



VIA EMAIL: info@pittmeadowsanimalclinic.ca

Victoria File: 26250-20/22064
Site ID: 22064

January 6, 2020

George Robertson
Pitt Meadows Animal Clinic Ltd., Inc. No. 186781
19227 Lougheed Hwy
Pitt Meadows, BC V3Y 2E6

Dear George Robertson:

Re: Certificate of Compliance – 19205 Lougheed Hwy, Pitt Meadows, 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. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. 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.
3. 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.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future

buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: City of Pitt Meadows
12007 Harris Rd, Pitt Meadows, BC V3Y 2B5

Lesley Reid, Approved Professional, AECOM Canada Ltd.
lesley.reid@aecom.com

CSAP Society
apopova@csapsociety.bc.ca



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 6, 2020
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 19205 Lougheed Hwy, Pitt Meadows, British Columbia which is more particularly known and described as:

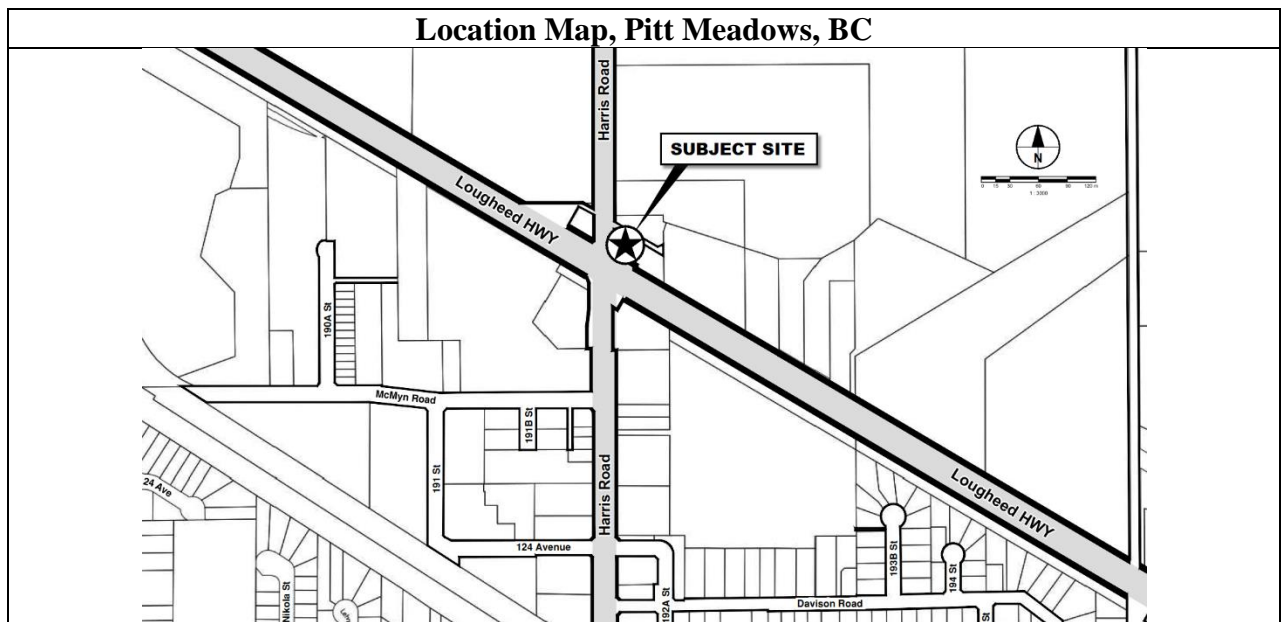
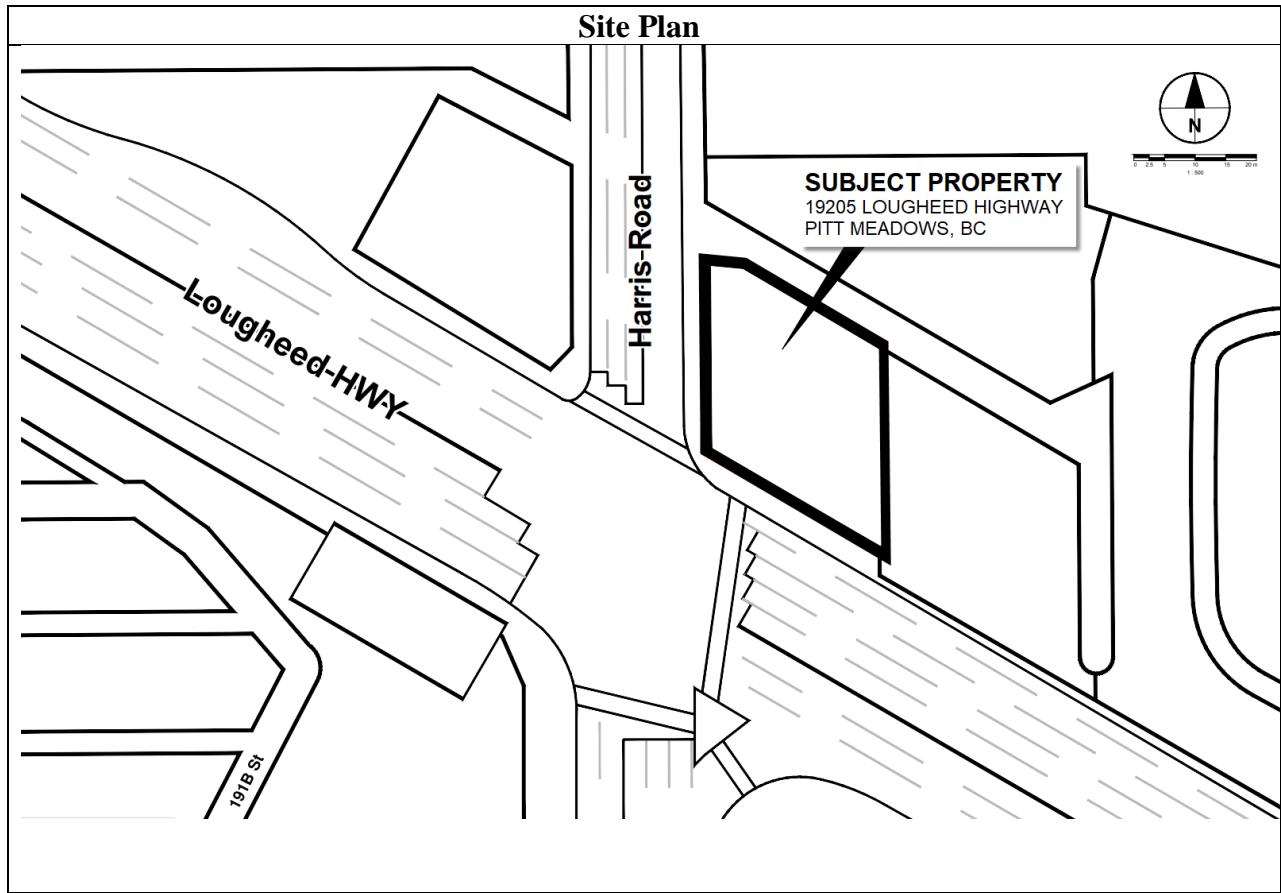
Lot 1 District Lot 261 Group 1 New Westminster District Plan 9065 Except Plan EPP8520
PID: 011-354-836

