



VIA EMAIL

Victoria File: 26250-20/23857
Site ID: 23857

January 14, 2022

Jason Schmidt
1215559 BC Ltd.
Unit 202, 527 Stewart Ave.
Nanaimo, BC V9S 5W9
jason@momentumdesignbuild.ca

Dear Mr. Schmidt.

Re: Certificate of Compliance – 4951 Jordan Ave., Nanaimo, 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:

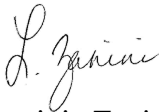
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 Part 8 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 site@gov.bc.ca.

Yours truly,



Lavinia Zanini, P.Ge.
Senior Contaminated Sites Officer

Enclosure

cc: Lainya Rowett, Manager, Current Planning, City of Nanaimo
411 Dunsmuir Street, Nanaimo, BC, V9R 0E4
lainya.rowett@nanaimo.ca

Guy Patrick, Numerical Approved Professional, Patrick Consulting Inc.
PO Box 581 Stn. Ganges, Salt Spring Island, BC, V8K 2W2
guy@patrickenv.com

CSAP Society
apopova@csapsociety.bc.ca

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

Coastal Community Credit Union
220-59 Wharf Street, Nanaimo, BC, V9R 2X3
service@cccu.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.

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 14, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

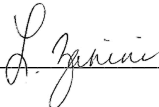
The site covered by this Certificate of Compliance is located at 4951 Jordan Ave., Nanaimo, British Columbia which is more particularly known and described as:

Lot A, Section 5, Wellington District, Plan EPP69857,
PID: 030-081-360

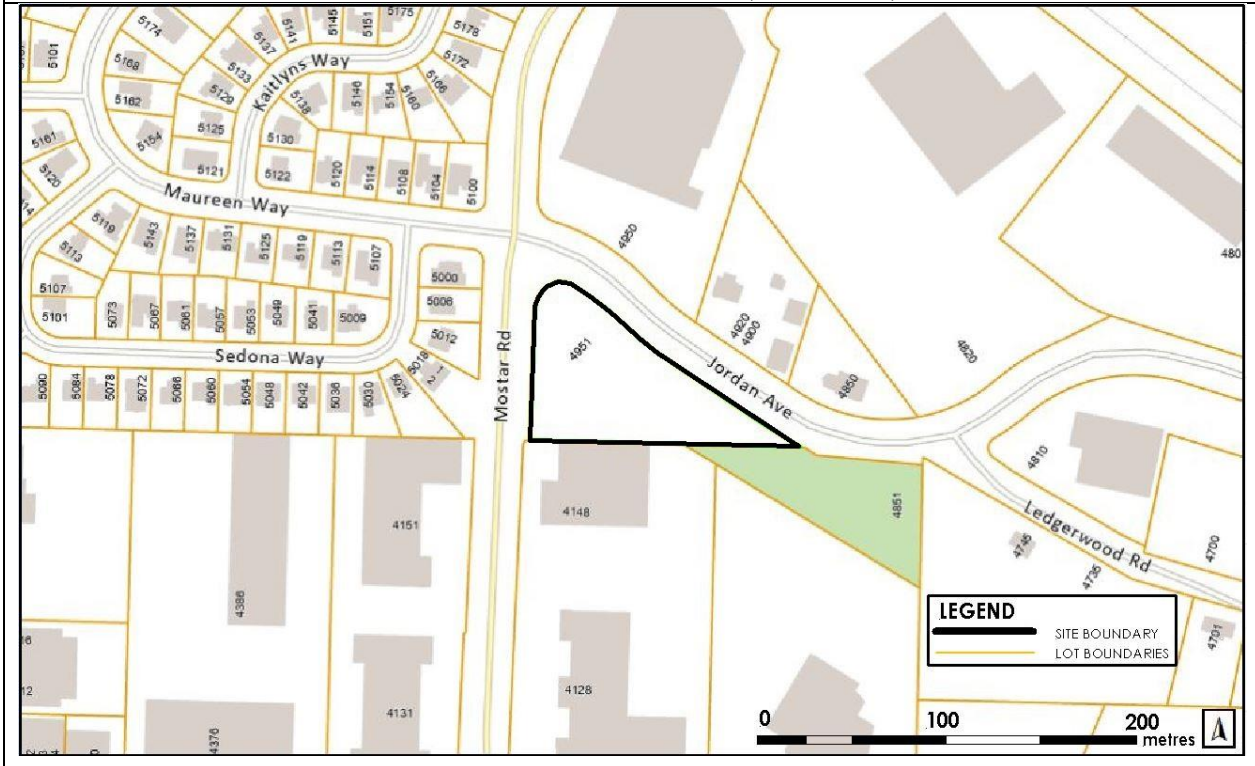
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 12' 39.2"
Longitude: 124° 2' 3.8"

