



**BY EMAIL**

Victoria File: 26250-20/1808  
Site ID: 1808

April 07, 2020

Olav Horlyck  
Horlyck Construction Ltd., Inc. No. 0204498  
27 Oregon Road  
Campbell River BC V9W 1H8  
[horlyckconstruction@hotmail.com](mailto:horlyckconstruction@hotmail.com)

Dear Olav Horlyck:

**Re: Certificate of Compliance – 71 and 73 Washington Drive, Campbell River,  
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.

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 778-698-4869 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Annette Mortensen, Ph.D., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: City of Campbell River  
301 St. Ann's Road Campbell River BC V9W 4C7

CSAP Society  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Allan Morrison, Approved Professional, McElhanney Ltd.  
1 – 1351 Estevan Road Nanaimo BC V9S 3Y3  
[amorrison@mcelhanney.com](mailto:amorrison@mcelhanney.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.

April 07, 2020  
Date Issued

  
A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 71 and 73 Washington Drive, Campbell River, British Columbia which is more particularly known and described as:

Lot A, Sections 15 and 16, Township 1, Comox District, Plan VIP16694  
PID: 004-027-400

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

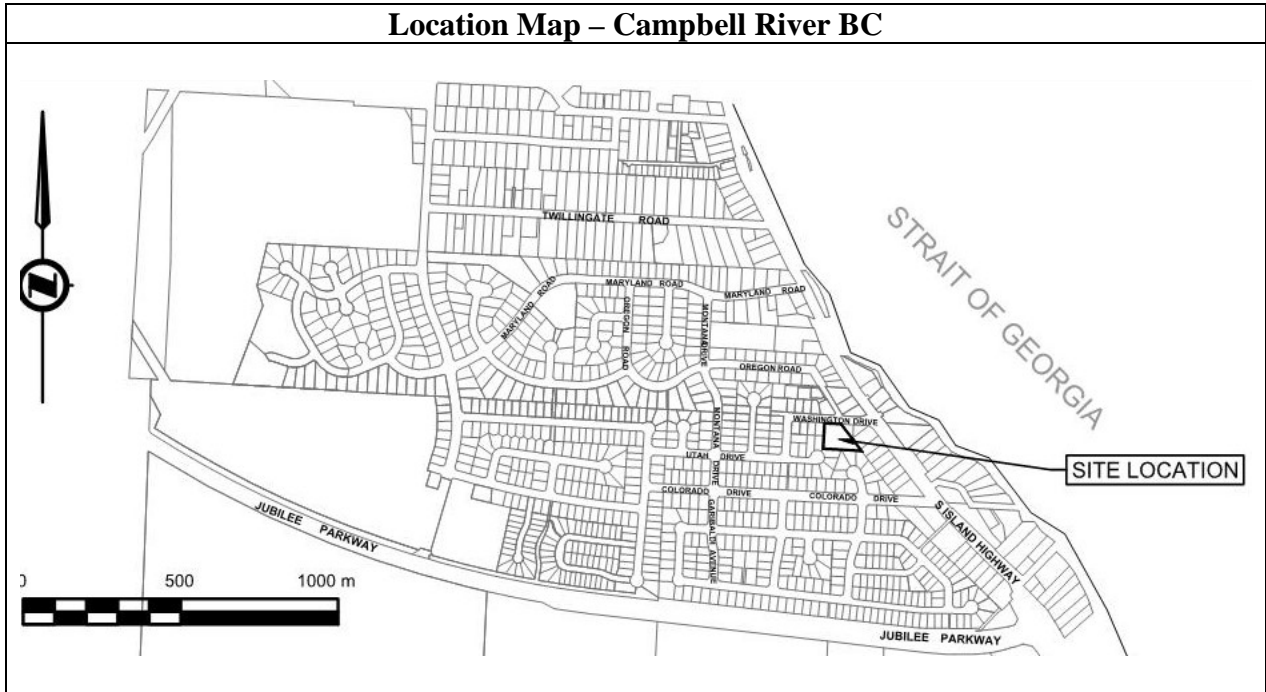
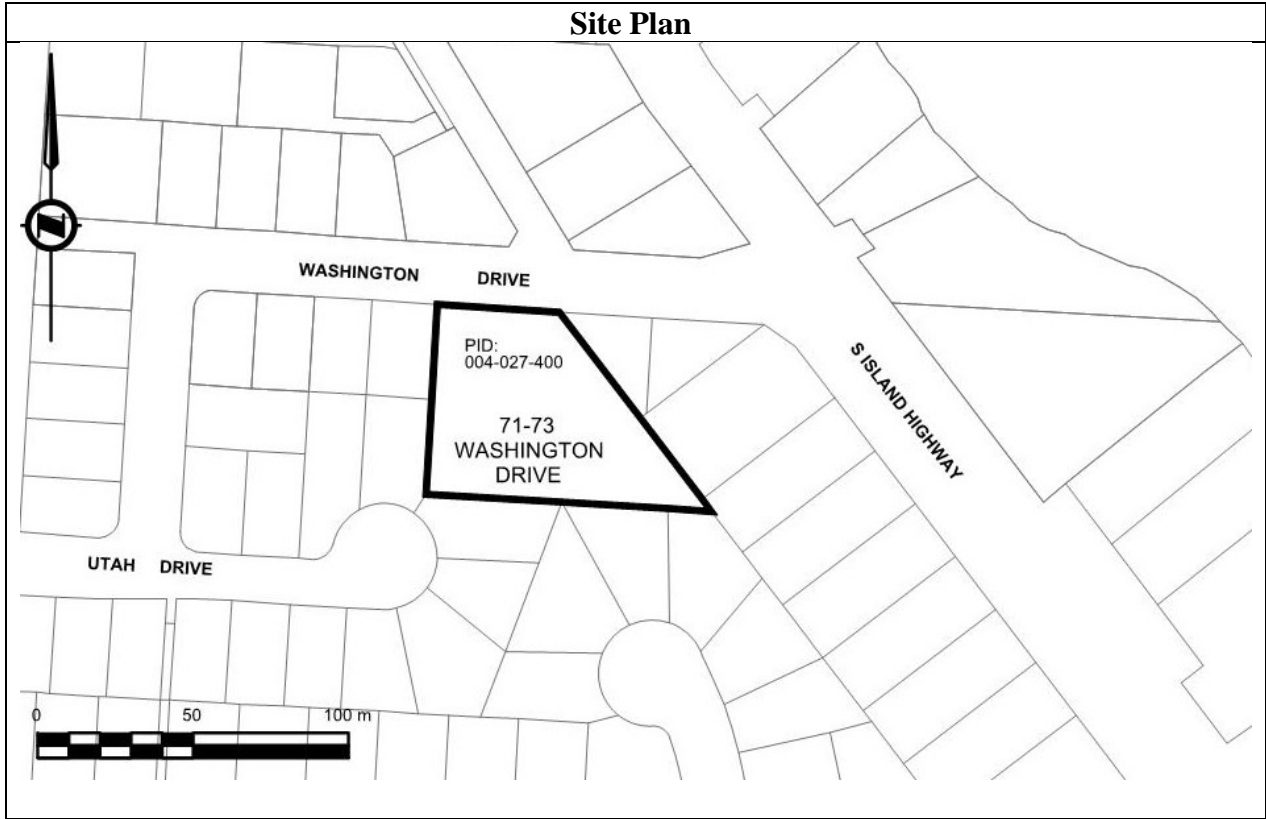
Latitude: 49° 57' 6.26"  
Longitude: 125° 12' 12.73"

