



VIA EMAIL: smacneill@pcregroup.ca

Victoria File: 26250-20/2341
Site ID: 23241

January 11, 2023

Mr. Shaun MacNeill
PCRE Mill Road Holdings Corp.
1774 – 1055 Dunsmuir Street, Box 49221
Vancouver, BC V7X 1L2

Dear Mr. MacNeill:

Re: Certificate of Compliance – 1450 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 Regulation and 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 Liliana.Jerade@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: District of Squamish, Environment and Sustainability Department,
environment@squamish.ca

Anna Popova, CSAP Society,
apopva@csapsociety.bc.ca

Michael Geraghty, Numerical Approved Professional, Keystone Environmental Ltd.,
mgeraghty@keystoneenvironmental.ca

Scott Steer, Risk-based Approved Professional, Steer Environmental Associates Ltd.,
scott.steer@steerenvironmental.com

Client Information Officer, Land Remediation Section, Ministry of Environment and
Climate Change Strategy,
esp_cio@Victorial.gov.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.

January 11, 2023
Date Issued



Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1450 Highway 99, Squamish, British Columbia which is more particularly known and described as:

Lot A Blocks A, B and C District Lot 486 Plan 18119

PID: 003-918-726

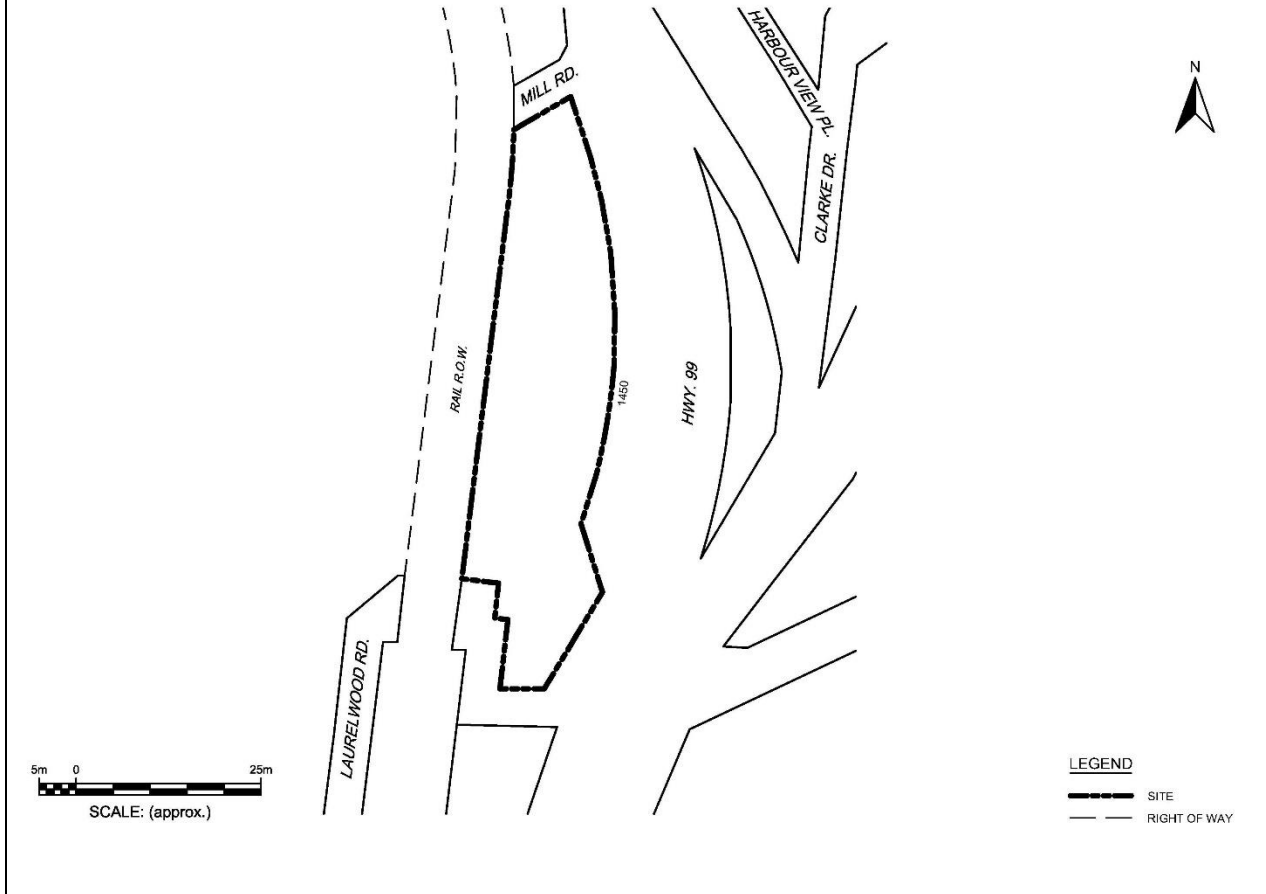
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 41' 51.20"
Longitude: 123° 08' 41.20"

