



**VIA EMAIL**

Victoria File: 26250-20/3346  
Site ID: 3346

June 4, 2021

Dennis Marks  
1700 Maple Ltd.  
201 – 990 Cedar Street,  
Campbell River, BC V9W 7Z8,  
[dennismarks@telus.net](mailto:dennismarks@telus.net)

Dear Mr. Marks:

**Re: Certificate of Compliance – 1499 Island Hwy, Campbell River, BC**

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 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 250-387-9513 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Stephen Dankevy, M.Sc., P.Geo.  
Senior Contaminated Sites Officer

Enclosure

cc: Elle Brovold, City of Campbell River,  
[elle.brovold@campbellriver.ca](mailto:elle.brovold@campbellriver.ca)

Martin Jarman, P. Geo., Approved Professional, M.P. Jarman & Associates Ltd.,  
[jarmanmartin8@gmail.com](mailto:jarmanmartin8@gmail.com)

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

Ministry of Environment and Climate Change Strategy  
[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.

June 4, 2021

---

Date Issued

---

Stephen Dankev  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1499 Island Highway 19A, Campbell River, British Columbia which is more particularly known and described as:

Legal Description: Lot 1 Campbell River Indian Reserve #11 Sayward District Plan  
VIP63973  
PID: 023-532-823

