



VIA EMAIL: ccampbell@profile-properties.com

File: 26250-20/22276
Site ID: 22276

July 7, 2020

Strata Council, Edgepark Manor, LMS1934
c/o Corinne Campbell, Licensed Strata Manager
Profile Properties Ltd.
108 – 2331 Marpole Avenue
Port Coquitlam, BC V3C 2A1

Dear Strata Council & Corinne Campbell:

**Re: Certificate of Compliance – Edgepark Manor, LMS1934, 12155 – 191B
Street, 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, BC V3Y 2B5 smaki@pittmeadows.ca

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

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

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.

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

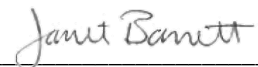
The site covered by this Certificate of Compliance is a management area located over a portion of 12155 – 191B Street, Pitt Meadows, British Columbia which is more particularly known and described as:

Portion of Lots 1 to 140 Section 36 Block 6 North Range 1 East New Westminster District Strata Plan LMS1934 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

PIDs: 023-060-115, Lot 1; 023-060-174, Lot 2; 023-060-182, Lot 3; 023-060-191, Lot 4; 023-060-204, Lot 5; 023-060-212, Lot 6; 023-060-221 Lot 7; 023-060-239 Lot 8; 023-060-247 Lot 9; 023-238-186 Lot 10; 023-238-194 Lot 11; 023-238-208 Lot 12; 023-238-216 Lot 13; 023-238-224 Lot 14; 023-238-232 Lot 15; 023-238-241 Lot 16; 023-238-259 Lot 17; 023-238-267 Lot 18; 023-238-275 Lot 19; 023-238-283 Lot 20; 023-238-291 Lot 21; 023-238-305 Lot 22; 023-238-313 Lot 23; 023-238-321 Lot 24; 023-238-330 Lot 25; 023-238-348 Lot 26; 023-238-356 Lot 27; 023-238-364 Lot 28; 023-238-372 Lot 29; 023-238-381 Lot 30; 023-238-399, Lot 31; 023-238-402, Lot 32; 023-238-411, Lot 33; 023-238-429, Lot 34; 023-238-437, Lot 35; 023-238-445, Lot 36; 023-238-453, Lot 37; 023-238-461, Lot 38; 023-238-470, Lot 39; 023-238-488, Lot 40; 023-238-496, Lot 41; 023-238-500, Lot 42; 023-238-518, Lot 43; 023-238-526, Lot 44; 023-238-534, Lot 45; 023-238-542, Lot 46; 023-238-551, Lot 47; 023-238-569, Lot 48; 023-238-577, Lot 49; 023-238-585, Lot 50; 023-238-593, Lot 51; 023-238-607, Lot 52; 023-238-615, Lot 53; 023-238-623, Lot 54; 023-238-631, Lot 55; 023-238-640, Lot 56; 023-238-658, Lot 57; 023-238-666, Lot 58; 023-238-674, Lot 59; 023-238-682, Lot 60; 023-238-691, Lot 61; 023-238-704, Lot 62; 023-238-712, Lot 63; 023-668-741, Lot 64; 023-668-784, Lot 65; 023-668-792, Lot 66; 023-668-806, Lot 67; 023-668-814, Lot 68 ; 023-668-822, Lot 69; 023-668-831, Lot 70; 023-668-849, Lot 71; 023-668-857, Lot 72; 023-668-865, Lot 73; 023-668-873, Lot 74; 023-668-881, Lot 75; 023-668-890, Lot 76; 023-668-903, Lot 77; 023-668-911, Lot 78; 023-668-920, Lot 79; 023-668-938, Lot 80; 023-668-946, Lot 81; 023-668-954, Lot 82; 023-668-962, Lot 83; 023-668-971, Lot 84; 023-668-989, Lot 85; 023-668-997, Lot 86; 023-669-004, Lot 87; 023-669-012, Lot 88; 023-669-021, Lot 89; 023-669-039, Lot 90; 023-669-047, Lot 91; 023-669-055, Lot 92; 023-669-063, Lot 93; 023-669-071, Lot 94; 023-669-080, Lot 95; 023-669-098, Lot 96; 023-669-101, Lot 97; 023-669-110, Lot 98; 023-669-128, Lot 99; 023-669-136, Lot 100; 023-669-144, Lot 101; 023-669-152, Lot 102; 023-669-161, Lot 103; 023-669-179, Lot 104; 023-669-187, Lot 105; 023-669-195, Lot 106; 023-669-209, Lot 107; 023-669-217, Lot 108; 023-669-225, Lot 109; 023-669-233, Lot 110; 023-669-241, Lot 111; 023-669-250, Lot 112; 023-669-268, Lot 113; 023-669-276, Lot 114; 023-669-284, Lot 115; 023-669-292, Lot 116; 023-669-306, Lot 117; 023-669-314, Lot 118; 023-669-322, Lot 119; 023-669-331, Lot 120; 023-669-349, Lot 121; 023-669-357, Lot 122; 023-669-365, Lot 123; 023-669-373, Lot 124; 023-669-381, Lot 125; 023-669-390, Lot 126; 023-669-403, Lot 127; 023-669-411, Lot 128; 023-669-420, Lot 129; 023-669-438, Lot 130; 023-669-446, Lot 131; 023-669-454, Lot 132; 023-669-462, Lot 133; 023-669-471, Lot

