



VIA EMAIL: jen.evans@bchydro.com

File: 26250-20/22285
Site ID: 22285

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 – Portion of 1025 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:

Craig and Corinne Landels
1025 Evergreen Road, Campbell River, BC, V9W 3S1, korilandels@shaw.ca

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

Canadian Imperial Bank of Commerce (Mortgage Holder, Registration CA9823852)
jason.waddell@cibc.com (Mortgage Advisor at Campbell River Branch)

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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants 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 a portion of 1025 Evergreen Road, Campbell River, British Columbia which is more particularly known and described as:

Portion of Lot 1, District Lot 75, Sayward District, Plan 15422 described by following metes and bounds:

Commencing from most southwesterly point of Lot 1, District Lot 75, Sayward Land District, Plan VIP15422 at a bearing of 1 degree 38 minutes 48 seconds at a distance of 55.7 m,
Thence, at a bearing of 1 degree 38 minutes 48 seconds a distance of 1.9 m.
Thence, at a bearing of 53 degrees 57 minutes 0 seconds a distance of 1.4 m.
Thence, at a bearing of 87 degrees 55 minutes 9 seconds a distance of 1.0 m.
Thence, at a bearing of 177 degrees 55 minutes 9 seconds a distance of 2.0 m.
Thence, at a bearing of 252 degrees 39 minutes 50 seconds a distance of 2.4 m to the point of commencement and comprising an area of 4.7 m².

PID: Portion of 004-239-369

The site contains part of a legal parcel depicted in drawing 651970-402 prepared by SNC-Lavalin on March 4, 2022.

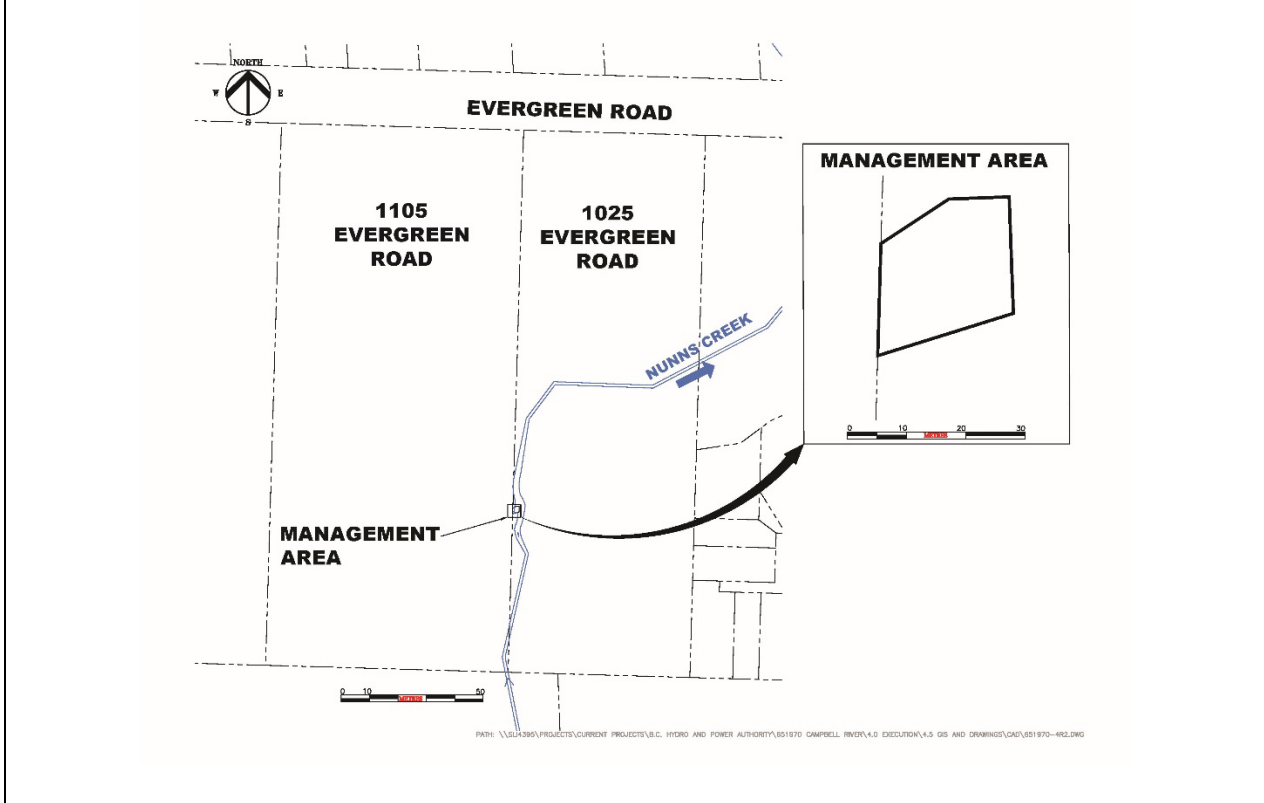
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 50° 0' 22.4"
Longitude: 125° 15' 21.06"

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Site Plan



Location Map



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For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in 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.

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Schedule C

Substances and Uses

Substances remediated in sediment for freshwater sensitive site sediment use:

To meet numerical remediation standards:

arsenic	(7440-38-2)
zinc	(7440-66-6)

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)

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Schedule D

Documents

Summary of Site Condition 1025 Evergreen Road, Campbell River, BC, prepared by SNC-Lavalin Inc., dated July 15, 2022.

Addendum to 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 October 5, 2022.

Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation and Post Remediation Assessment – Former District Office, 1105 Evergreen Road, Campbell River, BC, prepared for BC Hydro and Power Authority, prepared by SNC-Lavalin Inc., dated July 12, 2022.

February 2, 2023

Date Issued



Janet Barrett

For Director, *Environmental Management Act*