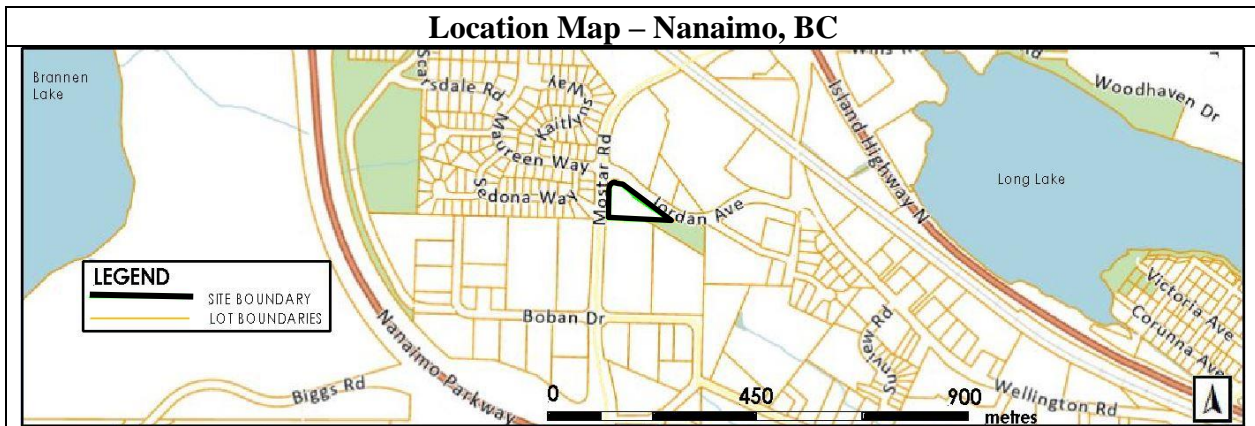
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Site Plan – 4951 Jordan Avenue, Nanaimo, BC



Location Map – Nanaimo, BC



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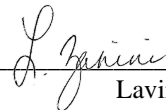
Schedule B

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 use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

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For Director, *Environmental Management Act*

Schedule C

Substances and Uses


Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

Cadmium	7440-43-9
Zinc	7440-66-6

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Schedule D

Documents

Summary of Site Condition, 4951 Jordan Ave., Nanaimo, BC, TerraWest Environmental Inc., September 13, 2021;

Technical Addendum, 4951 Jordan Ave., Nanaimo, BC, TerraWest Environmental Inc., September 13, 2021;

Stage 2 Preliminary Site Investigation & Detailed Site Investigation, 4951 Jordan Ave., Nanaimo, BC, TerraWest Environmental Inc., July 28, 2021;

Confirmation of Remediation, 4951 Jordan Ave., Nanaimo, BC, TerraWest Environmental Inc., July 28, 2021; and

Stage 1 Preliminary Site Investigation, 4951 Jordan Ave., Nanaimo, BC, TerraWest Environmental Inc., July 27, 2021.

January 14, 2022

Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*