



**VIA EMAIL**

Victoria File: 26250-20/0821  
Regional File: 26250-20/0109  
Site ID: 0430

April 22, 2020

Michael Flanigan  
Provincial Rental Housing Corporation  
1701 - 4555 Kingsway  
Burnaby, BC V5H 4V8  
[melee@bchousing.org](mailto:melee@bchousing.org)

Dear Michael Flanigan:

**Re: Certificate of Compliance – 45456 Yale Road, Chilliwack, 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 (236) 468-2247 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



George Szefer, M.Eng., P.Eng.  
for Director, *Environmental Management Act*

Enclosure

cc: Tara Friesen, Manager of Environmental Services, City of Chilliwack,  
8550 Young Road, Chilliwack, BC V2P 8A4  
[tfriesen@chilliwack.com](mailto:tfriesen@chilliwack.com)

Gary Kuo-Ching Lin, Approved Professional, Next Environmental Inc.,  
[glin@nextenvironmental.com](mailto:glin@nextenvironmental.com)

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

Site Information Advisor, Ministry of Environment and Climate Change Strategy  
[Advisor.SiteInformation@gov.bc.ca](mailto:Advisor.SiteInformation@gov.bc.ca)

Stephanie Lawrence, Ministry of Environment and Climate Change Strategy  
[Stephanie.Lawrence@gov.bc.ca](mailto:Stephanie.Lawrence@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 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 22, 2020

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Date Issued

Site Identification Number 0430  
Version 9.0 R

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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 45456 Yale Road, Chilliwack, British Columbia which is more particularly known and described as:

Lot 2, District Lot 265, Group 2, New Westminster District Plan EPP40425  
PID: 029-572-002

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

Latitude:     49°   8'   48.9"  
Longitude:   121° 57'  52.1"

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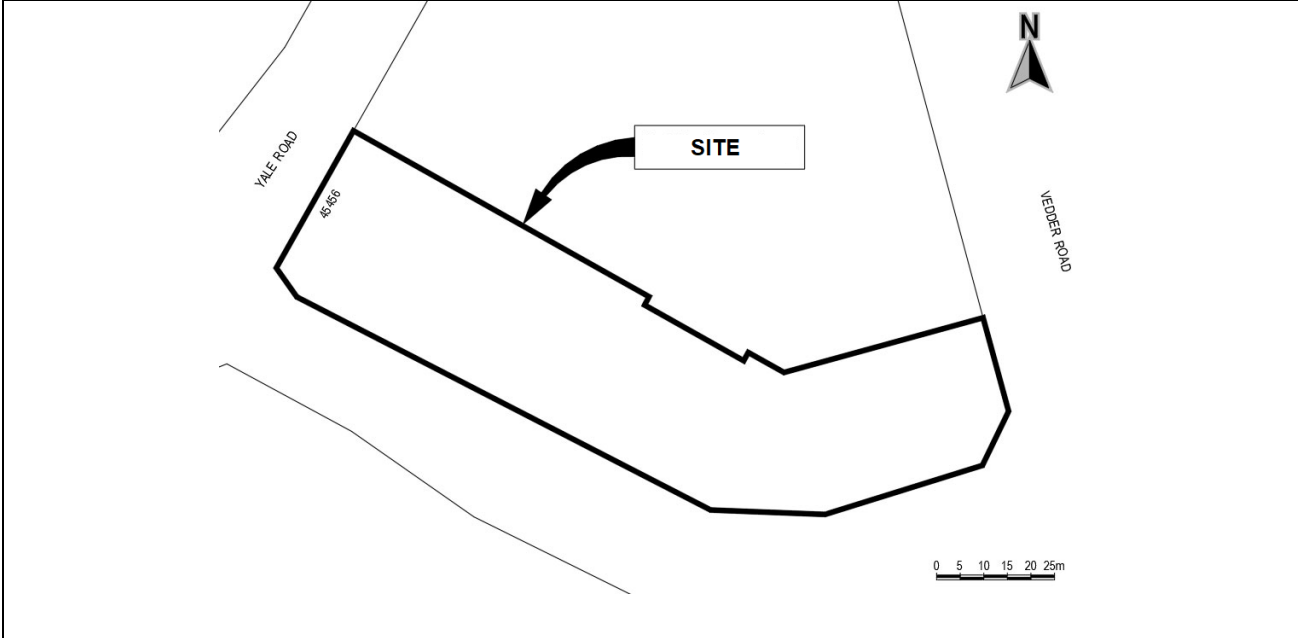