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

Latitude: 50° 01' 55" N  
Longitude: 125° 15' 46" W

June 4, 2021

---

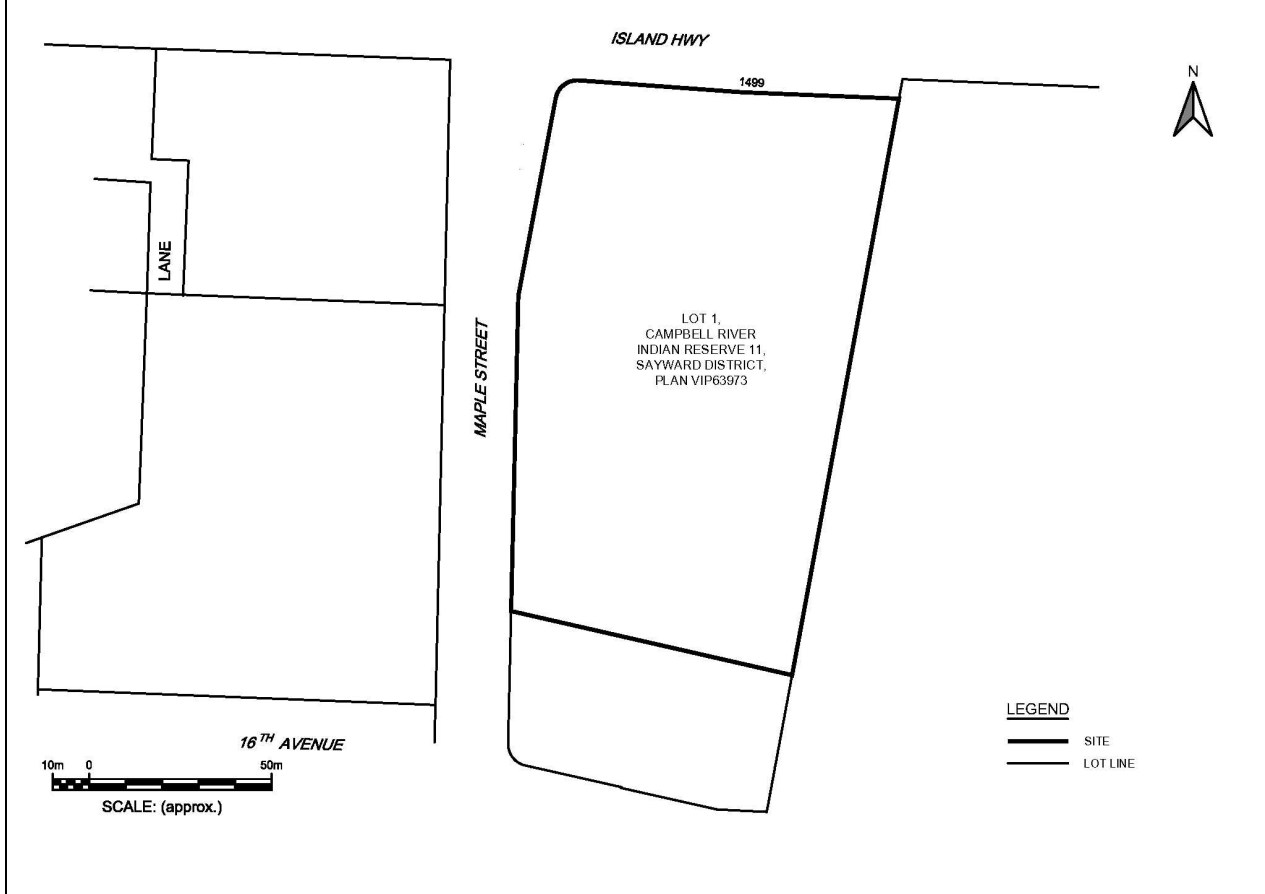
Date Issued



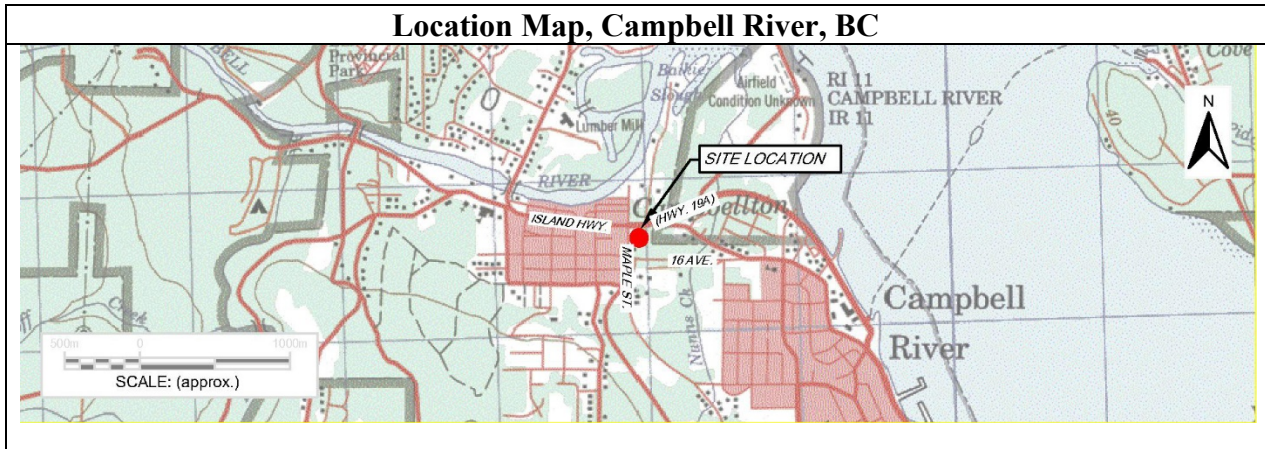
---

Stephen Dankey  
For Director, *Environmental Management Act*

## Site Plan, Campbell River, BC



## Location Map, Campbell River, BC



June 4, 2021

Date Issued

*Stephen Dankey*

Stephen Dankey  
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 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) All existing buildings are and any future buildings will be slab on grade.

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.

June 4, 2021

---

Date Issued



---

Stephen Dankev  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

Benzene (CAS 71-43-2)  
LEPHs (CAS n/a)  
Toluene (CAS 108-88-3)  
Xylenes (CAS 1330-20-7)

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

##### To meet numerical remediation standards:

EPHW<sub>10-19</sub> (CAS n/a)  
LEPHw (CAS n/a)  
Naphthalene (CAS 91-20-3)  
Phenanthrene (CAS 85-01-08)  
Pyrene (CAS 129-00-0)  
Toluene (CAS 108-88-3)  
VPHw (CAS n/a)  
Xylenes, total (CAS 1330-20-7)

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

##### To meet numerical remediation standards:

EPHW<sub>10-19</sub> (CAS n/a)  
LEPHw (CAS n/a)  
Naphthalene (CAS 91-20-3)  
Phenanthrene (CAS 85-01-08)  
Pyrene (CAS 129-00-0)  
VPHw (CAS n/a)  
Xylenes, total (CAS 1330-20-7)

June 4, 2021

---

Date Issued



---

Stephen Dankey  
For Director, *Environmental Management Act*

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

To meet numerical remediation standards:

EPHw<sub>10-19</sub> (CAS n/a)  
Benzene (CAS 71-43-2)  
Benzo(a)pyrene (CAS 50-32-8)  
Ethylbenzene (CAS 100-41-4)  
Toluene (CAS 108-88-3)  
Xylenes, total (CAS 1330-20-7)

June 4, 2021

---

Date Issued



---

Stephen Dankev  
For Director, *Environmental Management Act*



## Schedule D

### Documents

*Addendum Letter in Response to PA Panel Review, 1499 Island Highway and Portion of Maple Street, Campbell River, BC, M.P. Jarman & Associates Ltd., Dated: April 07, 2021;*

*Summary of Site Condition, prepared by Michael Noronha, P. Ag., Envirochem Services Inc., dated February 12, 2021;*

*Report of Findings – Supplemental Detailed Site Investigation and Remediation Review, 1499 Island Highway, Campbell River, BC, prepared by Bryan Tsai, EIT, Michael Chao, EIT and Michael Noronha, P. Ag., Envirochem Services Inc. for 1700 Maple Ltd., Dated: February 11, 2021; and*

*Updated Stage 1 Preliminary Site Investigation, 1499 Island Highway, Campbell River, BC, prepared by Bryan Tsai, EIT and Michael Noronha, P. Ag., Envirochem Services Inc. for 1700 Maple Ltd., Dated: February 12, 2020.*

June 4, 2021

---

Date Issued



---

Stephen Dankey  
For Director, *Environmental Management Act*