



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.

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 11932 Tannery Road, Surrey, BC which is more particularly known and described as:

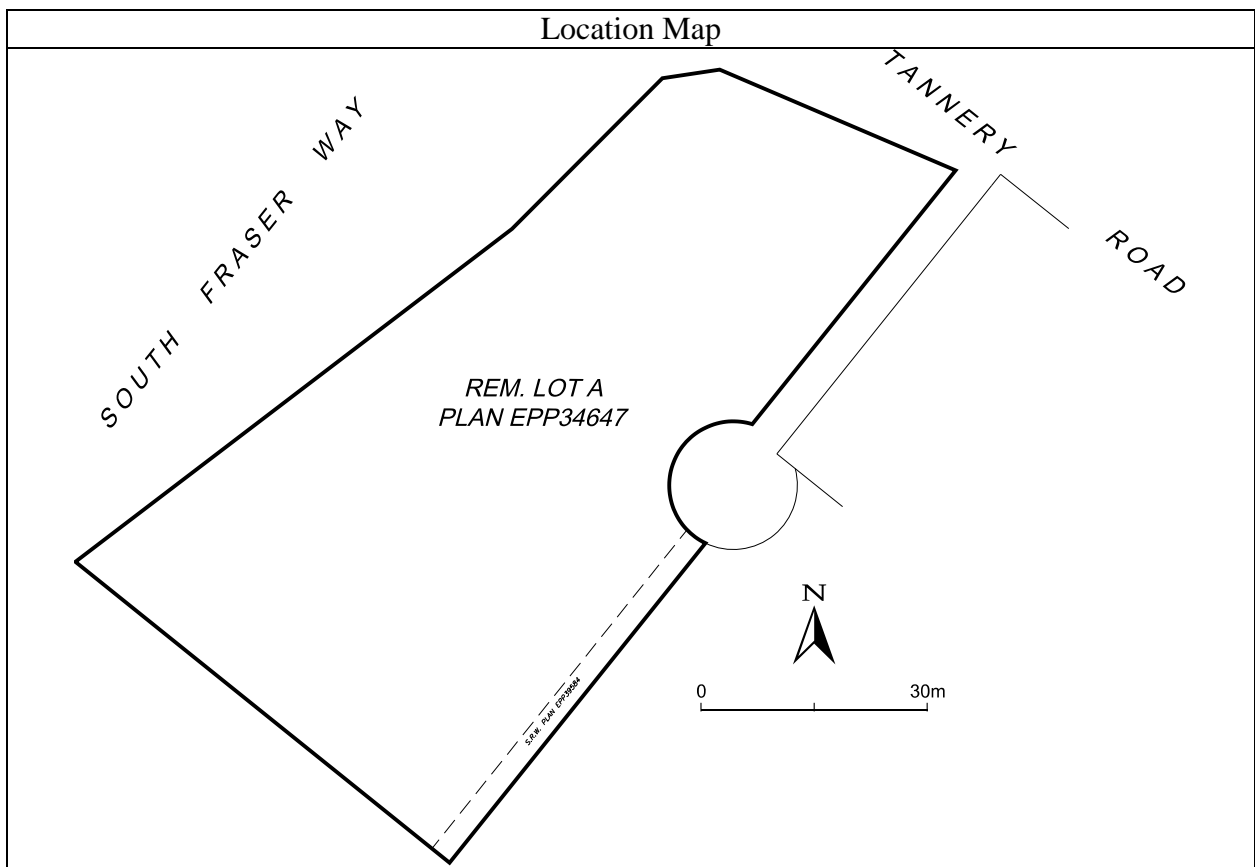
Lot A District Lots 7 And 8 Group 2 New Westminster District Plan EPP34647 Except
part in Plan EPP39583
PID: 029-266-254

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

Latitude: 49° 11' 40.46"
Longitude: 122° 53' 33.86"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses 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 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) "Buildings on the site will be constructed such that the underside of the foundation or concrete slab is located above the floodplain construction level (minimum 4.6m geodetic)"

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<s> 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) the existing intrinsic cap of at least 1m of clean fill over the contaminated fill soils on the Site will be maintained; and

(b) deep rooting plants (penetration depth greater than 1m) will not be allowed to establish on the Site.

