



VIA EMAIL: [johncdavy@icloud.com](mailto:johncdavy@icloud.com)

Victoria File: 26250-20/5911  
Site ID: 5911

March 8, 2021

John Davy  
Jool Enterprises Ltd.  
PO Box 2348 Sardis Station Main  
Chilliwack, BC V2R 1A7

Dear Mr. Davy:

**Re: Certificate of Compliance – 43645 and 43701 Industrial Way and 7940, 7955,  
and 7976 Logan Drive, Chilliwack, B.C.**

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 Part 8 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 [George.Szefer@gov.bc.ca](mailto:George.Szefer@gov.bc.ca).

Yours truly,



George Szefer, M.Eng., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: Tara Friesen, Manager of Environmental Services, City of Chilliwack  
[tfriesen@chilliwack.com](mailto:tfriesen@chilliwack.com)  
Duncan Macdonald, Approved Professional, PGL Environmental Consultants  
[dmacdonald@pggroup.com](mailto:dmacdonald@pggroup.com)  
CSAP Society [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Site Information Advisor, ENV [Advisor.SiteInformation@gov.bc.ca](mailto: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 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.

March 8, 2021  
Date Issued

  
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Signing Authority  
For Director, *Environmental Management Act*

### Schedule A

The site covered by this Certificate of Compliance is located at 43645 and 43701 Industrial Way and 7940, 7955, and 7976 Logan Drive, Chilliwack, British Columbia which is more particularly known and described as:

<b>Civic Address</b>	<ol style="list-style-type: none"> <li>1. 43645 Industrial Way, Chilliwack, BC</li> <li>2. 43701 Industrial Way, Chilliwack, BC</li> <li>3. 7940 Logan Drive, Chilliwack, BC</li> <li>4. 7955 Logan Drive, Chilliwack, BC</li> <li>5. 7976 Logan Drive, Chilliwack, BC</li> </ol>
<b>PID</b>	<ol style="list-style-type: none"> <li>1. 029-404-843</li> <li>2. 003-743-128</li> <li>3. 005-697-263</li> <li>4. 005-697-212</li> <li>5. 005-697-247</li> </ol>
<b>Legal Description</b>	<ol style="list-style-type: none"> <li>1. LOT A DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP42690</li> <li>2. LOT 27 DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 66063</li> <li>3. LOT 26 DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 58514</li> <li>4. LOT 24 DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 58514</li> <li>5. LOT 25 DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 58514</li> </ol>

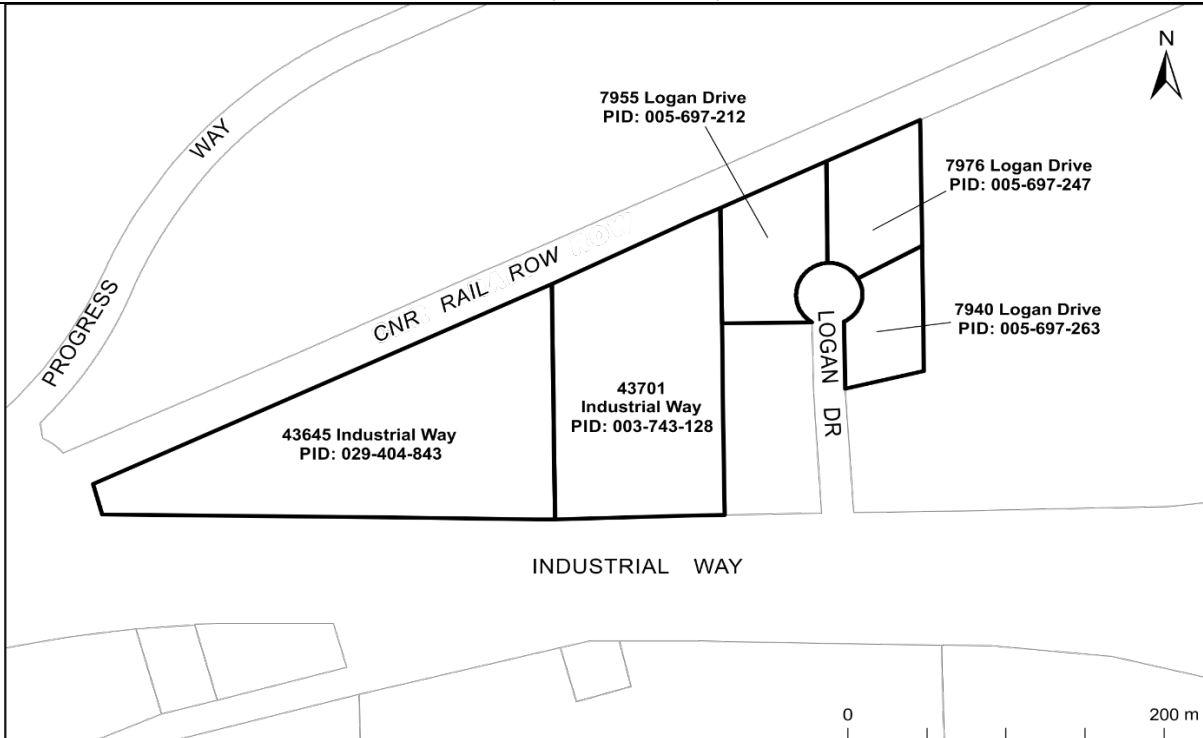
The approximate center of the site using the NAD (North American Datum) 1983 convention is:

Latitude:      49°   08'   45.23"  
 Longitude:   122°   00'   51.80"

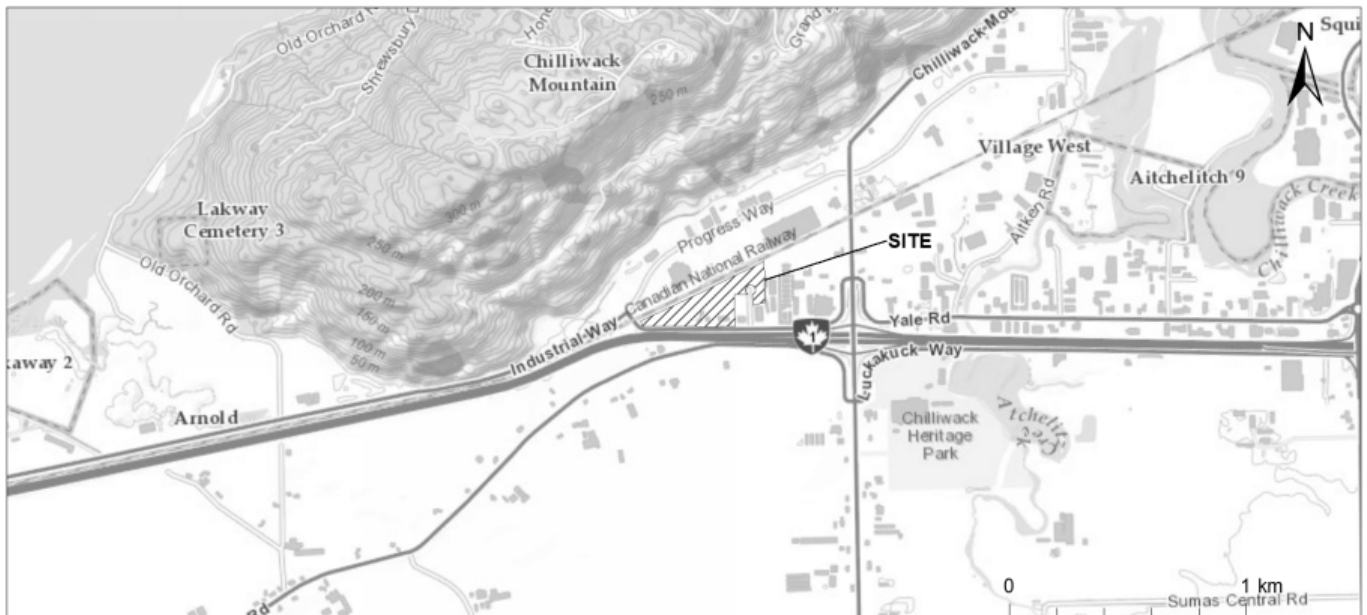
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### Site Plan, Chilliwack, BC



### Location Plan, Chilliwack, BC



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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 Contaminated Sites Regulation numerical standards. 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 current building is slab on grade (8.5m asl); and*
- b) *Future buildings will be slab on grade at the current elevation or higher, or, have a parkade built to any depth.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at and adjacent to the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or persons 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 remediated in soil for industrial land soil use:*

#### To meet numerical remediation standards:

cadmium	7440-43-9
HEPHs	NA
LEPHs	NA
molybdenum	7439-98-7
zinc	7440-66-6

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## Schedule D

### Documents

- *Emails - RE: Site 5911 AP CoC Application: Vapour Attenuation and RE: Site 5911 AP CoC Application: Site Boundary*, PGL Environmental Consultants Ltd., both dated February 10, 2021;
- *Summary of Site Condition – Site ID 5911*, prepared by PGL Environmental Consultants Ltd., dated December 2020;
- *Stage 1 and Stage 2 Preliminary and Detailed Site Investigation and Confirmation of Remediation – 43645, 43701 Industrial Way and 7940, 7955 and 7976 Logan Drive, Chilliwack, BC* prepared by PGL Environmental Consultants Ltd., dated December 2020;
- *Phase 1 Environmental Site Investigation and Groundwater Sampling – 43645, 43701 Industrial Way and 7940, 7955 and 7976 Logan Drive, Chilliwack, BC* prepared by PGL Environmental Consultants Ltd., dated April 2016;
- *Phase 2 Site Investigation, 43701 Industrial Way, Chilliwack, BC* prepared by PGL Environmental Consultants Ltd., dated August 2011;
- *Phase 2 Site Investigation, 43645 Industrial Way, Chilliwack, BC* prepared by PGL Environmental Consultants Ltd., dated August 2011;
- *Stage 2 Preliminary Site Investigation and Soil Remediation, 43645 Industrial Way, Chilliwack, BC*, prepared by Morrow Environmental Consultants Inc., dated May 2001;
- *Stage 1 Preliminary Site Investigation, 43645 Industrial Way, Chilliwack, BC* prepared by Morrow Environmental Consultants Inc., dated March 1999;
- *Stage 2 Preliminary Site Investigation, 43701 Industrial Way, Chilliwack, BC* prepared by Levelton Consultants Ltd., May 1998;
- *Stage 1 Preliminary Site Investigation, 43701 Industrial Way, Chilliwack, BC* prepared by Levelton Consultants Ltd., September 1997.

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