April 07, 2020

Date Issued



A. Mortensen  
For Director, *Environmental Management Act*



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Date Issued

*A. Mortensen*  
A. Mortensen  
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 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) Future buildings erected on the Site must be built with a concrete foundation, a concrete floor slab on the lowest level at or above the geodetic elevation of 7.285 metres and footing drains installed to keep groundwater from contacting the foundation.

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.

April 07, 2020

Date Issued



A. Mortensen  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

*Substances remediated in soil for residential land (low-density) soil use:*

To meet numerical remediation standards:

- LEPHs          N/A

April 07, 2020

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A. Mortensen  
For Director, *Environmental Management Act*

## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Allison Waldick and Allan Morrison, McElhanney Ltd., dated February 12, 2020;
- *Addendum to Stage 2 Preliminary Site Investigation (PSI) / Detailed Site Investigation (DSI)* prepared by McElhanney Ltd., dated January 16, 2020;
- *Technical Memorandum: Soil Vapour Sampling at 71 & 73 Washington Drive, Campbell River, BC*, prepared by McElhanney Ltd., dated July 22, 2019;
- *Confirmation of Remediation Report: 71 & 73 Washington Drive, Campbell River, BC*, prepared by McElhanney Ltd., dated May 14, 2019;
- *Stage 2 Preliminary Site Investigation (PSI)/Detailed Site Investigation (DSI)*, prepared by McElhanney Ltd., dated April 12, 2019;
- *Stage 1 Preliminary Site Investigation (PSI), 71 & 73 Washington Drive, Campbell River, BC*, prepared by McElhanney Ltd., dated April 12, 2019;
- *71/73 Washington Drive Subdivision Project Historical Report Review and Environmental Data Evaluation*, prepared by McElhanney Ltd., dated February 7, 2018;
- *Soil and Groundwater Quality Assessment, 71/73 Washington Drive, Campbell River, BC*, prepared by Levelton Consultants Ltd., dated March 9, 2007;
- *Stage 1 Preliminary Site Investigation, 71/73 Washington Road, Campbell River, BC*, prepared by AMEC Earth & Environmental Ltd., dated October 20, 2003;
- *Preliminary Phase 2 Environmental Site Assessment 71/73 Washington Drive, Campbell River, BC*, prepared by AGRA Earth & Environmental Ltd., dated March 1995.

April 07, 2020  
Date Issued



A. Mortensen  
For Director, *Environmental Management Act*