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


Latitude: 49° 13' 52.87"
Longitude: 122° 41' 21.04"

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For Director, *Environmental Management Act*



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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.

January 6, 2020

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for low density residential land soil use:

To meet numerical remediation standards:

Barium (7440-39-3), benzene (71-43-2), cadmium (7440-43-9), copper (7440-50-8), HEPH, Indeno(1,2,3-cd)pyrene (193-39-5), lead (7439-92-1), LEPH, VPH, zinc (7440-66-6)

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Schedule D

Documents

Summary of Site Condition. AECOM Canada Ltd. November, 2019.

Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation for 19205 Lougheed Hwy, Pitt Meadows, BC. AECOM Canada Ltd. October, 2019.

RE: Results of Data Gap Analysis and Proposed Work Plan for 19205 Lougheed Hwy, Pitt Meadows, BC. AECOM Canada Ltd. August 29, 2018.

Approved Professional Review – Recommendation for a Regulatory Instrument for the Site located at 19205 Lougheed Hwy, Pitt Meadows, BC. Gandalf Consulting Ltd. October 11, 2017.

Stage 1 Preliminary Site Investigation, 19205 Lougheed Highway, Pitt Meadows, BC. Madrone Environmental Services Ltd. August 16, 2017.

RE: Removal of Four Underground Storage Tanks from a Former Service Station Located at 19205 Lougheed Hwy, Pitt Meadows, BC. QWEST Environmental Services Ltd., April 28, 2010.

Final Investigation to Determine Potential Groundwater Contamination, 19205 Lougheed Hwy, Pitt Meadows, BC. A.C.M Environmental Corporation, August 2004.

Phase I & Phase II Environmental Site Assessment of 19205 Lougheed Hwy, Pitt Meadows, BC. A.C.M Services Ltd., February 1998.

January 6, 2020

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*