



VIA EMAIL: derekmorris@yahoo.com

File: 26250-20/22275
Site ID: 22275

July 7, 2020

Jade Agencies Ltd.
C/o The Jade Group & Mrs. Ilse Morris/Derek Morris
1201 – 845 Chilco Street
Vancouver, BC V6G 2R2

Dear Mrs. Ilse Morris/Derek Morris:

**Re: Certificate of Compliance - 12137 to 12169 Harris Road, 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 Regulation and 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 236-468-2228 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Janet Barrett
Senior Contaminated Sites Officer

Enclosure

cc: Samantha Maki, Director of Engineering and Operations, City of Pitt Meadows,
12007 Harris Road, Pitt Meadows, B.C., V3Y 2B5 smaki@pittmeadows.ca

Jas Binpal MIHT, P.Eng., President, Binpal Engineering Ltd., #215 8232 – 120 Street
Surrey, B.C. V3W 3N4 jas@binpaleng.com

Reg H.J. North, P.Eng./P.Geo., CSAP, Senior Hydrogeologist / Partner, Core6
Environmental Ltd., Suite 305 – 1166 Alberni Street, Vancouver, B.C. V6E 3Z3
rnorth@core6.ca

Marc Cameron, MSc, RPBio, CSAP, Senior Consultant / Partner, Core6 Environmental
Ltd., 895 Fort Street, Suite 206, Victoria, B.C. V8W 1H7 mcameron@core6.ca

Strata Council, Edgepark Manor, LMS1934, c/o Corrine Campbell, Licensed Strata
Mananger, Profile Properties Ltd., 108 – 2331 Marpole Avenue,
Port Coquitlam, B.C. V3C 2A1 ccampbell@profile-properties.com

Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.bc.ca

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.

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.

July 7, 2020
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 12137 to 12169 Harris Road, Pitt Meadows, British Columbia which is more particularly known and described as:

Lot 55 Section 36 Block 6 North Range 1 East New Westminster District Plan 57707
PID: 000-569-381.

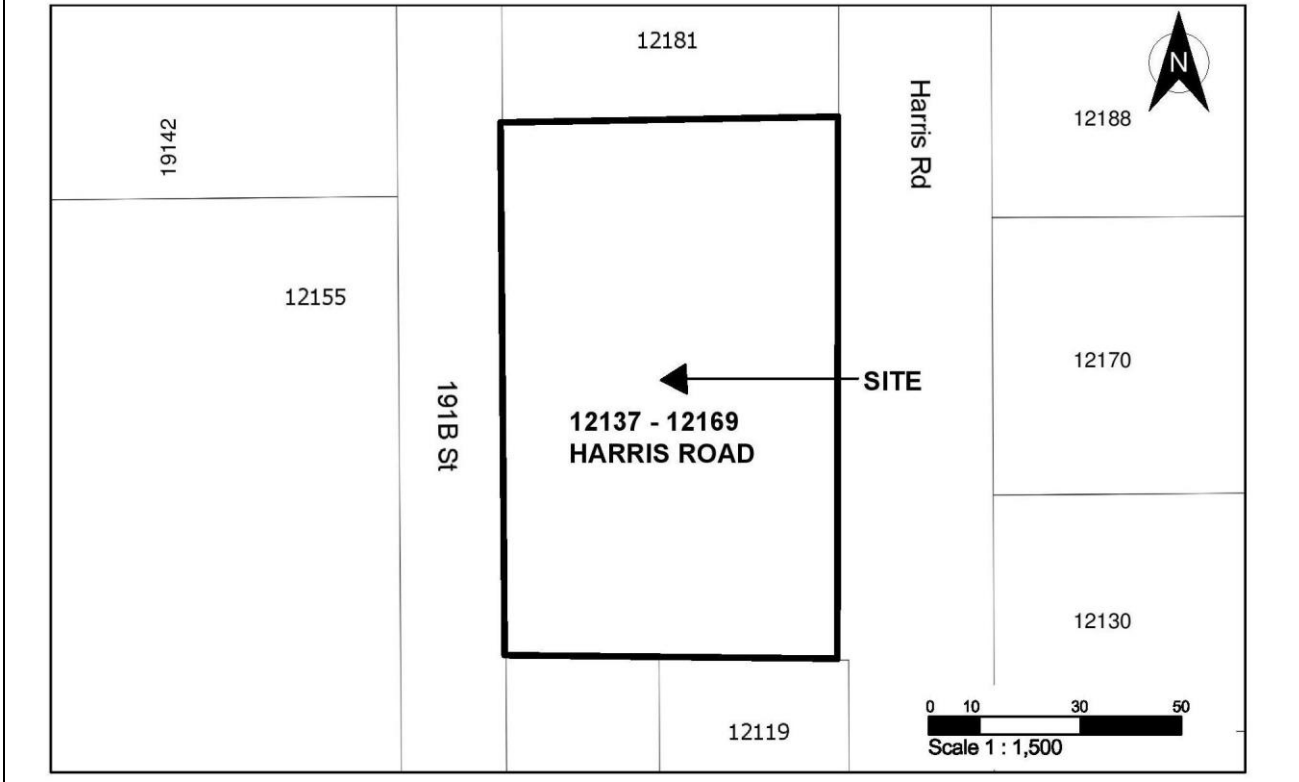
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 13' 24.1"
Longitude: 122° 41' 25.1"

