



VIA E-MAIL

Victoria File: 26250-20/23807
Site ID: 23807

September 25, 2020

Bryan Brassington
Telus Communications Inc.
25 York Street, Floor 22
Toronto, ON M5J 2V5
By Email: Bryan.Brassington@telus.com

Dear Mr. Brassington:

**Re: Certificate of Compliance – Former Radio Repeater Station, Cape Lazo,
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.

5. 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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P. Geo.
Senior Contaminated Sites Officer

Enclosure

cc: Comox Valley Regional District
770 Harmston Avenue, Courtney, BC V9N 0G8
planningdevelopment@comoxvalleyrd.ca

Stefan Quaglia, Approved Professional, Trillium Environmental Ltd.
126 Ingram Street, Suite 203, Duncan, BC
squaglia@trilliumenviro.com

Vijay Kallur, Approved Professional, Arcadis Canada Inc.
308 – 1080 Mainland Street, Vancouver, BC
Vijay.Kallur@arcadis.com

Site Information Advisor, B.C. Ministry of Environment and Climate Change Strategy
(BY EMAIL)
Advisor.SiteInformation@gov.bc.ca

CSAP Society
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.

September 25, 2020
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located south adjacent to 299 Wireless Road on Cape Lazo in Comox, British Columbia which is more particularly known and described as:

