., April 2009.*
- *Request for Amendment to Approval in Principle – Site ID 6476, SLR Consulting (Canada) Ltd., February 2009.*
- *Summary of Site Condition Site ID 6476, SLR Consulting (Canada) Ltd., February 2009.*
- *Detailed Site Investigation – Whistler Gas Bar, 2010 London Lane, Whistler, BC, SLR Consulting (Canada) Ltd., September 2008.*
- *Stage 1 Preliminary Site Investigation, 2010 London Lane, Whistler, BC, SLR Consulting (Canada) Ltd., September 2008.*
- *Remedial Excavation, Former Whistler Gas Bar, 2010 London Lane, Whistler, BC, SLR Consulting (Canada) Ltd., March 2007.*
- *Whistler Creek Realignment Project, Whistler, BC, SLR Consulting (Canada) Ltd., March 2005.*
- *Remediation Plan for Approval in Principle, SEACOR Environmental Inc., December 2004.*

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