3. If requested by the Director, the responsible person<s> 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<s> or their agent. The records must be available for inspection by the Director.

6. The Director must be notified promptly by the person<s> 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<s>;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial soil use:

To meet risk-based remediation standards:

Antimony, arsenic, barium, cadmium, chromium, copper, tin, zinc, HEPH

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Schedule D

Documents

- *Application for Determination of Local Background Concentration for Dissolved Arsenic and Dissolved Iron Concentrations in Groundwater, 11932 Tannery Road, Surrey, British Columbia*, prepared by Ministry of Environment, dated 23 Oct 2015;
- *Human Health and Ecological Risk Assessment*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Nov 2015;
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Screening Level Risk Assessment*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Nov 2015;
- *Performance Verification Plan*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated Nov 2015; and
- *Summary of Site Condition*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 23 Oct 2015.

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Performance Verification Plan

**Property Number 57
11932 Tannery Road, Surrey, BC**

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PREPARED FOR:
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PGL File: 0346-22.01

November 2015



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Performance Verification Plan

Site ID: 18268

Site Location: 11932 Tannery Road, Surrey, BC

Risk Control Type: 2

This document is meant to satisfy the reporting requirements for Type 2 risk controls as outlined in Contaminated Sites Regulation (CSR) *Administrative Guidance 14*. Specifically, this document outlines the Performance Verification Plan for implementing the engineered and institutional risk-control measures described below.

1.0 REQUIRED RISK CONTROLS

The following risk controls are required at the site:

1. Contaminated fill soils will be capped with at least 1m of clean fill or pavement;
2. Restriction on deep rooting plants on the Site; and
3. Requirement for buildings to be constructed above the floodplain construction level (minimum 4.6m geodetic). This ensures a minimum of 1m clean fill will underlie all excavation surfaces.

2.0 ACTION REQUIRED TO IMPLEMENT RISK CONTROLS

The following measures are required to implement risk controls:

- a) Mandatory communication with the site owner/operator to ensure that a cap consisting of at least 1m of clean fill or pavement is maintained at the Site. Clean fill is defined as material that meets the BC Contaminated Sites Regulation industrial land use standards.
- b) Mandatory communication with the site owner/operator to ensure that deep-rooting vegetation is not established on the Site.
- c) Mandatory communication with the site owner/operator to ensure that construction of any buildings will be above the floodplain level.

Records of these performance verification actions should be maintained by the site owner to be submitted to the Ministry of Environment if requested.

The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any controls are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:

1. The time period over which engineered controls did not meet the requirements;
2. The nature of the excursions;
3. The temporary or permanent corrective measures implemented or to be implemented;

4. An implementation schedule; and
5. Supporting documentation.

3.0 RATIONALE FOR SELECTING PERFORMANCE VERIFICATION PLAN ELEMENTS

Soil contamination exceeding the CSR Schedule 4 and 5 standards remains in place at the Site beneath approximately 9m of clean fill. The screening level risk assessment was completed based on the assumptions:

- The contaminated fill soils will remain covered with at least 1m of clean fill material; and
- Deep rooting vegetation is not present and will not be established on the Site.

4.0 STANDARD LIMITATIONS

PGL prepared this report for our client and their agents Ltd. exclusively. It may be relied upon by these parties, the BC Ministry of Environment, and the Contaminated Sites Approved Professionals Society exclusively. PGL accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

The purpose of the Performance Verification Plan is to provide the client and the Ministry of Environment with the steps necessary to implement and maintain the recommended risk management measures at the site. These recommendations are based on information collected during PGL's environmental investigations. These investigations consisted of a screening for potential contamination and, as is true for all environmental investigations, potential remains for the presence of unknown, unidentified, or unforeseen surface or subsurface contamination. More or different investigation may be required, and additional risk management measures may be required if other risks are identified. The data used to develop these risk management measures is valid for the date of sampling, but site conditions may change with time.

The findings and conclusions are site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use now.

The project has been conducted according to our instructions and work program. Additional conditions and limitations on our liability are set forth in our work program/contract. This report is neither an endorsement nor a condemnation of the subject property. No warranty, expressed or implied, is made.

Respectfully submitted,

POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.

Per:

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