



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 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.

December 22, 2014

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at the former Woodfibre Squamish Pulp Mill, Woodfibre, British Columbia which is more particularly known and described as:

District Lot 6232 Group 1 New Westminster District, PID: 015-791-459;

District Lot 6237 Group 1 New Westminster District, PID: 015-791-611;

District Lot 2802 Group 1 New Westminster District, PID: 015-895-963;

District Lot 2351 Group 1 New Westminster District, PID: 015-910-717;

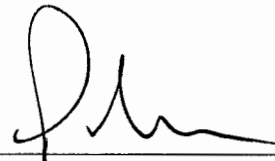
District Lot 5899, Group 1 New Westminster District, Except Part In Reference Plan 5238, PID: 015-822-061; and,

Except the Industrial Landfill (PR 07322) described by metes and bounds as follows:

- Starting at the southwest corner of District Lot 5899, with a northing of 5501788.947 and an easting of 481456.586
- Thence 55° 11' 29" for 146.127 metres; to the point of commencement
- Thence 330° 59' 48" for 6.901 metres;
- Thence 332° 34' 14" for 113.067 metres;
- Thence 336° 10' 04" for 14.743 metres;
- Thence 23° 43' 47" for 10.700 metres;
- Thence 33° 18' 51" for 13.612 metres ;
- Thence 43° 23' 14" for 71.141 metres;
- Thence 29° 29' 06" for 33.328 metres;
- Thence 31° 45' 01" for 29.568 metres;
- Thence 52° 43' 02" for 8.788 metres;
- Thence 77° 00' 54" for 17.769 metres;
- Thence 84° 43' 22" for 39.792 metres;
- Thence 92° 02' 38" for 9.329 metres;
- Thence 96° 42' 17" for 5.700 metres;
- Thence 149° 09' 55" for 15.448 metres;
- Thence 159° 58' 56" for 15.736 metres;
- Thence 174° 32' 46" for 72.824 metres;
- Thence 167° 38' 04" for 6.967 metres;
- Thence 155° 09' 14" for 11.875 metres;
- Thence 147° 30' 32" for 10.488 metres;
- Thence 130° 49' 42" for 10.291 metres;
- Thence 134° 16' 55" for 32.978 metres;
- Thence 137° 14' 48" for 16.276 metres;

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- Thence 159°15'37" for 5.686 metres;
- Thence 176°02'26" for 4.453 metres;
- Thence 193°24'09" for 5.775 metres;
- Thence 199°56'48" for 8.632 metres;
- Thence 213°37'41" for 6.311 metres;
- Thence 222°28'50" for 11.530 metres;
- Thence 235°15'19" for 24.262 metres;
- Thence 245°49'24" for 17.739 metres;
- Thence 263°54'32" for 48.590 metres;
- Thence 252°52'07" for 53.397 metres;
- Thence 256°20'20" for 17.861 metres;
- Thence 280°52'39" for 12.419 metres;
- Thence 306°50'56" for 9.379 metres;
- Returning to the point of commencement.

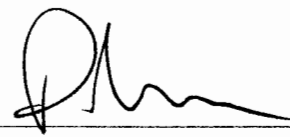
As depicted in an engineered drawing prepared by Keystone Environmental Ltd. dated December 4, 2014.