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For Director, *Environmental Management Act*

134; 023-669-489, Lot 135; 023-669-497, Lot 136; 023-669-501, Lot 137; 023-669-519, Lot 138; 023-669-527, Lot 139; 023-669-535, Lot 140

Described by the following metes and bounds: 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 westerly a bearing of 269 degrees 46 minutes 20 seconds and distance of 44.00 metres,
Thence southerly a bearing of 179 degrees 52 minutes 55 seconds and distance of 91.94 metres,
Thence easterly a bearing of 89 degrees 46 minutes 20 seconds and distance of 44.00 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 4,046 square metres.

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

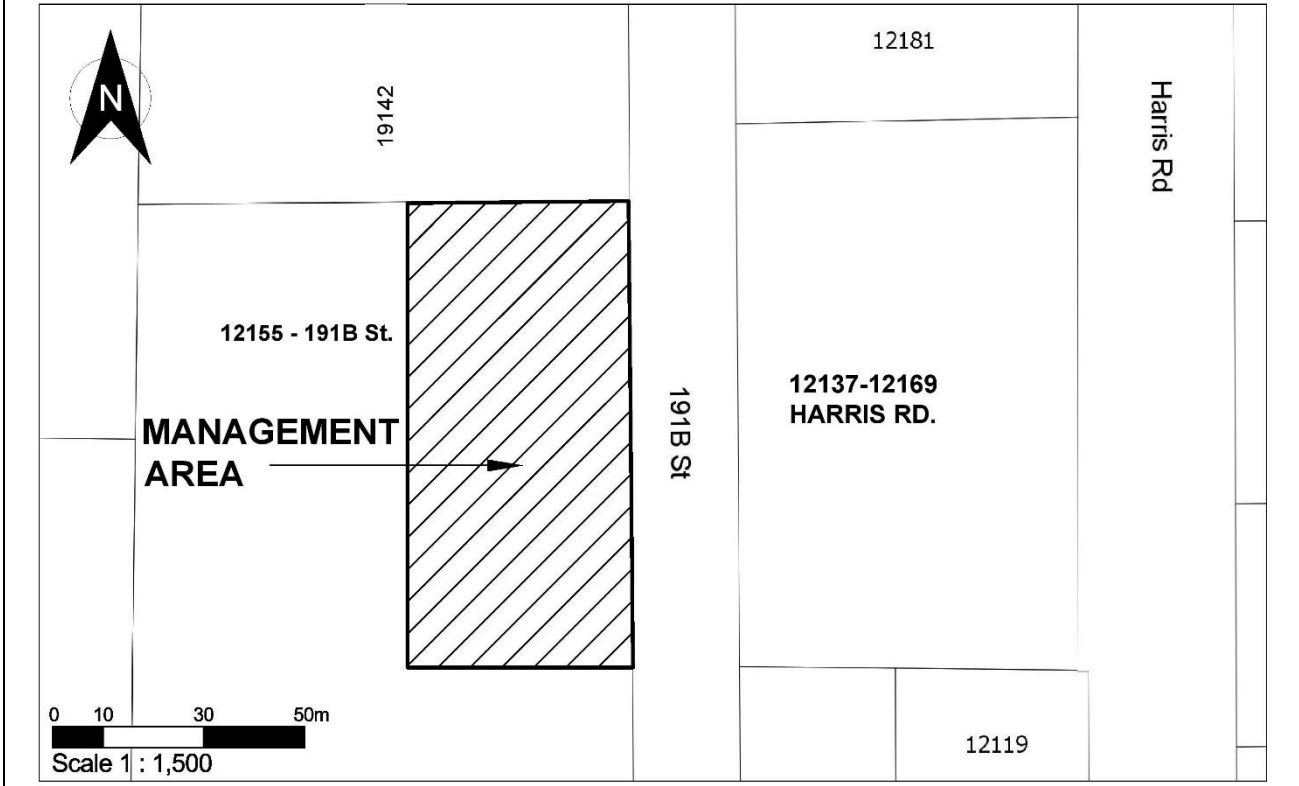
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 13' 24.0"
Longitude: 122° 41' 28.5"

