



**VIA EMAIL: [sgawley@dayhu.com](mailto:sgawley@dayhu.com)**

Victoria File: 26250-20/22148  
Site ID: 22148

March 3, 2020

Sabrina Gawley  
DBBD Projects (38006 and 3014 Cleveland Avenue) Ltd.  
Suite 400 - 1788 West 5th Avenue  
Vancouver, BC, V6J 1P2

Dear Sabrina Gawley:

**Re: Certificate of Compliance – Lands Adjacent to 38006 & 38014 Cleveland Avenue, Squamish, 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.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc:

Rod MacLeod, District of Squamish, [rodmacleod@squamish.ca](mailto:rodmacleod@squamish.ca)

David Mitchell, Active Earth Engineering,  
[david.mitchell@activeearth.ca](mailto:david.mitchell@activeearth.ca)

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

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

March 3, 2020  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located to the west of 38006 & 38014 Cleveland Avenue, Squamish, British Columbia which is more particularly known and described as:

An area adjacent to Lots 1 and 2, Block 1, District Lot 486, Plan 3960 described as follows:

All that part of Cleveland Avenue lying to the east of a line parallel and perpendicular from the most westerly boundaries of Lots 1 and 2, Block 1, District Lot 486, Plan 3960 a distance to the west in the amount of 4 meters more or less, an extension along the most northerly boundary of said lot 2, and an extension along the most southerly boundary of said Lot 1 to such line.


The site contains part of a legal parcel depicted in Metes and Bounds description prepared by Explorer Land Surveying Inc., dated October 23, 2018.

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

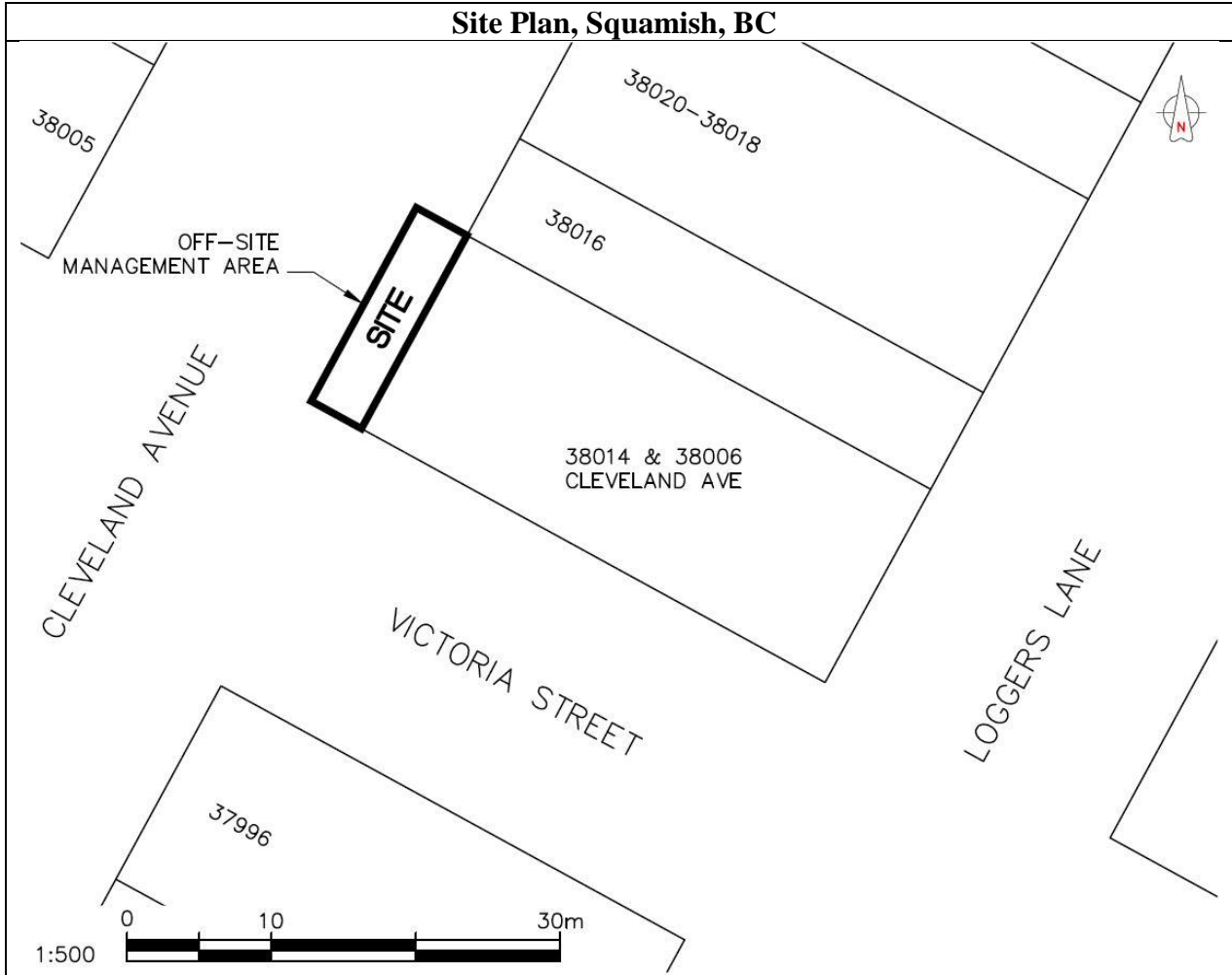
Latitude:     49°  41'  54.40"  
Longitude:   123°  09'  12.00"

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For Director, *Environmental Management Act*

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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 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 a Contaminated Sites Regulation numerical standard at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) The property will remain as roadway and sidewalk

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) Existing roadway and sidewalk must remain in place.
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.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for industrial land soil use:*

To meet risk-based remediation standards:

VPHs                      N/A

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

To meet risk-based remediation standards:

LEPHw	N/A
Naphthalene	91-20-3
Pyrene	129-00-00
VPHw	N/A
Xylenes, total	1330-20-7

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Active Earth Engineering Ltd., dated 20 Dec 2019;
- *Administrative Guidance 11 Summary*, prepared by Active Earth Engineering Ltd., dated 18 Dec 2019;
- *Stage 1 and 2 PSI & DSI, 38006 & 38014 Cleveland Avenue, Squamish, BC*, prepared by Active Earth Engineering Ltd., dated 01 Oct 2019;
- *Human Health and Ecological Risk Assessment, 38006 & 38014 Cleveland Avenue, Squamish, BC*, prepared by Steer Environmental Associates Ltd., dated 01 Mar 2019;
- *Supplemental Detailed Site Investigation, Vacant Lot (Two Adjoining Parcels), 38006 Cleveland Avenue, Squamish, BC*, prepared by Entech Environmental Consultants Ltd., dated 01 Nov 2016;
- *Detailed Site Investigation, 38006 Cleveland Avenue, Squamish, BC*, prepared by Corex Environmental Ltd., dated 01 May 2015; and
- *Stage II Preliminary Site Investigation, 38006 Cleveland Avenue, Squamish, BC*, prepared by Primex Environmental Consultants Ltd., dated 01 Jun 2005.

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