



**VIA EMAIL: [smaki@pittmeadows.ca](mailto:smaki@pittmeadows.ca)**

File: 26250-20/22308  
Site ID: 22308

July 7, 2020

Samantha Maki, Director of Engineering & Operations  
City of Pitt Meadows  
12007 Harris Road  
Pitt Meadows, BC V3Y 2B5

Dear Samantha Maki:

**Re: Certificate of Compliance – 191B Street, West of 12137 to 12169 Harris Road,  
Pitt Meadows, B.C.**

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, VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. 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: Jas Binpal MIHT, P.Eng., President, Binpal Engineering Ltd., #215 8232 – 120 Street  
Surrey, BC V3W 3N4 [jas@binpaleng.com](mailto:jas@binpaleng.com)

Reg H.J. North, P.Eng./P.Geo., CSAP, Senior Hydrogeologist / Partner, Core6  
Environmental Ltd., Suite 305 – 1166 Alberni Street, Vancouver, BC V6E 3Z3  
[rnorth@core6.ca](mailto:rnorth@core6.ca)

Marc Cameron, MSc, RPBio, CSAP, Senior Consultant / Partner, Core6 Environmental  
Ltd., 895 Fort Street, Suite 206, Victoria, BC V8W 1H7 [mcameron@core6.ca](mailto:mcameron@core6.ca)

Strata Council, Edgepark Manor, LMS1934, c/o Corrine Campbell, Licensed Strata  
Manager, Profile Properties Ltd., 108 – 2331 Marpole Avenue,  
Port Coquitlam, BC V3C 2A1 [ccampbell@profile-properties.com](mailto:ccampbell@profile-properties.com)

Client Information Officer, ENV, Victoria [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)

CSAP Society, [apopova@csapsociety.bc.ca](mailto: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.

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 7, 2020  
Date Issued

  
Janet Barrett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at a management area between 122 Avenue and Ford Road and contains a portion of dedicated road (191B Street) adjacent to 12155-191B Street, Pitt Meadows, British Columbia which is more particularly known and described as:

Starting at a point of commencement at the northeast corner of the lands shown on STRATA PLAN LMS1934, SECTION 36, BLOCK 6 NORTH, RANGE 1 EAST, NEW WESTMINSTER DISTRICT.

Thence easterly a bearing of 89 degrees 46 minutes 20 seconds and distance of 20.12 metres,  
Thence southerly a bearing of 179 degrees 52 minutes 55 seconds and distance of 91.94 metres,  
Thence westerly a bearing of 269 degrees 46 minutes 20 seconds and distance of 20.12 metres,  
Thence northerly a bearing of 359 degrees 52 minutes 55 seconds and distance of 91.94 metres returning to the point of commencement and comprising an area of approximately 1,850 square metres.

The site contains part of legal parcel depicted in an engineering drawing prepared by Binpal Engineering Ltd. on November 25, 2019.

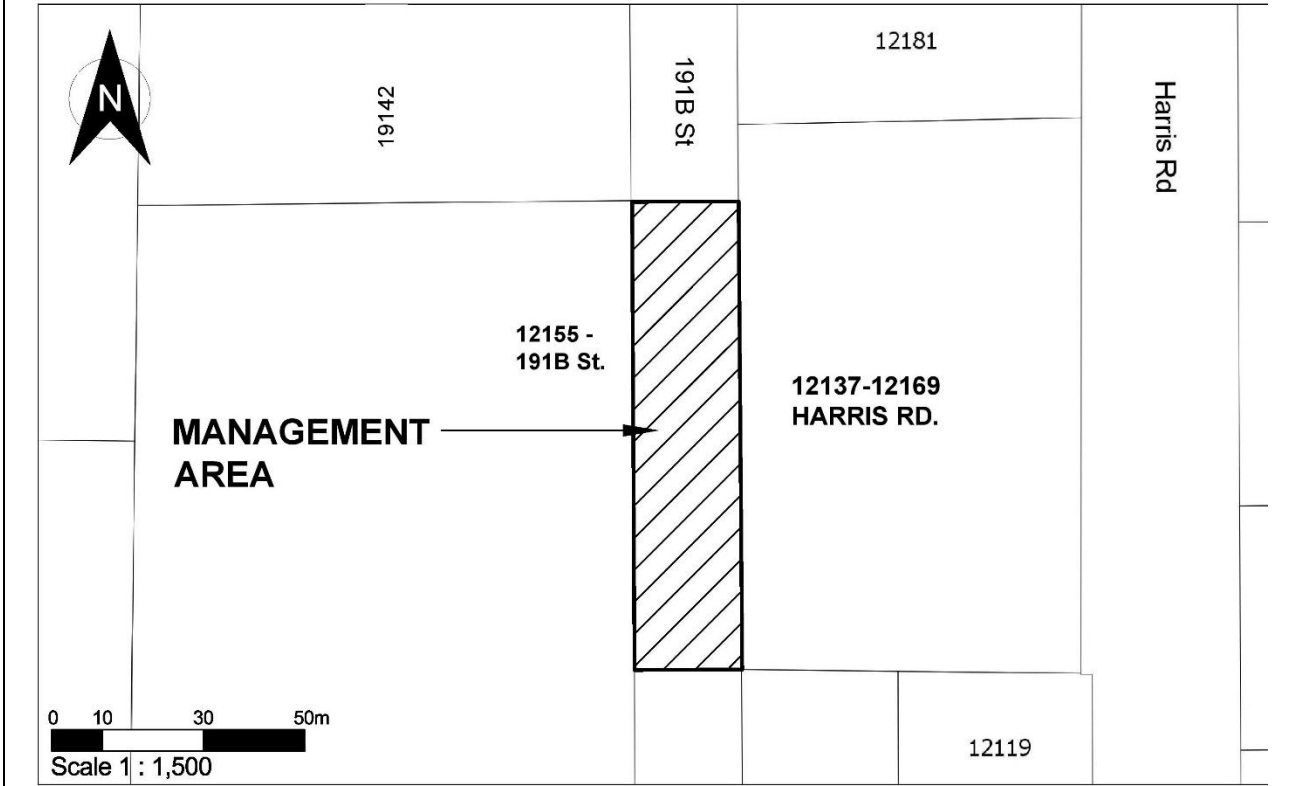
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	13'	24.0"
Longitude:	122°	41'	27.2"

