



Ministry of
Environment

CERTIFICATE OF COMPLIANCE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the lands identified below have been satisfactorily remediated to meet Contaminated Sites Regulation standards for *commercial land soil use*, and *freshwater aquatic life, drinking, irrigation and livestock water uses*.

The site covered by this Certificate of Compliance is located at 1801 Clearbrook Road, Abbotsford, British Columbia which is more particularly known and described as:

Lot 1, Section 18, Township 16, New Westminster District, Plan EPP27777

PID: 029-078-776

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

Latitude: 49° 2' 7.1"
Longitude: 122° 20' 21.4"

A site plan is attached as Schedule "A" to this Certificate of Compliance.

I have issued this Certificate of Compliance based on the information summarized in:

- *Summary of Site Condition* Prepared by Reidar Zapf-Gilje, GeoEnviroLogic Consulting Ltd., 21 January 2014;
- *Site Walkthrough and Site Registry Search - 1801 Clearbrook Road, Abbotsford, BC*, Levelton Consultants Ltd., 15 January 2014;
- *Stage 1 Preliminary Site Investigation Update- 1801 Clearbrook Road, Abbotsford, BC*, Levelton Consultants Ltd., 13 May 2013;
- *Detailed Site Investigation – 1801 Clearbrook Road, Abbotsford, BC*, Levelton Consultants Ltd., 13 May 2013;

May 9, 2014
Date Issued

A handwritten signature in black ink, appearing to read "L Zanini".
Lavinia Zanini
For Director, *Environmental Management Act*

- *Confirmation of Remediation – Area #2- 1801 Clearbrook Road, Abbotsford, BC, Prepared by Gail Schultze, Jay Rao, Levelton Consultants Ltd., 13 May 2013;*
- *Hydrogeological Conditions and Migration Potential of Road Salt Constituents at 1801 Clearbrook Road, Abbotsford, BC, Levelton Consultants Ltd., 13 May 2013;*
- *Human Health Risk Assessment and Contaminant Transport Modelling – 1801 Clearbrook Road, Abbotsford, BC, Levelton Consultants Ltd., 13 May 2013;*
- *Ecological Risk Assessment for 1801 Clearbrook Road, Abbotsford, BC, Triton Environmental Consultants Ltd., 13 May 2013;*
- *Results of 2012 terrestrial and aquatic habitat surveys in the isolated swamp at Clearbrook and Marshall Road in Abbotsford, BC, Triton Environmental Consultants Ltd., 13 August 2012;*
- *Stage 1 Preliminary Site Investigation – Property at Southwest Corner of Clearbrook Road and Marshall Road, Abbotsford, BC, Golder Associates Ltd., 12 January 2010; and*
- *Stage 2 Preliminary Site Investigation – City of Abbotsford Property, Former Kettle Gravel Pit, Clearbrook Road and Marshall Road, Abbotsford, BC, Golder Associates Ltd., 5 August 2010.*

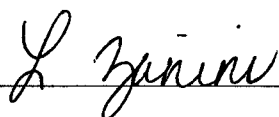
This Certificate of Compliance is qualified by the conditions described in Schedule “B” which is attached to and is part of this Certificate of Compliance. The substances for which remediation has been satisfactorily completed are listed in Schedule “C”.

This Certificate of Compliance is based on the most recent information provided to the ministry regarding the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.

