



VIA EMAIL: byee@bosaproperties.com

File: 26250-20/5062
Site ID: 5062

April 7, 2021

Mr. Brendan Yee
Bosa-Kingswood Properties (Squamish) Inc.
1100 – 838 West Hastings Street
Vancouver, BC V6C 0A6

Dear Mr. Yee:

Re: Certificate of Compliance– 1500 Highway 99, Squamish, 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 wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
5. 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, M.Sc., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Ms. Kate Brandon, District of Squamish
37955 Second Avenue, PO Box 310, Squamish, BC, V8B 0A3
kbrandon@squamish.ca

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Michael Geraghty, Approved Professional, Keystone Environmental Ltd.
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Tom Reeves, Westmount West Services Inc / Aviva Insurance Company of Canada
Suite 520, 1130 West Pender Street, Vancouver, BC, V6E 4A4
tom@westmountwest.com



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.

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Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1500 Highway 99, Squamish, British Columbia which is more particularly known and described as:

A portion of Lot 4 District Lots 486 Group 1 New Westminster District Plan EPP74733, a portion of Lot 7 District Lot 486 and 4266 Group 1 New Westminster District Plan EPP74733, and a portion of a water lot, and is described in the following metes and bounds:

Starting at the east corner of Lot 7 of Subdivision Plan of Parcel 1, District Lots 486 and 4266, Group 1, New Westminster District Plan EPP74733:

thence 338° 03' 52" for 62.672 metres; to the Point of Commencement.
thence 252° 39' 18" for 112.591 metres;
thence 292° 55' 06" for 164.853 metres;
thence along natural boundary as shown on plan BCP26353
thence 195° 06' 40" for 7.181 metres;
thence 185° 23' 38" for 17.966 metres;
thence 150° 38' 34" for 21.804 metres;
thence 170° 54' 10" for 7.845 metres;
thence 220° 03' 16" for 10.451 metres;
thence 231° 19' 59" for 12.878 metres;
thence 209° 12' 07" for 29.417 metres;
thence 215° 25' 26" for 72.113 metres;
thence 104° 04' 31" for 56.665 metres;
thence 208° 37' 05" for 30.526 metres;
thence 118° 37' 04" for 17.993 metres;
thence 28° 37' 03" for 35.193 metres;
thence 106° 31' 11" for 50.884 metres;
thence 91° 07' 29" for 43.890 metres;
thence 155° 35' 33" for 99.237 metres;

returning to the Point of Commencement.


PID: 031-072-879

PID: 031-072-844

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on December 15, 2020.

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

Latitude: 49° 41' 47.53"
Longitude: 123° 8' 59.82"

The site contains a soil management area, depicted on an engineering plan by Keystone Environmental Ltd., dated December 15, 2020. The area is described by the following legal metes and bounds:

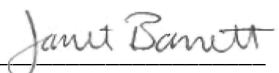
Metes & Bounds of Soil Management Area:

Starting at the east corner of Lot 7 of Subdivision Plan of Parcel 1, District Lots 486 and 4266, Group 1, New Westminster District Plan EPP74733:

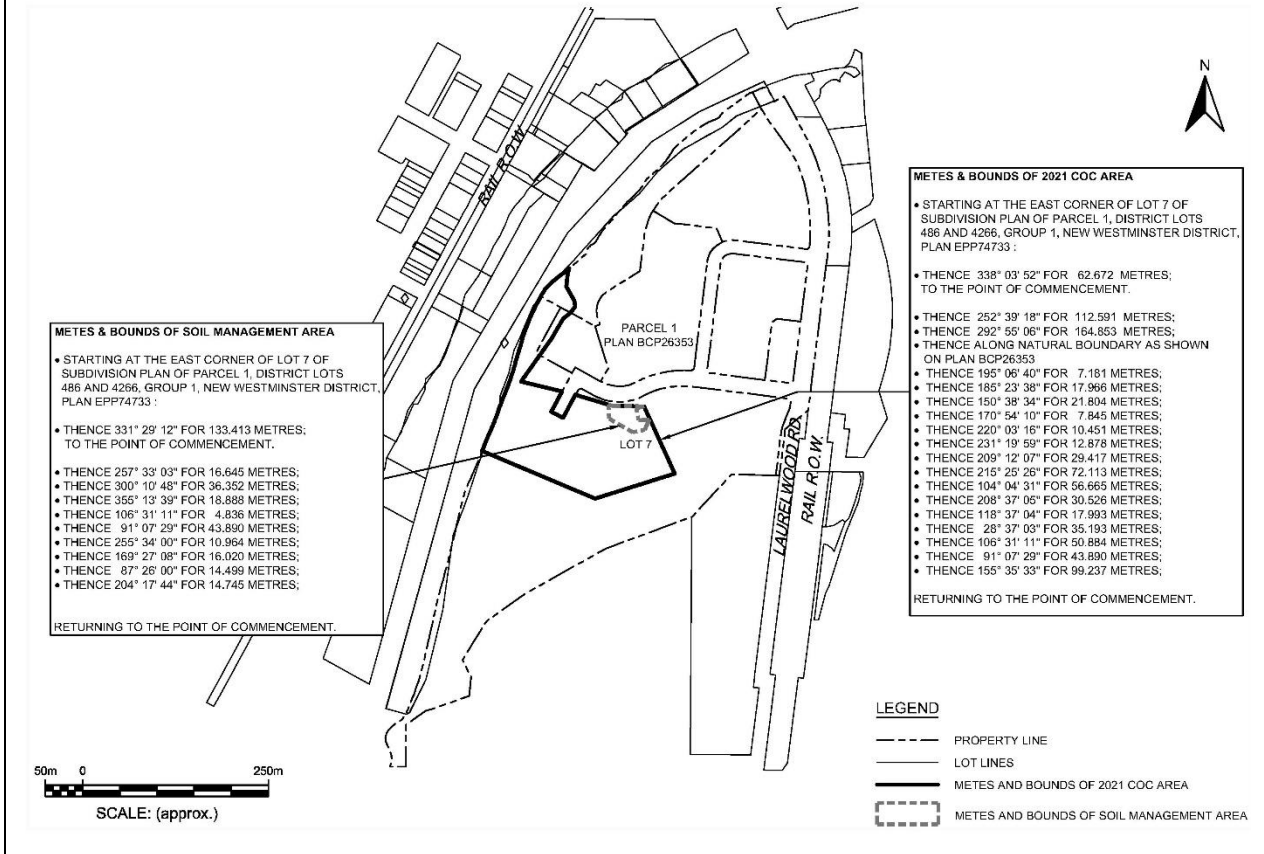
thence 331° 29' 12" for 133.413 metres to the Point of Commencement.
thence 257° 33' 03" for 16.645 metres;
thence 300° 10' 48" for 36.352 metres;
thence 355° 13' 39" for 18.888 metres;
thence 106° 31' 11" for 4.836 metres;
thence 91° 07' 29" for 43.890 metres;
thence 255° 34' 00" for 10.964 metres;
thence 169° 27' 08" for 16.020 metres;
thence 87° 26' 00" for 14.499 metres;
thence 204° 17' 44" for 14.745 metres;