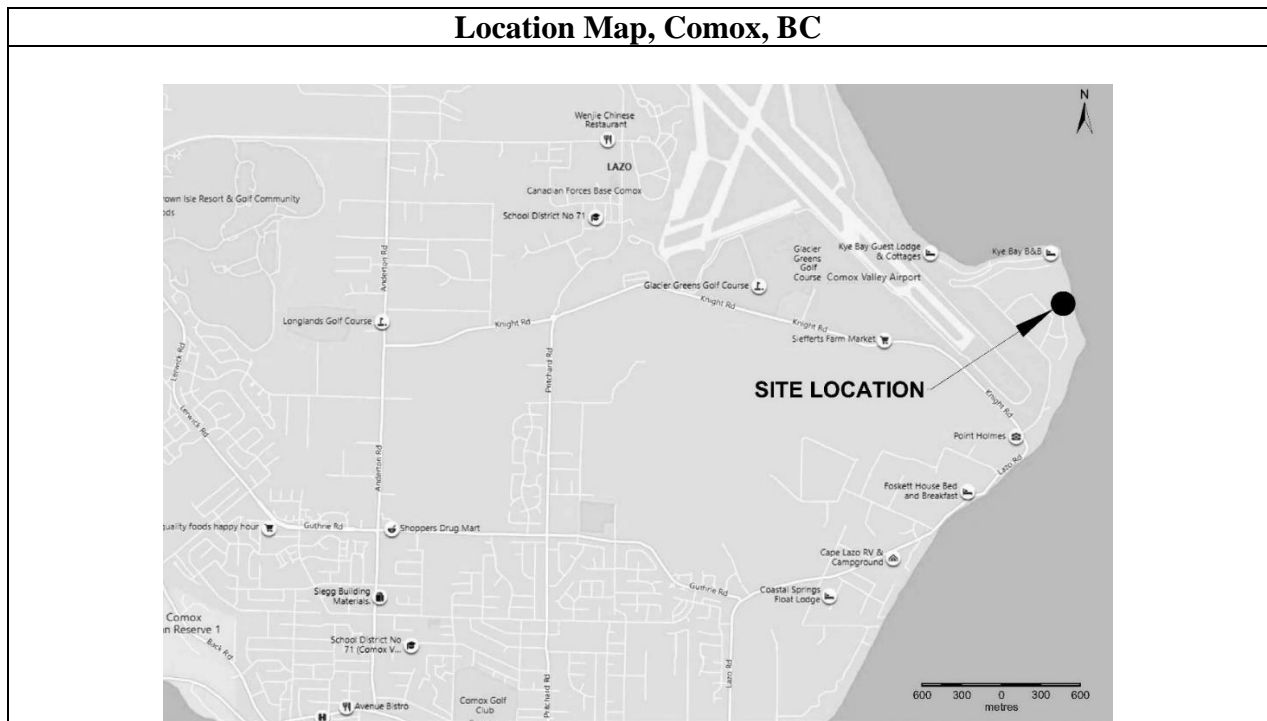
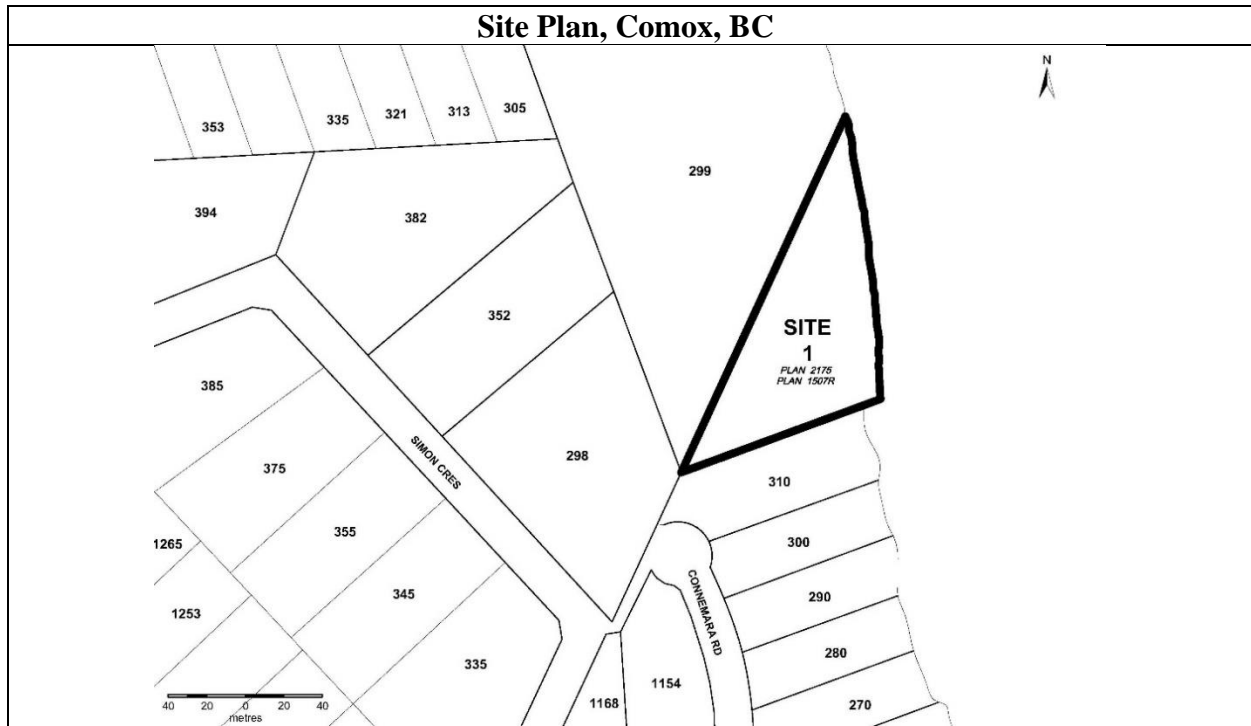
That Part of Lot 1, District Lot 93, Comox District, Plan 2175 Shown in red on Plan 1570R
PID: 006-406-033

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

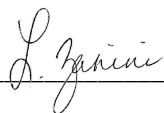
Latitude: 49° 42' 14.5"
Longitude: 124° 51' 42.5"

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Schedule B

Requirements and Conditions

1. Any changes in land 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.

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Schedule C

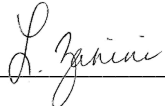
Substances and Uses

Substances remediated in soil for residential low density, parkland, commercial and industrial land soil use:

To meet risk-based remediation standards:

Cadmium	7440-43-9
Copper	7440-50-8
Zinc	7440-66-6

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Schedule D


Documents

Summary of Site Condition, Arcadis Canada Inc. July 07, 2020.

Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigation, Former Radio Repeater Station, Cape Lazo, BC. Arcadis Canada Inc., April 2020.

Human Health and Ecological Risk Assessment, Former Radio Repeater Station, Cape Lazo, BC. Steer Environmental Associates Ltd., May 2020.

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