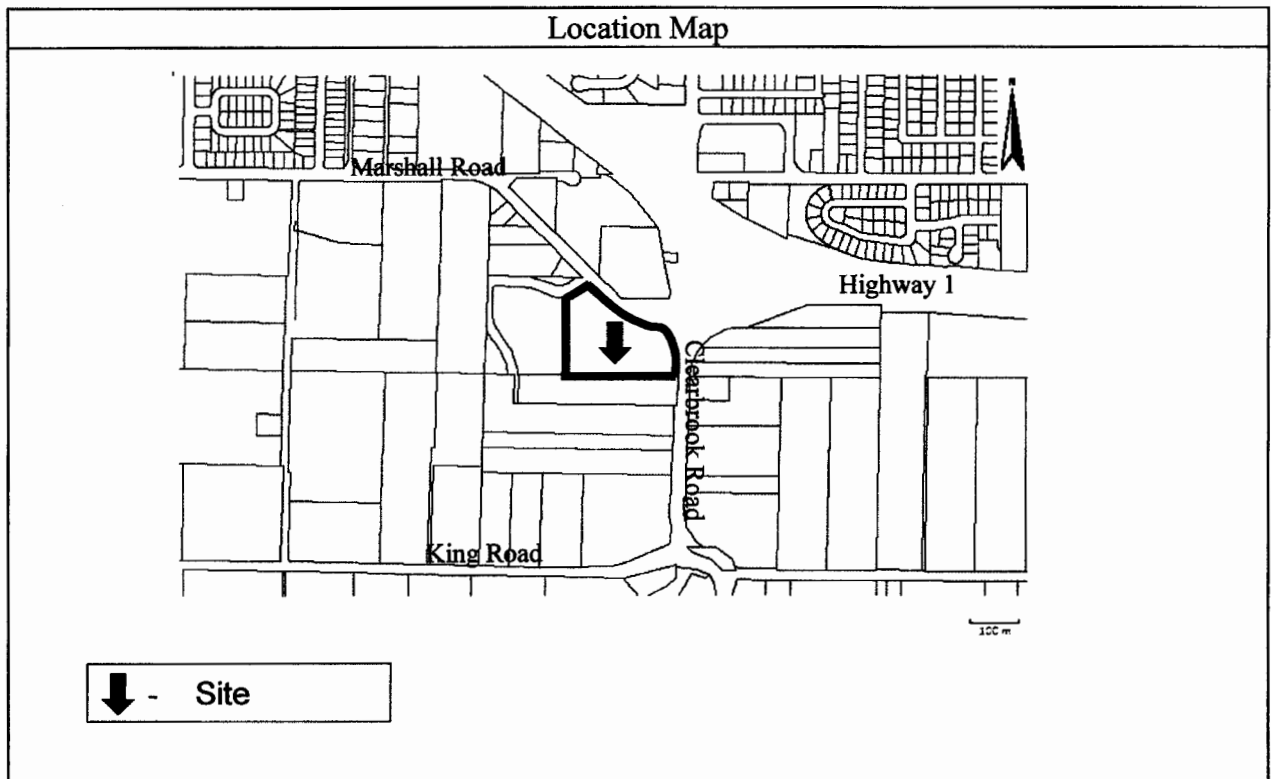
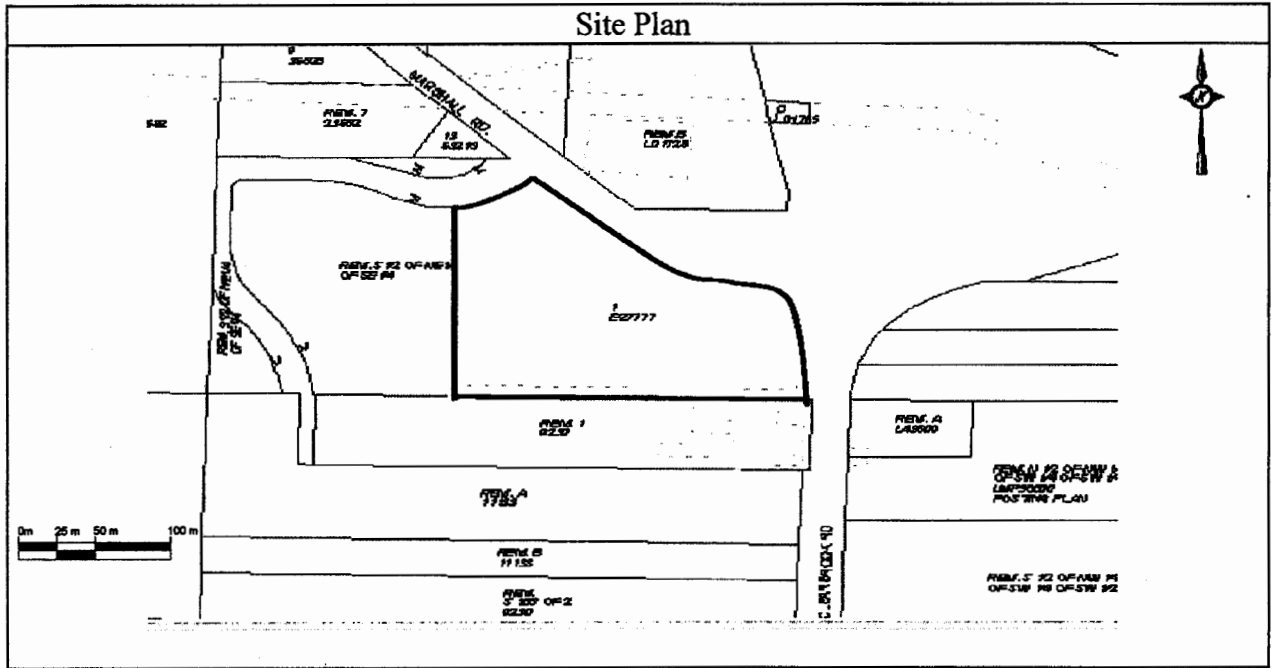
A Director may rescind this Certificate of Compliance if conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present on the site described above.