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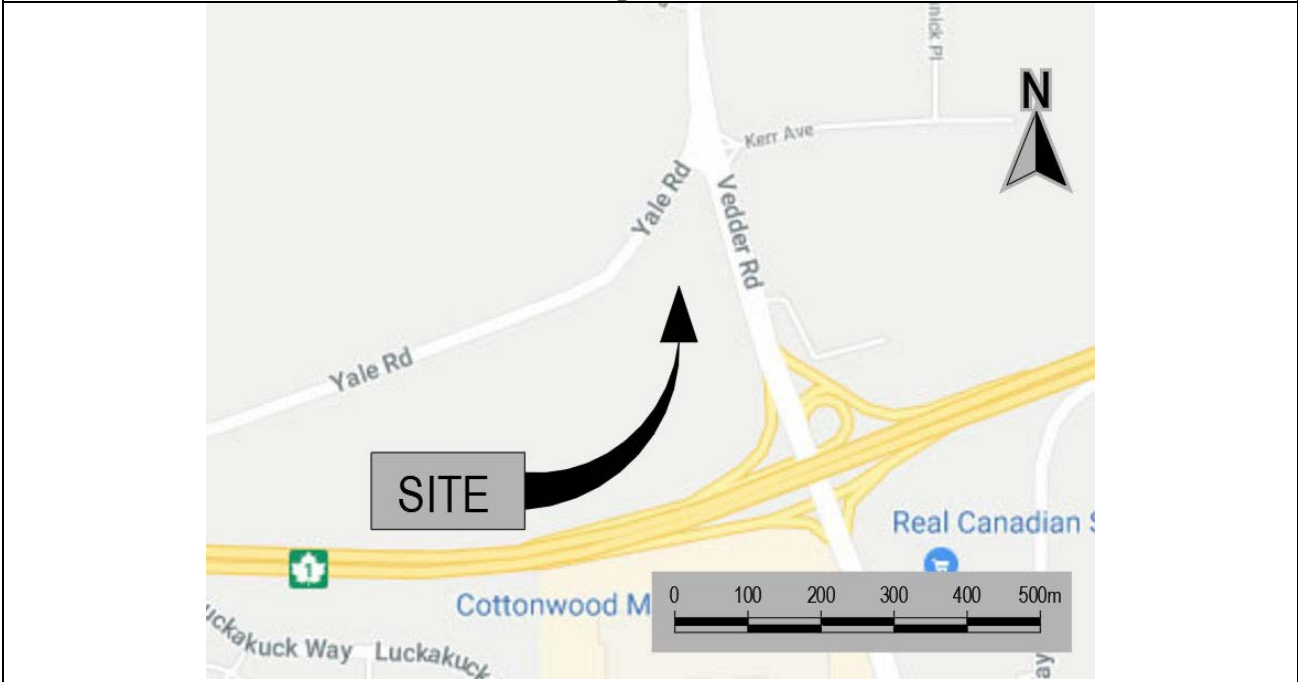
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### Site Plan, Chilliwack, BC



### Location Map, Chilliwack, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land, water or vapour 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) The current building structure, configuration, and location must be maintained with a foundation slab elevation of 9.5 m geodetic
- (b) Any future building erected on the Site will have the same structure, configuration, and location as the current building.

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.

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## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for residential low density land use:*

To meet local background concentrations:

- arsenic 7440-38-2

#### *Substances remediated in soil for residential low density land use*

To meet numerical remediation standards:

- benzene 71-43-2
- ethylbenzene 100-41-4
- naphthalene 91-20-3
- toluene 108-88-3
- VPHs NA
- xylenes 1330-20-7

#### *Substances remediated in water for aquatic life fresh water use:*

To meet numerical remediation standards:

- toluene 108-88-3
- VPHw NA

To meet risk-based remediation standards:

- LEPHw NA

#### *Substances remediated in water for drinking water use:*

To meet numerical remediation standards:

- benzene 71-43-2

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## Schedule D

### Documents

*Summary of Site Condition*, Next Environmental Inc., April 21, 2020;

*Technical Addendum Report, SITE: 45456 YALE ROAD CHILLIWACK, BC [SITE ID: 430]*, Next Environmental Inc., April 17, 2020;

*Screening Level Risk Assessment, SITE: 45456 YALE ROAD CHILLIWACK, BC [SITE ID: 430]*, Next Environmental Inc., December 16, 2019;

*Detailed Site Investigation – Report SITE: 45456 YALE RD. CHILLIWACK, BC [SITE ID: 430]*, Next Environmental Inc., December 13, 2019;

*Re: Establishing background concentration for arsenic in soil under Protocol 4 – Property located at 45456 Yale Road, Chilliwack, BC.*, Ministry of Environment and Climate Change Strategy, January 25, 2019;

*Protocol 4 Application - Background Soil Quality Assessment at 45456 Yale Road, Chilliwack, BC (Site ID: 430)*, Next Environmental Inc., November 8, 2018;

*Stage 2 Preliminary Site Investigation – Report – Revision 1 SITE: 45456 YALE RD., CHILLIWACK, BC [SITE ID: 430]*, Next Environmental Inc., January 10, 2018, revised on December 6, 2019;

*Stage 1 Preliminary Site Investigation – Report – Revision 1 SITE: 45456 Yale Rd., Chilliwack, BC [Site ID: 430]*, Next Environmental Inc., December 13, 2017, revised on December 6, 2019;

*Supplementary Environmental Investigation Decommissioned Chevron Service Station, 45456 Yale Road West, Chilliwack, BC*, B.C. Ministry of Environment, Lands, and Parks, July 28, 1994;

*Environmental Remediation and Confirmatory Sampling of 45456 Yale Road West, Chilliwack, BC*, Soilcon Laboratories Ltd., December 7, 1993;

*Remediation Report of a Decommissioned Service Station at 45456 Yale Road West, Chilliwack, BC*, Soilcon Laboratories Ltd., August 29, 1991; and

*Environmental Audit of the Decommissioned Service Station at 45456 Yale Road West, Chilliwack, BC*, Soilcon Laboratories Ltd., November 16, 1990.

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