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

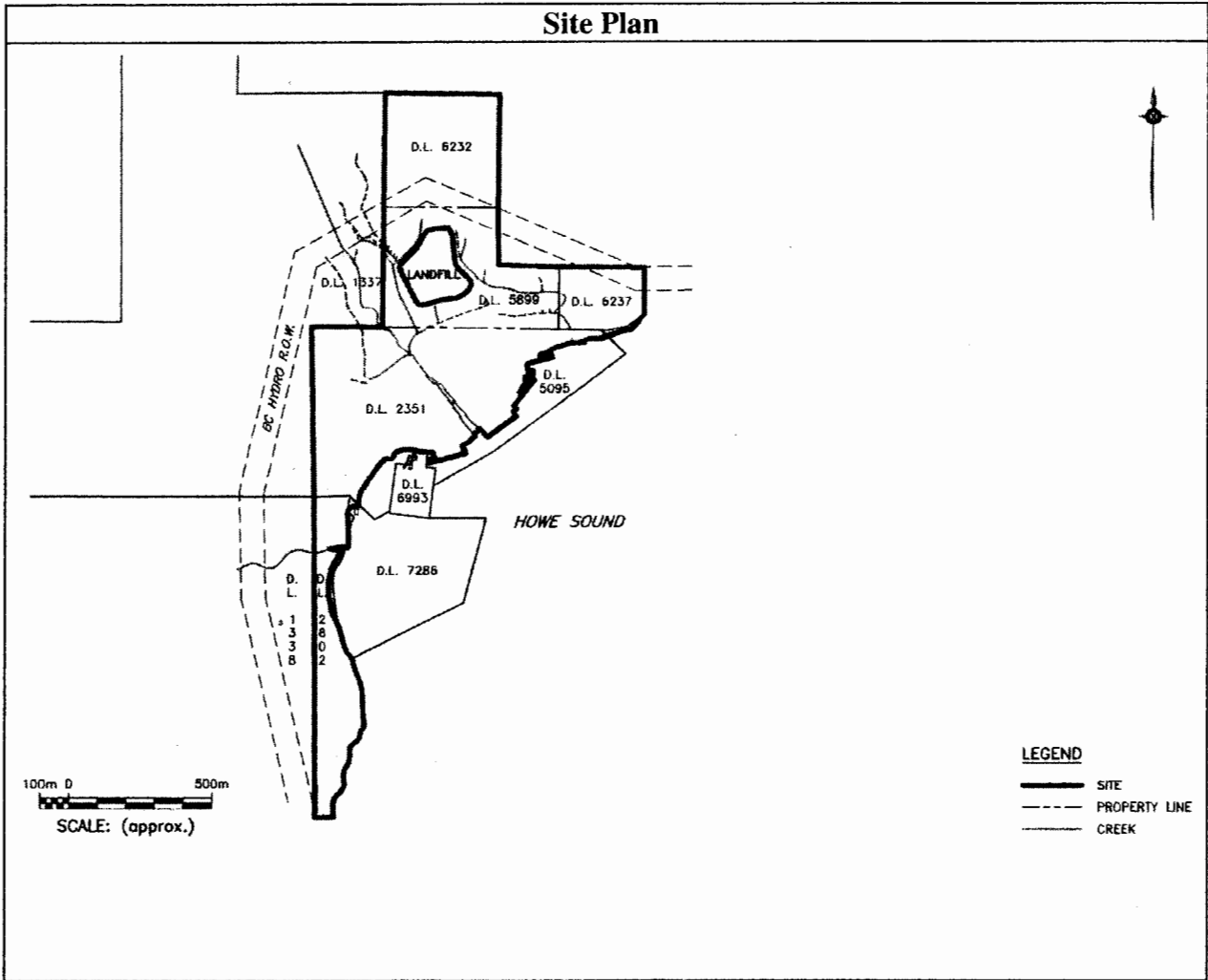
Latitude: 49° 40' 12.00"
 Longitude: 123° 15' 21.00"

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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 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:

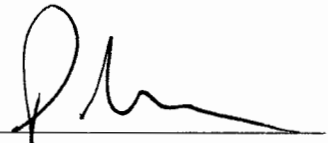
- (a) Any existing structures or proposed structures for the Site are/will be slab on grade or have a concrete basement.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches 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) Should any construction or underground utility maintenance activities take place on the Site, both currently and in the future, that intersect with contaminated excavation vapour or groundwater, a health and safety plan must be prepared. This plan must be prepared by a qualified health and safety officer to mitigate incidental excavation vapour inhalation and skin contact with groundwater by occupational workers.
 - b) Contaminated soils at TP07-44, MW06-23 and MW06-88 must continue to be capped by at least 1 m of uncontaminated soils. The location of the wells is indicated in Figure 1, attached.
 - c) Deep rooting vegetation must not be allowed to establish themselves at the capped/remediated areas located at TP07-44, MW06-23, and MW06-88. The location of the wells is indicated in Figure 1, attached.
 - d) An asphalt/concrete (or equivalent) cover must continue to exist at the area of the Site previously containing industrial operations.