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Schedule "A"



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Schedule "B"

Conditions

1. Any changes in land or water uses could invalidate remediation of the site to numerical standards. Any of these changes must be promptly identified by the responsible person(s) in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The Director may rescind this Certificate of Compliance if the conditions imposed herein are not complied with. The use(s) to which this condition applies is described in:
 - *Stage 1 Preliminary Site Investigation Update- 1801 Clearbrook Road, Abbotsford, BC, Levelton Consultants Ltd., 13 May 2013; and*
 - *Detailed Site Investigation – 1801 Clearbrook Road, Abbotsford, BC, Levelton Consultants Ltd., 13 May 2013.*

2. Any changes to the conditions described in the risk assessment could invalidate the assessment. The Director may rescind this Certificate of Compliance if the conditions imposed herein are not complied with. Risk management measures required to satisfy risk-based standards must be maintained as described in the following document(s):
 - *Human Health Risk Assessment and Contaminant Transport Modelling – 1801 Clearbrook Road, Abbotsford, BC, Levelton Consultants Ltd., 13 May 2013; and*
 - *Ecological Risk Assessment for 1801 Clearbrook Road, Abbotsford, BC, Triton Environmental Consultants Ltd., 13 May 2013.*

The principal risk management conditions upon which the risk assessment is based include the following:

- (a) Land use must remain commercial or industrial.
- (b) The groundwater at the site must not be used for drinking, irrigation and livestock watering purposes.
- (c) Groundwater contamination has currently not migrated off-site. Groundwater monitoring must be carried out annually for five years to confirm that contamination is not likely to reach existing groundwater wells in the future (to confirm the predictions in the risk assessment).

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3. Performance verification must be undertaken as specified in the following plan(s):
 - Performance Verification Plan – 1801 Clearbrook Road, Abbotsford, British Columbia, Levelton Consultants Ltd., 3 June 2013or as agreed by the Director in response to an acceptable request for modification.
4. Up-to-date records of performance verification actions and results must be maintained by the responsible person(s) or their agent. The records must be available for inspection by the Director.
5. If requested by the Director, the responsible person(s) must provide a signed statement on whether conditions set out in this Schedule “B” are being met. This may include providing a signed statement by an Approved Professional.
6. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site.
7. The documents listed in Schedule B indicate that vapour attenuation factors were applied to meet the 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 expected at the site. These assumptions include the following:
 - a) A slab-on-grade building will cover the site;
 - b) No underground parking or basements will be constructed at the site;
 - c) Backfilling will occur at the site with non-contaminated imported fill meeting the applicable Contaminated Site Regulation Commercial Land standards prior to construction and trenching activities.

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 B must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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Schedule "C"

Substances remediated in soil:

To meet Contaminated Sites Regulation numerical standards:

- Arsenic.

To meet Contaminated Sites Regulation risk-based standards:

- Chloride, benz(a)anthracene and phenanthrene.

Substances remediated in water:

To meet Contaminated Sites Regulation risk-based standards:

- Arsenic, chloride and sodium; and
- Benzo(a)pyrene and pyrene.

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