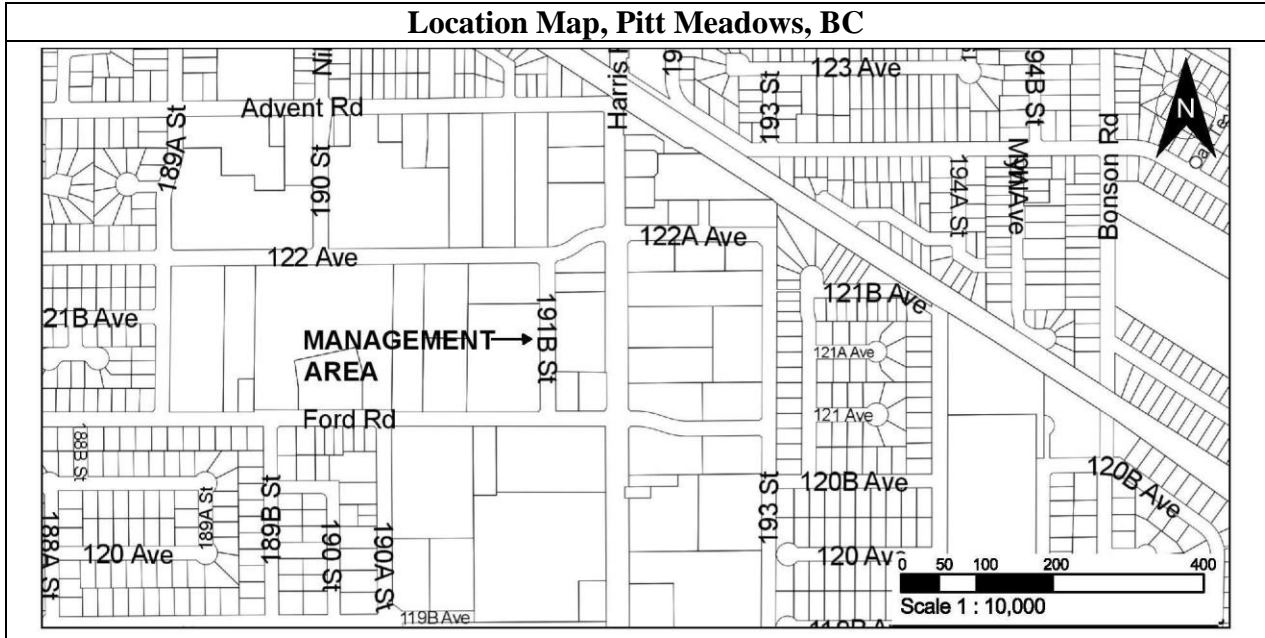
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Site Plan, Pitt Meadows, BC



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:

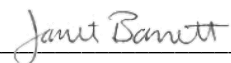
- (a) Land use at ground surface is maintained as commercial and parkade use.

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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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, 12155 – 191B Street, Pitt Meadows, BC, Site ID 22276, 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 – 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;

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;

Site Risk Classification Report, Site ID 22276, Binpal Engineering Ltd., May 3, 2019;

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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