



VIA EMAIL: colleen.doll@telus.com

Victoria File: 26250-20/26095
Site ID: 26095

July 13, 2023

TELUS Communications Inc.
Att: Colleen Doll
510 West Georgia Street
Vancouver, BC V6B 0M3

Dear Colleen Doll:

Re: Certificate of Compliance – 5987 Sechelt Inlet Road, Sechelt, 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 that may be encountered during any future work at the site.
4. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
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 Roberto.Prieto@gov.bc.ca.

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: Sven Koberwitz, Senior Development Planner, District of Sechelt
skoberwitz@sechelt.ca

Cody Danroth, All Sports Lands Ltd., Inc.No. 608232
codydanroth@gmail.com

Kootney Savings Credit Union, Incorporation No.FI36
mgregg@kscu.com

Eva Gerencher, Approved Professional, SLR Consulting (Canada) Ltd.
egerencher@slrconsulting.com

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.gov.bc.ca

Anna Popova, CSAP Society
apopova@csapsociety.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.

July 13, 2023
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 5987 Sechelt Inlet Road, Sechelt, British Columbia which is more particularly described as:

Lot H, District Lot 1438, Plan 22066

PID 012-812-609

The portion of Lot H included in the certificate is illustrated on a site plan and described by the following metes and bounds, as depicted on Plan No. 1 in Appendix B of the Preliminary and Detailed Site Investigation & Confirmation of Remediation report, dated February 28, 2023, prepared by SLR Consulting (Canada) Ltd:

Part of Lot H, District Lot 1438, Plan 22066

Starting from the southeast corner of Lot H, District Lot 1438, Plan 22066;

Thence (1) Northwest $295^{\circ}37'20''$, 29.23 metres to the Point of Commencement;

Thence (2) Northwest $296^{\circ}25'45''$, 22.59 metres

Thence (3) Northeast $4^{\circ}19'16''$, 2.39 metres;

Thence (4) Northeast $80^{\circ}8'43''$, 2.95 metres;

Thence (5) Northeast $32^{\circ}51'35''$, 2.33 metres;

Thence (6) Southeast $96^{\circ}16'37''$, 7.08 metres;

Thence (7) Southeast $106^{\circ}36'37''$, 6.47 metres;

Thence (8) Southeast $132^{\circ}46'40''$, 7.83 metres;

Thence (9) Southwest $33^{\circ}54'30''$, 7.24 metres more or less to the Point of Commencement;

Containing 0.018 hectares (0.044 acres) more or less.