returning to the Point of Commencement.

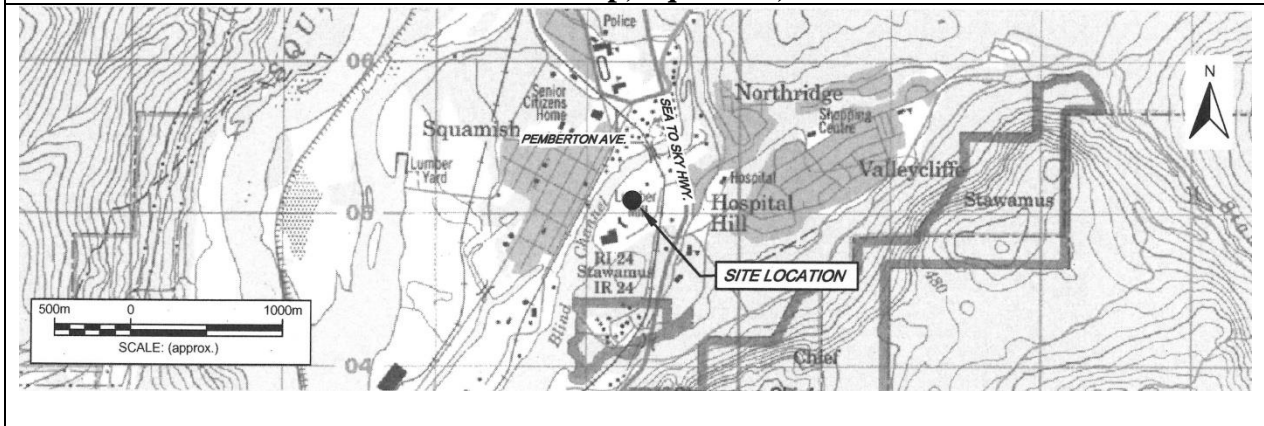
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Site Plan, Squamish, BC



Location Map, Squamish, BC



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For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment 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 and risk-based standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Any building erected can be constructed as slab-on-grade or with an underground parkade to any depth below ground surface.

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 as a drinking water source;
 - (b) Contaminated soils must remain at least 1m below grade or capped by hard surfaces. The management area to which this applies is defined by metes and bounds (see Schedule A).
 - (c) Contaminated soils must not be redistributed as surface soils (0 to 1m) at development grade or used for growing vegetation suitable for consumption.
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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.

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5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Supporting documentation.

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Schedule C

Substances and Uses

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

To meet risk-based remediation standards:

- benzene 7440-50-8
- chromium 7440-47-3
- copper 7440-50-8
- lithium 7439-93-2
- mercury 7439-97-6
- HEPHs n/a
- pentachlorophenol 87-86-5
- tetrachlorophenol, 2,3,4,6- 58-90-2
- toluene 108-88-3
- trichlorophenol, 2,4,5- 95-95-4
- trichlorophenol, 3,4,5- 609-19-8
- zinc 7440-66-6

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:


- lithium: 7439-93-2

Substances remediated in sediment for sensitive sediment use:

To meet risk-based remediation standards:

- acenaphthylene: 82-32-9
- anthracene: 120-127

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Schedule D

Documents

Summary of Site Condition, 1500 Highway 99, Squamish, BC, Keystone Environmental Ltd., January 2021;

Performance Verification Plan for Certificate of Compliance 1500 Highway 99, Squamish, BC, Keystone Environmental Ltd., January 2021;

Report of Findings – Human Health and Ecological Risk Assessment, 1500 Highway 99, Squamish, BC, Keystone Environmental Ltd., January 2021;

Report of Findings – Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Soil Capping Program, 1500 Highway 99, Squamish, BC, Keystone Environmental Ltd., January 2021;

Approval in Principle – 1500 Highway 99, Squamish, British Columbia, Ministry of Environment and Climate Change Strategy, May 2018

Report of Findings – Human Health and Ecological Risk Assessment, 1500 Highway 99, Squamish, BC, Keystone Environmental Ltd., October 2017; and

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 1500 Highway 99, Squamish, BC, Keystone Environmental Ltd., October 2017.

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