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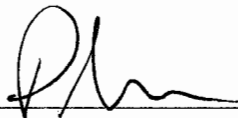
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- e) The overall grade of AEC 3 and AEC 4 must not be reduced. The location of the AECs is indicated in Figure 2, attached.
 - f) The general public must not access the industrial areas of the Site.
 - g) The groundwater must not be used as a source of 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.
 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.
 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. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director annually within 90 days of the anniversary of the date of issuance of this Certificate of Compliance or as otherwise approved by the Director.
 8. 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) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

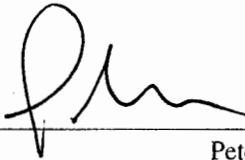
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9. A *Land Title Act* section 219 covenant has been registered at the Land Title Office on December 1, 2014, Registration Number CA4111698 and applies to the site. Any breach of the terms of this covenant could invalidate this Certificate of Compliance. The following restrictions and requirements set out in the covenant apply to the site:

- (a) The Owner covenants and agrees not to transfer or otherwise assign any interest in the Covenant Area, other than the transfer of the Lands by Western Forest Products Inc. to RGE Pte Ltd. or its assigns, without the prior consent in writing of the Director, such consent not to be unreasonably withheld.
- (b) The Owner covenants and agrees with MoE that it will not:
 - i. develop the Covenant Area;
 - ii. construct, erect or place upon the Covenant Area any new building or structure; or subdivide the Covenant Area, without the prior approval of MoE, not to be unreasonably withheld.
- (c) The Owner covenants and agrees with MoE that following the closure of the historical waste asbestos disposal area (once closed, the "Secure Landfill") upon the Lands, the Owner will at its cost:
 - i. maintain the final cover ("Final Cover") over the Secure Landfill, including removal of tree saplings and shrubs, to prevent rooting depths that may compromise the liner. The final cover will be visually inspected on an annual basis for erosion rills and gullies and rodent burrowing. Repairs, including re-seeding and fertilization, will be carried out to the satisfaction of the Director acting reasonably. Additional control measures such as silt fences or re-contouring will be implemented if required;
 - ii. inspect on an annual basis the drainage ditches around the perimeter of the Secure Landfill and any other surface runoff control features, including checking dams and riprap, for debris or compromises to the function of the system and such will be cleaned out and repaired to the satisfaction of the Director acting reasonably;
 - iii. monitor settlement upon the Lands through bench marks established at points selected by the Owner and approved by the Director acting reasonably, and elevation changes and settlement at such selected points will be documented at the end of the 1st year and the 5th year after the Secure Landfill is closed and such documentation delivered to MoE. If settlement is identified, a geotechnical assessment will be performed by a qualified professional and a copy provided to the Director within 30 days of the settlement being detected or such further time as may be agreed to by the Director; and

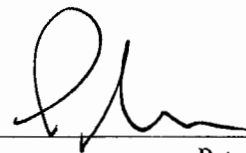
December 2d, 2014
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For Director, *Environmental Management Act*

- iv. install within 90 days of closure of the Secure Landfill, and thereafter maintain, a retaining wall system, turf reinforcement mats and vegetative cover for slope stabilization in respect of the Secure Landfill. The retaining wall will be visually inspected on an annual basis for any damage or deterioration which may compromise the structural integrity of the wall. If damage or deterioration is observed, a qualified professional will assess the necessary actions to ensure structural integrity is maintained. The turf reinforcement mats and vegetative cover will be visually inspected on an annual basis for exposure of the mats due to erosion rills and gullies and rodent burrowing into the vegetative cover. Replacement of cover material or vegetation will be carried out to the satisfaction of the Director acting reasonably. .
- (d) The Owner will deliver a written report to MoE every 5 years with respect to the monitoring activities and results under (a), (b) and (d) above. The Owner agrees that it will not dig, drill, excavate or conduct any other activity upon the Lands that may disturb the Final Cover or the waste contained in the Secured Landfill. In the event of a breach to or failure of the Secured Landfill such that there is a risk of release of waste from the Secure Landfill, the Owner will immediately notify the Director and will provide an asbestos exposure control plan for the Directors approval, such approval not to be unreasonably withheld, within 30 days.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

- Antimony, tin, arsenic, barium, cadmium, chromium, copper, lead and zinc;
- LEPHs and HEPHs;
- Benzene;
- Benzo[b]fluoranthene; and
- Trichloroethylene (TCE).

