



VIA EMAIL: jen.evans@bchydro.com

File: 26250-20/17973
Site ID: 17973

February 2, 2023

Jen Evans, B.Sc., P.Ag.
BC Hydro & Power Authority
6911 Southpoint Drive
Burnaby, BC V3N 4X8

Dear Jen Evans:

Re: Certificate of Compliance – 1105 Evergreen Road, 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 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 Site@gov.bc.ca.

Yours truly,



Janet Barrett, M.Sc., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc:

Steve Roehr, City of Campbell River,
steve.roehr@campbellriver.ca

Ian Mace, SNC-Lavalin Inc.,
Ian.Mace@snclavalin.com

Alan Walker, Approved Professional, SNC-Lavalin Inc.,
Alan.Walker@snclavalin.com

CSAP Society,
c/o apopova@csapsociety.bc.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.

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.

February 2, 2023
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1105 Evergreen Road, Campbell River, British Columbia which is more particularly known and described as:

Lot 4, District Lot 75, Sayward District, Plan 2078, except those parts in Plans 15218 and 15422 and except part in plan EPP71740.

PID 006-730-299

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

Latitude: 50° 00' 23.63"

Longitude: 125° 15' 23.25"

Part A of the site is known and described as:

- Entirety of site with the exception of Part B.

Part B of the site is known and described as:

Commencing from most southeasterly point of Lot 4, District Lot 75, Sayward District, Plan 2078, except those parts in Plans 15218 and 15422 and except part in plan EPP71740 at a bearing of 1 degree 38 minutes 48 seconds at a distance of 55.7 m,
Thence, at a bearing of 298 degrees 59 minutes 29 seconds a distance of 0.63 m.
Thence, at a bearing of 269 degree 25 minutes 25 seconds a distance of 16.3 m.
Thence, at a bearing of 1 degrees 38 minutes 48 seconds a distance of 1.5 m.
Thence, at a bearing of 89 degrees 25 minutes 25 seconds a distance of 16.3 m.
Thence, at a bearing of 118 degrees 14 minutes 33 seconds a distance of 0.63 m.
Thence, at a bearing of 181 degrees 38 minutes 48 seconds a distance of 1.5 m.
to the point of commencement and comprising an area of 25.6 m².

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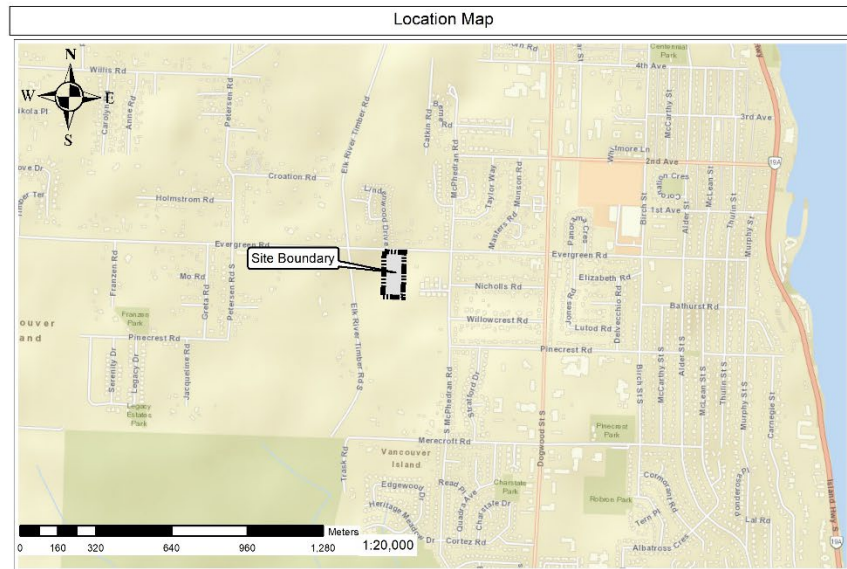
Date Issued



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For Director, *Environmental Management Act*

Schedule "A"



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For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment 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.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a 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 and trenches existing or expected at the site. These assumptions include the following:

(a) Future buildings must be constructed at grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 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

Part A of the site

Substances evaluated in soil for low density residential soil use:

To meet local background concentrations:

vanadium (7440-62-2)

Substances remediated in soil for low density residential soil use:

To meet local background concentrations:

copper (7440-50-8)

To meet numerical remediation standards:

arsenic (7440-38-2)
cadmium (7440-43-9)
HEPHs NA
pentachlorophenol [PCP] (87-86-5)
zinc (7440-66-6)

Part B of the site

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

arsenic (total) (7440-38-2)
chromium (total) (7440-47-3)
copper (dissolved) (7440-50-8)
zinc (total) (7440-66-6)

Substances remediated in sediment for fresh water sensitive site sediment use:

To meet numerical remediation standards:

arsenic (7440-38-2)
copper (7440-50-8)
pentachlorophenol [PCP] (87-86-5)
zinc (7440-66-6)

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Schedule D

Documents

Summary of Site Condition (for 1105 Evergreen Road, Campbell River), prepared by SNC-Lavalin Inc., dated July 15, 2022.

Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation, Post Remediation Assessment, Former District Office, 1105 Evergreen Road, Campbell River, BC, SNC-Lavalin Inc., dated July 12, 2022.

Stage 1 Preliminary Site Investigation, Lot 4, District Lot 75, Sayward District Plan 2078 Except those Parts in Plans 15218 and 15422, 1105 Evergreen Road, Campbell River, BC, prepared by SLR Consulting (Canada) Ltd., dated January 2015.

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