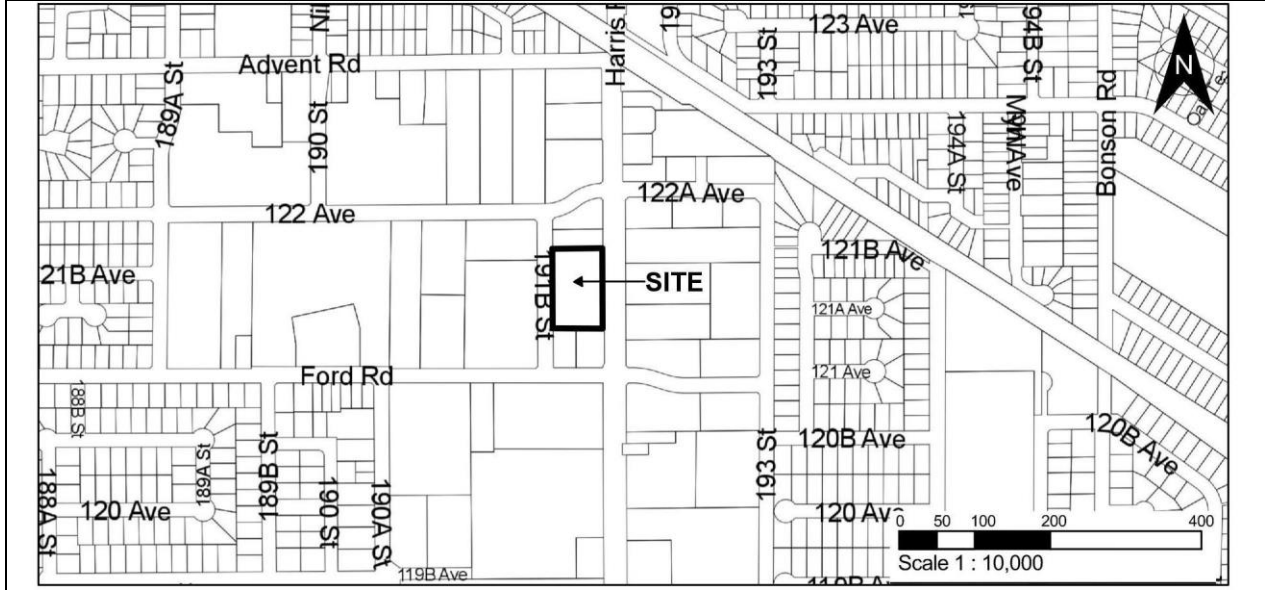
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Janet Barrett
For Director, *Environmental Management Act*

Site Plan, Pitt Meadows, BC



Location Map, Pitt Meadows, BC



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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 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) The current buildings are slab on grade and future buildings will be slab on 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) Groundwater must not be used for drinking water.
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 water for drinking water use:

To meet risk-based remediation standards:

Tetrachloroethylene (CAS # 127-18-4)

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Schedule D

Documents

Summary of Site Condition, 12137 to 12169 Harris Road, Pitt Meadows, BC, Site ID 22275, Core6 Environment Ltd., May 2, 2020;

Addendum Report, 12137 to 12169 Harris Road & 12155 – 191B Street, Pitt Meadows, BC, Core6 Environmental Ltd., April 7, 2020;

Memorandum to Reg North, Core6 Environmental Ltd., Administrative Guidance 11 Update – City Lands/Roadway, 191B Street, West of 12137 to 12169 Harris Road, Pitt Meadows, BC, Binpal Engineering Ltd., December 6, 2019;

Memorandum to Reg North, Core6 Environmental Ltd., Administrative Guidance 11 Update – Edgepark Manor, LMS1934, 12155 – 191B Street, Pitt Meadows, BC, Binpal Engineering Ltd., December 6, 2019;

Human Health and Ecological Risk Assessment, 12137 to 12169 Harris Road & 12155 – 191B Street, Pitt Meadows, BC, Core6 Environment Ltd., November 2019;

Detailed Site Investigation, 12137 to 12169 Harris Road & 12155 – 191B Street, Pitt Meadows, BC, Binpal Engineering Ltd., November 14, 2019;

Site Risk Classification Report, Site ID 22275, Binpal Engineering Ltd., Oct. 29, 2019;

Stage 1 Preliminary Site Investigation Update, The Pitt Meadows Centre, 12137 to 12169 Harris Road, Pitt Meadows, BC, Binpal Engineering Ltd., August 8, 2019;

Baseline Monitoring Assessment, 12137-12169 Harris Road, Pitt Meadows, British Columbia, Binpal Engineering Ltd., June 12, 2017;

Supplemental Site Investigation, 12137-12169 Harris Road, Pitt Meadows, British Columbia, Thurber Engineering Ltd., October 15, 2015;

Phase II Environmental Site Assessment, 12137-12169 Harris Road, Pitt Meadows, British Columbia, Thurber Engineering Ltd., February 4, 2014;

Phase I Environmental Site Assessment and Groundwater Sampling, 12137-12169 Harris Road, Pitt Meadows, British Columbia, Thurber Engineering Ltd., January 14, 2014; and,

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For Director, Environmental Management Act

Sub-surface Environmental Site Investigation, 12157 Harris Road, Pitt Meadows, B.C., D.
Kelly Environmental Consulting Ltd., July 20, 2004.

July 7, 2020

Date Issued

Site Identification Number 22275
Version 9.0 R



Janet Barrett
For Director, *Environmental Management Act*

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