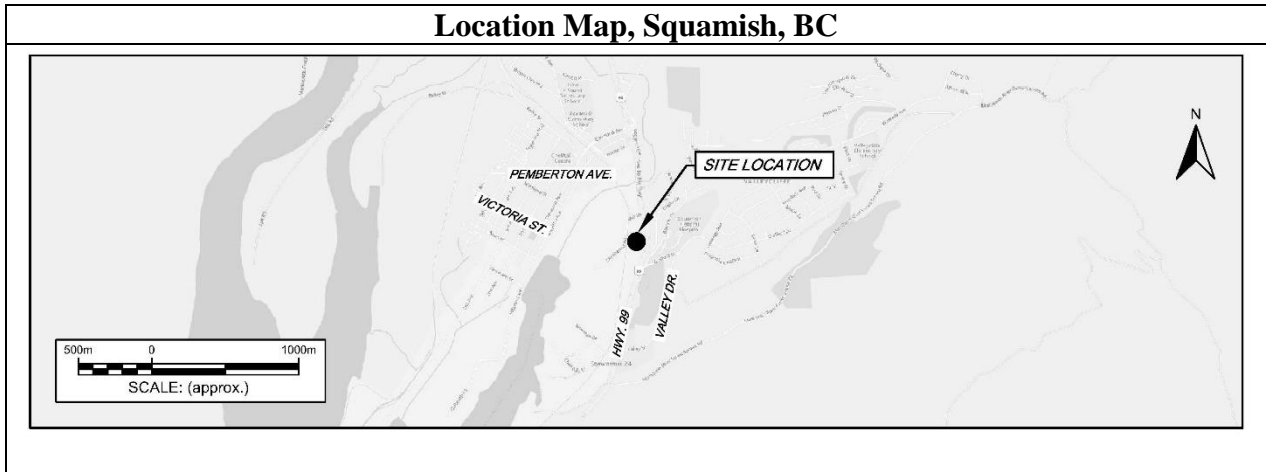
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Site Plan, Squamish, BC



Location Map, Squamish, BC



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For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a 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 existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Future buildings will be slab-on-grade, with the top of foundation slab constructed at or above current site grade as of the date of this Certificate of Compliance.

Any inconsistencies that arise between the structures, locations, and depths of proposed or constructed buildings at or adjacent to 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 persons 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 at the site must not be used as drinking water.
3. If requested by the Director, the responsible persons 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 soil for commercial land soil use:

To meet numerical remediation standards:

| | |
|--------|-----------|
| copper | 7440-50-8 |
| HEPHs | NA |
| lead | 7439-9-1 |
| LEPHs | NA |
| zinc | 7440-66-6 |

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

| | |
|-----------------------|---------|
| methylnaphthalene, 1- | 90-12-0 |
| naphthalene | 91-20-3 |

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

| | |
|-------------|---------|
| naphthalene | 91-20-3 |
|-------------|---------|

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Schedule D

Documents

Summary of Site Conditions, 1450 Highway 99, Squamish, BC, Keystone Environmental Ltd., September 14, 2022;

Communication Record – British Columbia Railway Company, Portion of the Railway Right-of-Way adjacent to 1450 Highway 99, Squamish, BC, Keystone Environmental Ltd., September 2022;

Communication Record – British Columbia Ministry of Transportation and Infrastructure, Portion of Highway 99 adjacent to 1450 Highway 99 between Mill Road and Clarke Drive, Squamish, BC, Keystone Environmental Ltd., September 2022;

Report of Findings – Human Health and Ecological Risk Assessment, 1450 Highway 99, Squamish, BC, Keystone Environmental Ltd., September 12, 2022;

Report of Findings – Stage 1 Preliminary Site Investigation, Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 1450 Highway 99, Squamish, BC, Keystone Environmental Ltd., September 9, 2022;

Report of Findings – Stage 1 Preliminary Site Investigation, Detailed Site Investigation, and Soil Capping Program, 1500 Highway 99, Squamish, BC, Keystone Environmental Ltd., January 15, 2021;

Report of Findings – Detailed Site Investigation, 1450 Highway 99, Squamish, BC, Keystone Environmental Ltd., December 20, 2017;

Report of Findings – Phase II Environmental Site Assessment, 1450 Highway 99, Squamish, BC, Keystone Environmental Ltd., June 18, 2015; and

Report of Findings – Phase I Environmental Site Assessment, 1450 Highway 99, Squamish, BC, Keystone Environmental Ltd., March 20, 2015.

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For Director, Environmental Management Act