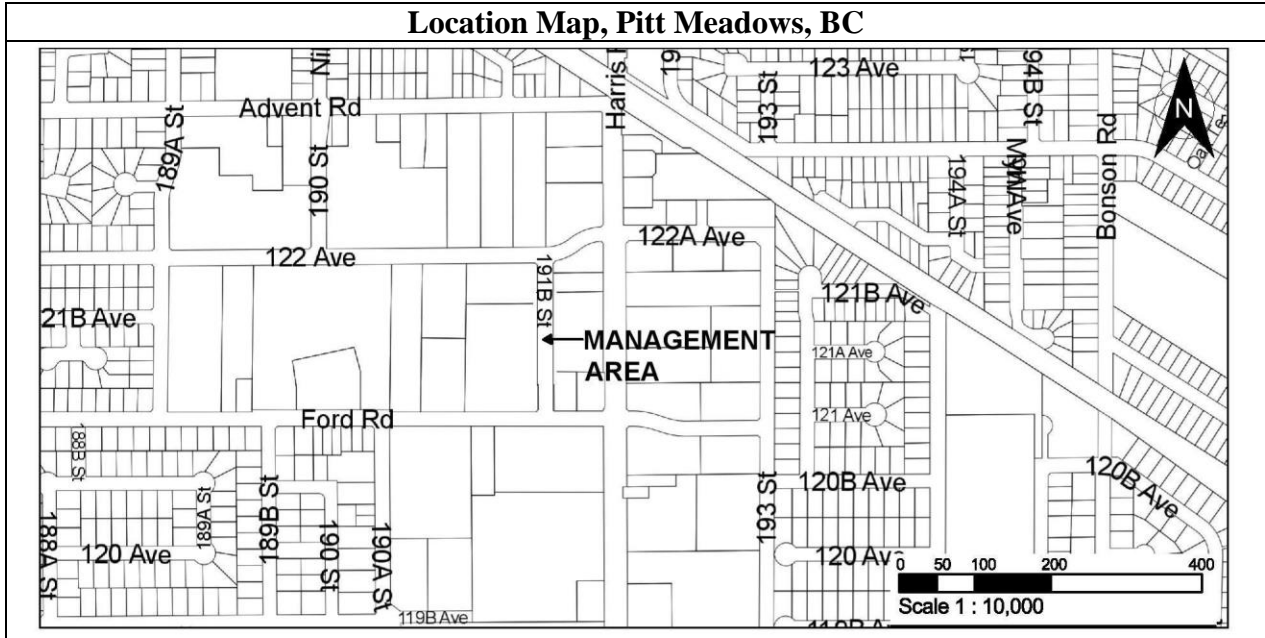
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For Director, *Environmental Management Act*

**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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

(a) Roadway (Industrial Land Use)

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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For Director, *Environmental Management Act*

**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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For Director, *Environmental Management Act*



## Schedule D

### Documents

*Summary of Site Condition, 191B Street, West of 12137 to 12169 Harris Road, Pitt Meadows, BC, Site ID 22306, 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;*

*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;*

*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;*

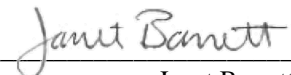
*Phase II Environmental Site Assessment, 12137-12169 Harris Road, Pitt Meadows, British Columbia, Thurber Engineering Ltd., February 4, 2014;*

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

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

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For Director, Environmental Management Act