



**VIA EMAIL**

Victoria File: 26250-20/26009  
Site ID: 26009

June 23, 2023

TGC Nanaimo General Partner Inc.  
9657 45 Ave NW  
Edmonton, Alberta, T6E 5Z8  
Attention: David Lopatka  
[david@reoptimize.ca](mailto:david@reoptimize.ca)

Dear Mr. Lopatka:

**Re: Certificate of Compliance – 1950 Island Diesel Way, Nanaimo, 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future 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](mailto:site@gov.bc.ca).

Yours truly,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

cc: City of Nanaimo, Dean Mousseau, Manager, Dev.Eng [dean.mousseau@nanaimo.ca](mailto:dean.mousseau@nanaimo.ca)  
CSAP Society, Anna Popova [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Approved Professional, Robert Symington [symington@gandalfconsulting.bc.ca](mailto:symington@gandalfconsulting.bc.ca)  
Client Information Officer, ENV, Victoria [csp\\_cio@Victoria1.gov.bc.ca](mailto: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.

June 23, 2023  
Date Issued

  
A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1950 Island Diesel Way,  
Nanaimo, British Columbia which is more particularly known and described as:

LOT 3 SECTION 16 RANGE 7 MOUNTAIN DISTRICT PLAN VIP61143

PID: 023-074-361

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

Latitude: 49° 11' 7.00"  
Longitude: 123° 59' 11.00"

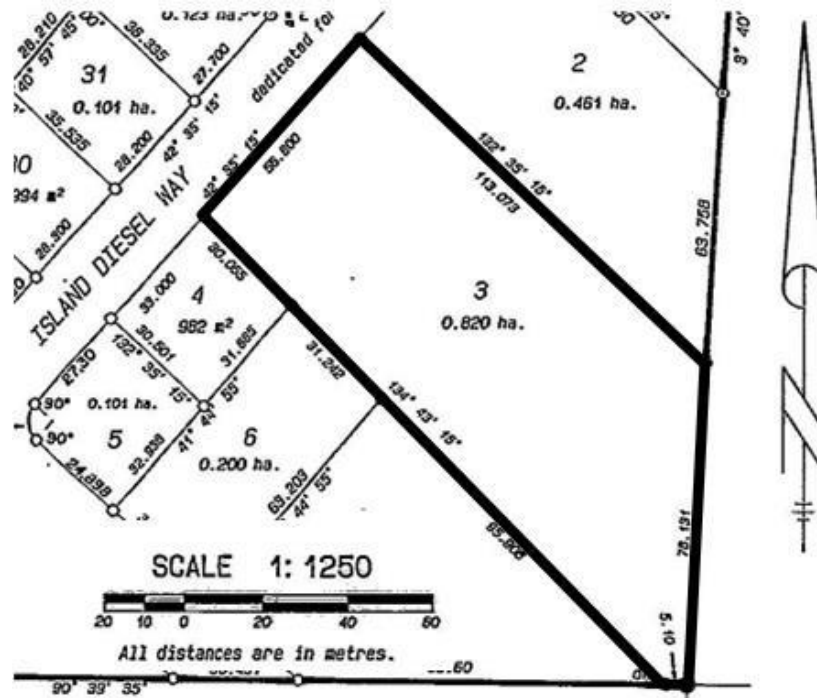
June 23, 2023

Date Issued



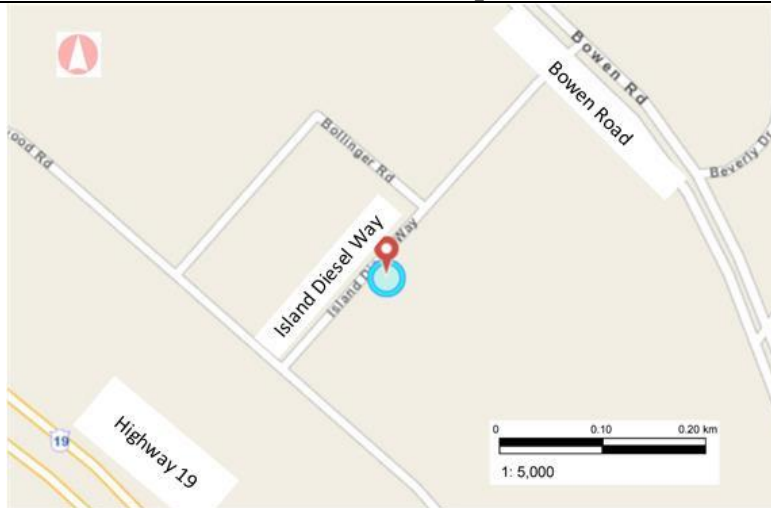
A. Mortensen  
For Director, *Environmental Management Act*

### Site Plan



PLAN OF SUBDIVISION OF PART OF SECTION 16, RANGE 7, MOUNTAIN DISTRICT. B.C.G.S. 92F.020

### Location Map



June 23, 2023  
Date Issued

*Autte Mortensen*  
A. Mortensen  
For Director, Environmental Management Act

June 23, 2023

Date Issued

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Site Identification Number 26009  
Version 9.0 R



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For Director, *Environmental Management Act*

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## Schedule B

### Requirements and Conditions

1. Any changes in land and vapour 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 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) A slab-on-grade building will be constructed on 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.

June 23, 2023  
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A. Mortensen  
For Director, *Environmental Management Act*

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**Schedule C**

**Substances and Uses**

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

To meet numerical remediation standards:

xylenes                      1330-20-7

***Substances evaluated in soil for commercial land soil use:***

To meet local background concentrations:

arsenic                      7440-38-2

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

To meet numerical remediation standards:

xylenes, total              1330-20-7

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For Director, *Environmental Management Act*



## Schedule D

### Documents

*Summary of Site Condition, 1950 Island Diesel Way, Nanaimo, BC, Gandalf Consulting Ltd., May 9<sup>th</sup>, 2023*

*Confirmation of Remediation Report, 1950 Island Diesel Way, Nanaimo, BC, TerraWest Environmental Inc., March 29<sup>th</sup>, 2023*

*Stage 1 Preliminary Site Investigation, 1950 Island Diesel Way, Nanaimo, BC, TerraWest Environmental Inc., March 23rd, 2023*


*Stage 2 Preliminary Site Investigation, 1950 Island Diesel Way, Nanaimo, BC, TerraWest Environmental Inc., March 23rd, 2023*

*Detailed Site Investigation, 1950 Island Diesel Way, Nanaimo, BC, TerraWest Environmental Inc., March 23rd, 2023*

*Request for Determination of Background Arsenic in Soil, Lot 3 Section 16, Range 7, Mountain District, Plan VIP61143 PID: 023-074-361, BC, Ministry of Environment and Climate Change Strategy, January 11<sup>th</sup>, 2023*

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A. Mortensen  
For Director, *Environmental Management Act*

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