



Victoria File: 26250-20/26066
Site ID: 26066

Date: January 20, 2023

Matthew Davis
PCRE Gibsons Holdings Corp.
Suite 1774, Four Bentall Centre
1055 Dunsmuir Street
Vancouver, BC V7X 1L2
mdavis@pcregroup.ca

Dear Mr. Davis:

Re: Certificate of Compliance - 1057 Gibsons Way, Gibsons, 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 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 236-478-1407 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Colleen Delaney
Senior Professional Reliance Officer

Enclosure

cc: CSAP Society
613 – 744 West Hastings Street, Vancouver, BC V6C 1A5
(by Email: apopova@csapsociety.bc.ca)

Harm Gross, Approved Professional, Next Environmental Inc.
8545 Commerce Court, Burnaby, BC V5A 4N4
(by Email: hgross@nextenvironmental.com)

Lesley-Anne Staats, Director of Planning, Town of Gibsons
474 S Fletcher Rd, Gibsons, BC V0N 1V0
(by Email: lstaats@gibsons.ca)

Client Information Officer, ENV, Victoria. csp_cio@Victoria1.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 and Hazardous Waste Regulation 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.

January 20, 2023

Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1057 Gibsons Way, Gibsons, British Columbia which is more particularly known and described as:

Lot B, Except: Part on Plan BCP24580 Block 1 District Lot 683 Plan 9351

PID: 003-394-123

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

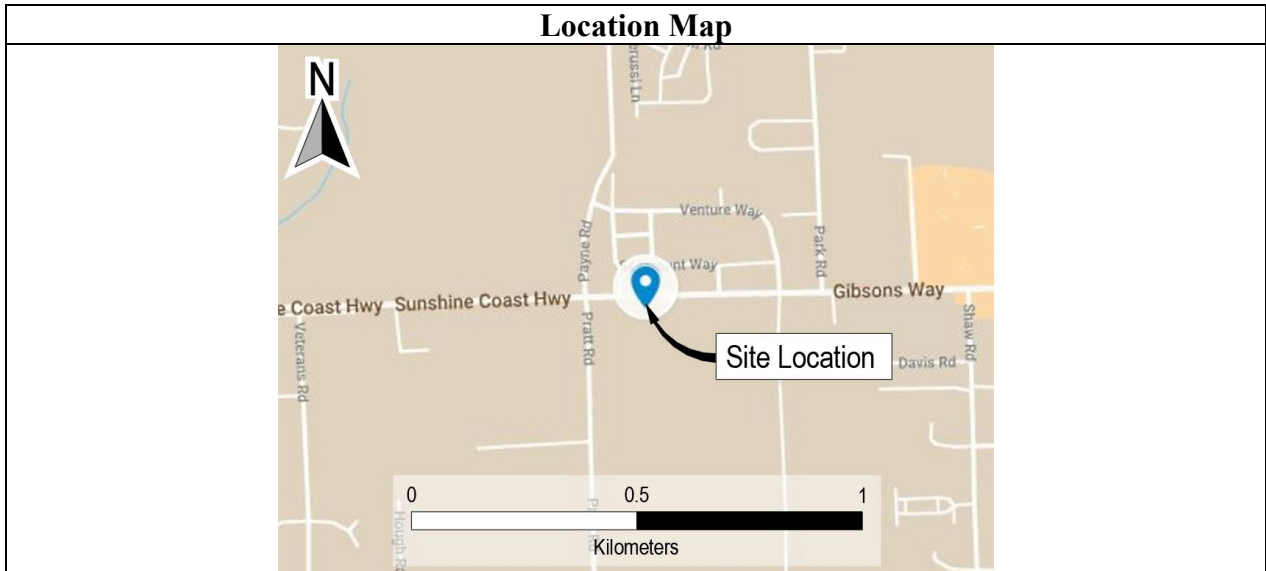
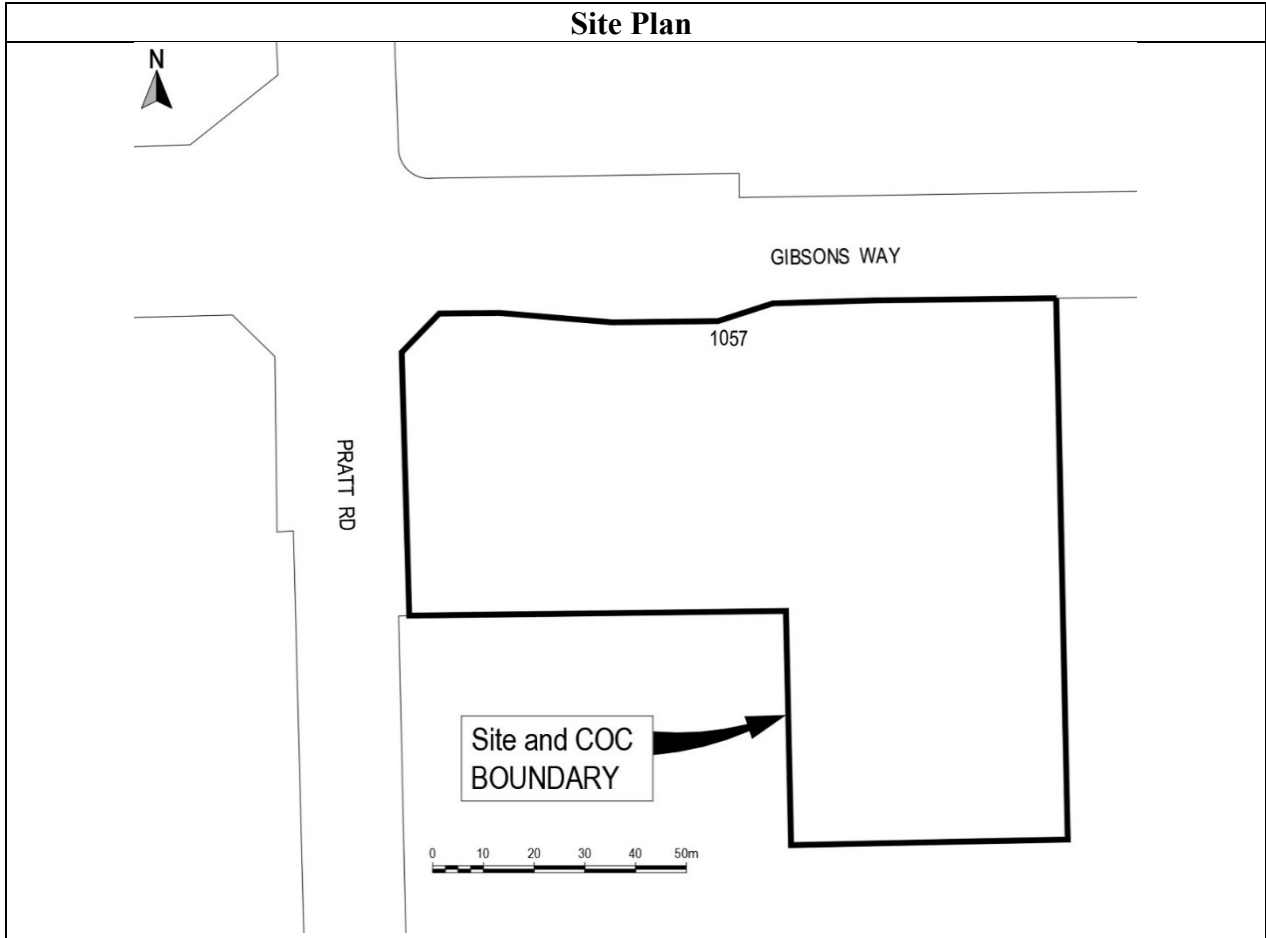
Latitude: 49° 24' 21.7"
Longitude: 123° 31' 43.6"

