



Victoria File: 26250-20/21459
Site ID: 21459

Date: July 30, 2020

Les Bjola
1100531 B.C. Ltd.
PO Box 28052, Westshore RPO
Victoria, BC V9B 6K8
By Email: les@turnerlane.com

Dear Les Bjola:

Re: Certificate of Compliance – 3444 Cowichan Lake Road, North Cowichan, 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 James.Plett@gov.bc.ca.

Yours truly,



James Plett, M.Sc., P.Geo.
Senior Contaminated Sites Officer

Enclosure

cc: Andrew Sorensen, P.Eng., CSAP, Thurber Engineering Ltd.
900-1281 West Georgia, Vancouver, BC V6E, asorensen@thurber.ca

CSAP Society, apopova@csapsociety.bc.ca

Reid Kaufmann, Bastion Development Corporation
500-1681 Chestnut Street, Vancouver BC V6J 4M6, Rkaufmann@bastion.ca

Mark Tower, Bank of Montreal
595 Burrard Street Vancouver BC V7X 1L7, mark.tower@bmo.ca

Ted Swabey, Municipality of North Cowichan
7030 Trans Canada Hwy Duncan BC V9L 6A1, ted.swabey@northcowichan.ca

Site Information Advisor, Ministry of Environment and Climate Change Strategy
Advisor.Siteinformation@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.

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.

July 30, 2020
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3444 Lake Cowichan Road, North Cowichan, British Columbia, which is more particularly known and described as:

LOT 3, SECTION 20, RANGE 3, QUAMICHAN DISTRICT, PLAN 5595

PID: 005-984-068

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

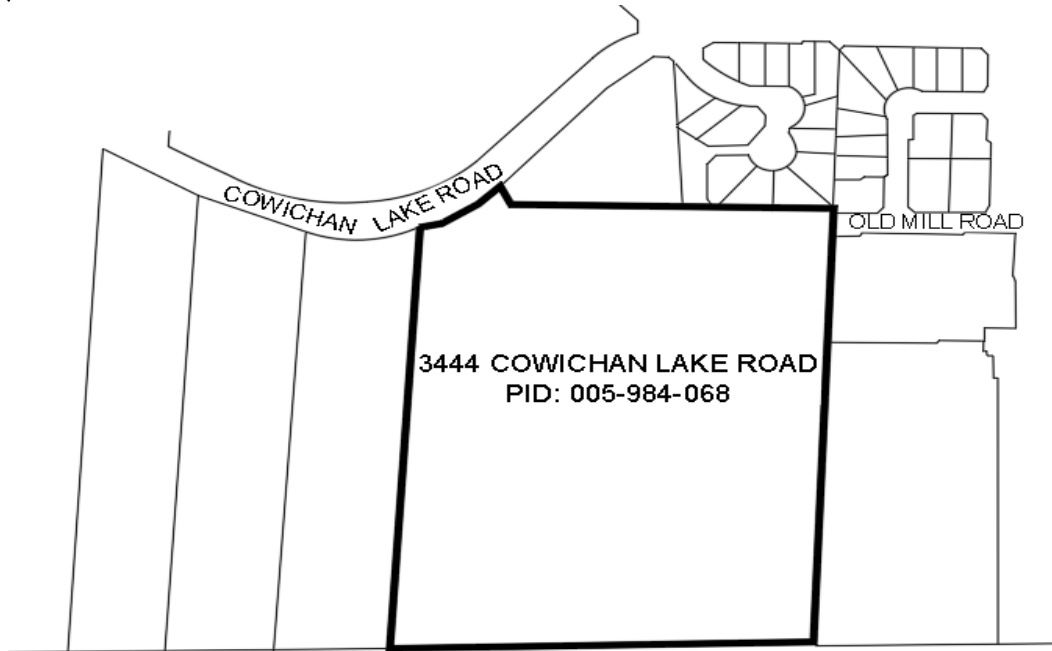
Latitude: 48° 47' 22.10"
Longitude: 123° 44' 33.80"

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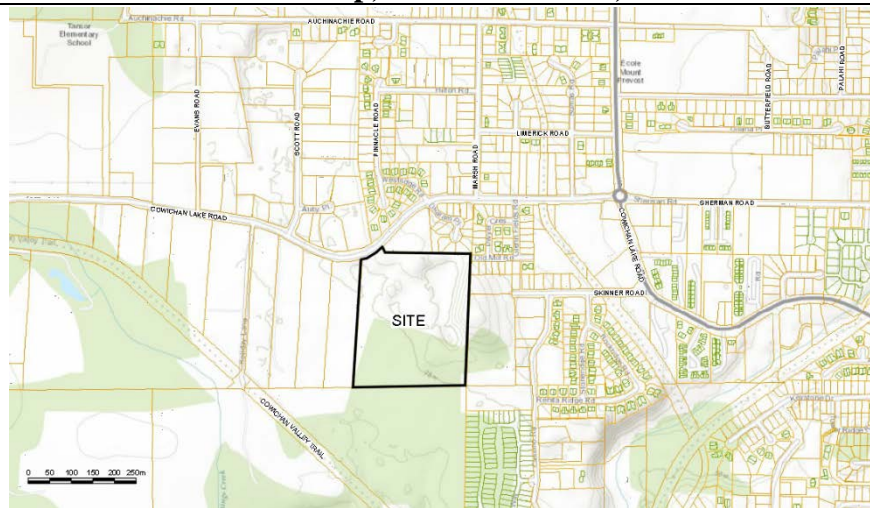
Date Issued


James Plett
For Director, *Environmental Management Act*

Site Plan, North Cowichan, BC



Location Map, North Cowichan, BC



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James Plett
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 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 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) *A concrete slab must be maintained as the bottom of all basements, crawl spaces, and at-grade foundations for buildings constructed on the site, and no groundwater contact with the slab will occur.*

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.

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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for low density residential land soil use:

To meet numerical remediation standards:

Antimony	7440-36-0
Arsenic	7440-38-2
Barium	7440-39-3
Molybdenum	7439-98-7
Zinc	7440-66-6

To meet local background concentrations:

Chromium	7440-47-3
Iron	7439-92-1
Selenium	7782-49-2
Vanadium	7440-62-2

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Schedule D

Documents

Document Title	Author / Company	Document Date
<i>Summary of Site Conditions</i>	Thurber Engineering Ltd.	June 30, 2020
<i>Detailed Site Investigation and Confirmation of Remediation, 3444 Cowichan Lake Road, North Cowichan, BC</i>	Thurber Engineering Ltd.	June 4, 2020
<i>Stage 1 Preliminary Site Investigation, 3444 Cowichan Lake Road, North Cowichan, BC</i>	Thurber Engineering Ltd.	June 4, 2020
<i>Cowichan Lake Road Gravel Pit Redevelopment Geotechnical & Environmental Assessment</i>	Thurber Engineering Ltd.	June 7, 1995

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Date Issued


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For Director, *Environmental Management Act*