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Arsenic, chromium and lead;
- EPH_{w10-19};
- Benzo[a]pyrene; and
- Ethylbenzene.

To meet risk-based remediation standards:

- Antimony, arsenic, lead, magnesium, sodium and uranium; and
- Benzo[a]pyrene.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

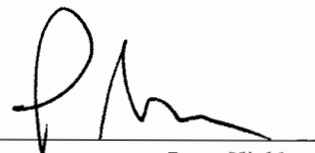
- Lead;
- VPH_w, LEPH_w and EPH_{w10-19}; and
- Benzo[a]pyrene, naphthalene and pyrene.

To meet risk-based remediation standards:

- Copper; and
- Benzo[a]pyrene and pyrene.

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Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

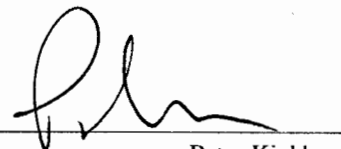
- Cadmium, chromium, copper and lead;
- VPHw, LEPHw; and EPHw₁₀₋₁₉; and
- Benzo[a]pyrene, naphthalene and pyrene.

To meet risk-based remediation standards:

- Copper; and
- Benzo[a]pyrene and pyrene.

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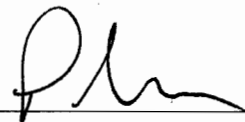
Schedule D

Documents

- Summary of Site Condition, Site ID 9930. Prepared by Lori C. Larsen, P.Ag., of Tetra Tech EBA Inc., Reidar Zapf-Gilje, Ph.D., P.Eng. of GeoEnviroLogic Inc. and Patrick Allard, M.Sc. R.P.Bio. Azimuth Consulting Group., dated November 27, 2014;
- Performance Verification Plan for Certificate of Compliance at Former Squamish Pulp Mill, Woodfibre, BC (Uplands Portion) MOE Site ID: #9930. Prepared by Keystone Environmental Ltd., dated November 28, 2014;
- Uplands Human Health and Ecological Risk Assessment – Addendum #1, Former Squamish Pulp Mill, Woodfibre, BC. Prepared by Keystone Environmental Ltd., dated November 28, 2014;
- Confirmation of Remediation Former Squamish Pulp Mill Site, Woodfibre, BC. Prepared by Keystone Environmental Ltd., dated November 2014;
- Application for Water Use Determination, Woodfibre Mill, British Columbia. Prepared by Peggy Evans For Director, Environmental Management Act / BC Ministry of Environment, dated August 15, 2014;
- Report of Findings for Preliminary Site Investigation, Stage 1, Preliminary Site Investigation, Stage 2, Detailed Site Investigation and Supplementary Site Investigation Former Squamish Pulp Mill Site, Woodfibre, BC. Prepared by Keystone Environmental Ltd., dated October 2014;
- Uplands Human Health and Ecological Risk Assessment Former Squamish Pulp Mill, Woodfibre, BC. Prepared by Keystone Environmental Ltd., dated October 2014;
- Historical Waste Asbestos Disposal Area Closure Plan. Former Squamish Pulp Mill, Squamish, BC. Prepared by Keystone Environmental Ltd., dated October 10, 2014;
- Report of Findings for Preliminary Site Investigation, Stage 1. Prepared by Keystone Environmental Ltd., dated August 19, 2005;
- Report on Phase 2 Landfill, Woodfibre, BC. Prepared by Gartner Lee Ltd., dated January 1997; and
- Design Report: Woodfibre Mill Landfill. Prepared by Klohn Leonoff Ltd., dated April 1992.

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