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Colleen Delaney
For Director, *Environmental Management Act*



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Date Issued

CDelaney

Colleen Delaney
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) *“Slab-on-grade buildings will be present at the site”;*
- (b) *“Buildings with underground parking to any depth will be present at the site”.*

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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Schedule C

Substances and Uses

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

To meet numerical remediation standards:

- Arsenic [7440-38-2]
- Benzene [71-43-2]
- Cadmium [7440-43-9]
- Copper [7440-50-8]
- HEPHs N/A
- Iron [7439-89-6]
- Lead [7439-92-1]
- LEPHs N/A
- Toluene [108-88-3]
- Zinc [7440-66-6]

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Schedule D

Documents

Summary of Site Condition, 1057 Gibsons Way, Gibsons, BC, Next Environmental Inc., dated August 5, 2022.

Stage 2 Preliminary Site Investigation Vapour Assessment Addendum, 1057 Gibsons Way, Gibsons, BC, by Phil Zylka and Jeroen Wauters, Next Environmental Inc., dated July 28, 2022.

Confirmation of Remediation, 1057 Gibsons Way, Gibsons, BC, by Phil Zylka and Nick Matthews, Next Environmental Inc., dated April 29, 2022.

Stage 1 and 2 Preliminary Site Investigation, and Detailed Site Investigation, 1057 Gibsons Way, Gibsons, BC, by Phil Zylka and Nick Matthews, Next Environmental Inc., dated April 28, 2022.

January 20, 2023

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Colleen Delaney
For Director, *Environmental Management Act*