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

Latitude: $49^{\circ} 29' 23.3''$

Longitude: $123^{\circ} 44' 56.9''$

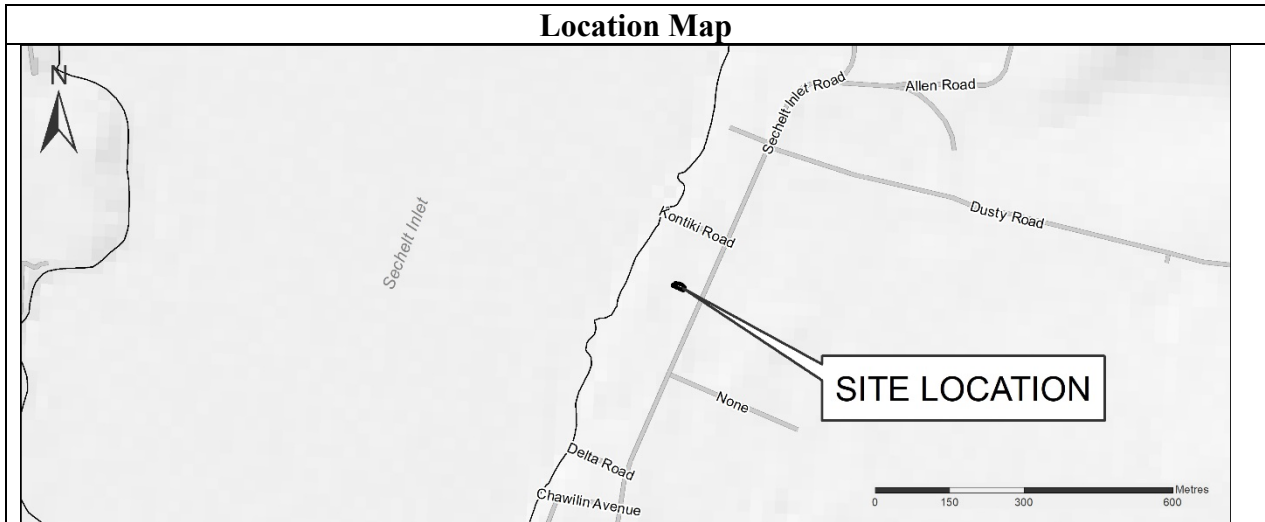
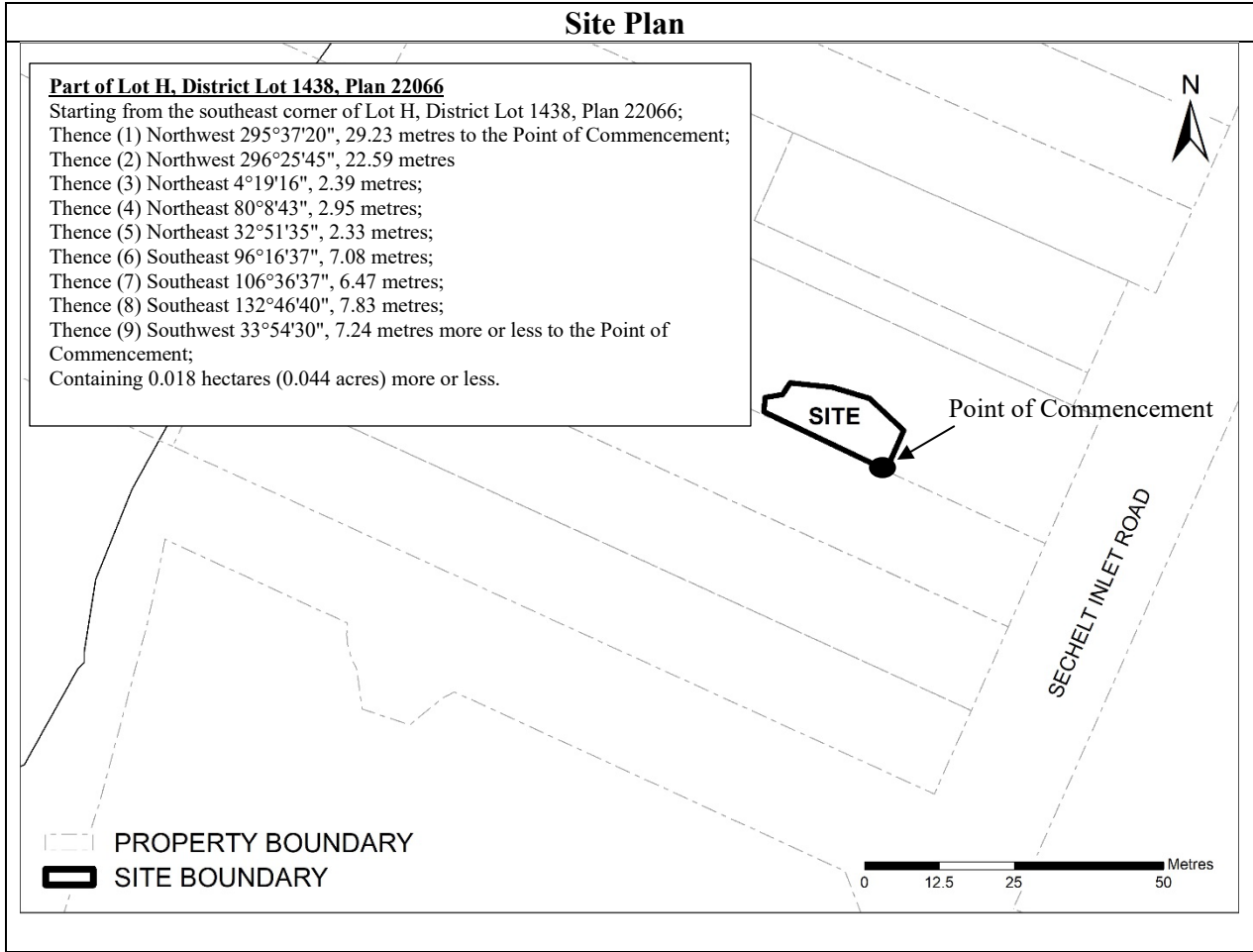
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment use 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 use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.
2. 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 expected at the site. Based on the subslab attenuation factor, the following assumptions apply:
 - a. *All concrete foundation slabs or basements will be above the water table; or*
 - b. *Concrete parkades may be constructed to any depth.*
3. 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 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

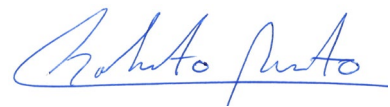
Substances remediated in soil for residential (low density) land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
cadmium	7440-43-9
copper	7440-50-8
LEPHs	NA
HEPHs	NA
zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Conditions*, SLR Consulting (Canada) Ltd, March 20, 2023.
- *Preliminary and Detailed Site Investigation & Confirmation of Remediation: 5977 & 5981 Sechelt Inlet Road, Sechelt, BC*. SLR Consulting (Canada) Ltd. February 28, 2023.
- *Supplemental Stage 2 Preliminary Site Investigation: Water Lot Lease #485613101, Sechelt, BC*. SLR Consulting (Canada) Ltd, July 9, 2021.
- *Phase II Environmental Site Assessment: 5977, 5981 & Lot 18 Sechelt Inlet Road, Sechelt, BC*, Lewkowich Engineering Associates Ltd, February 24, 2021.
- *Limited Phase II Environmental Site Assessment: 5977, 5981 and Lot 18 Sechelt Inlet Road, Sechelt, BC*, Lewkowich Engineering Associates Ltd, November 27, 2020.
- *Phase II Environmental Site Assessment: 5977, 5981 and Lot 18 Sechelt Inlet Road, Sechelt, BC*, NEXT Environmental Inc, October 18, 2019.

July 13, 2023

Date Issued



Roberto Prieto
For Director, *Environmental Management Act*