



VIA E-MAIL: fcrucil@fminstallations.ca

Victoria File: 26250-20/23301
Site ID: 23301

July 26, 2022

FMC Holdings Ltd.
1890 Schoolhouse Rd.
Nanaimo, BC V9X 1T4
Attn. Frank Crucil

Dear Frank Crucil:

Re: Certificate of Compliance – 201 Dogwood Dr., Ladysmith, 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 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Allison McCarrick, CAO, Town of Ladysmith
410 Esplanade, PO Box 220, Ladysmith, BC, V9G 1A2
amccarrick@ladysmith.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



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.

July 26, 2022
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 201 Dogwood Drive, Ladysmith, British Columbia, which is more particularly known and described as:

Lot A, District Lot 56, Oyster District, Plan EPP110422,
PID: 031-366-309

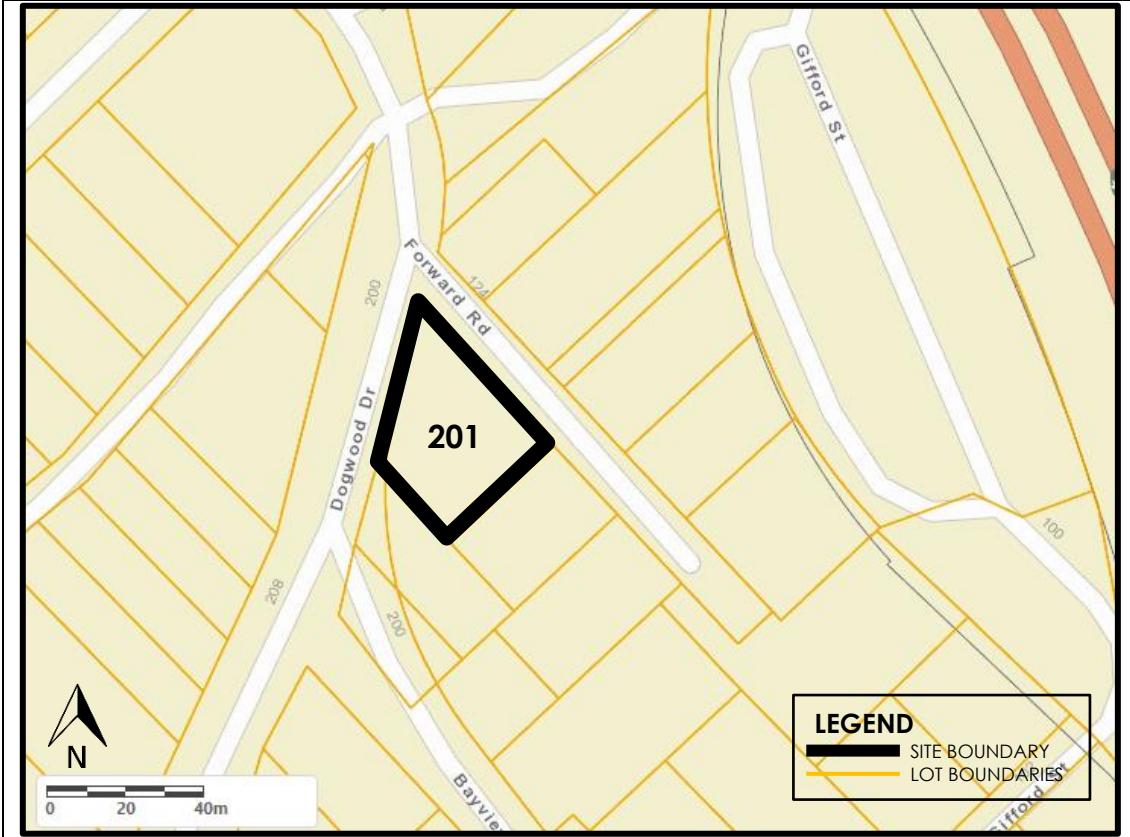
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 59' 21.50"
Longitude: 123° 48' 45.50"

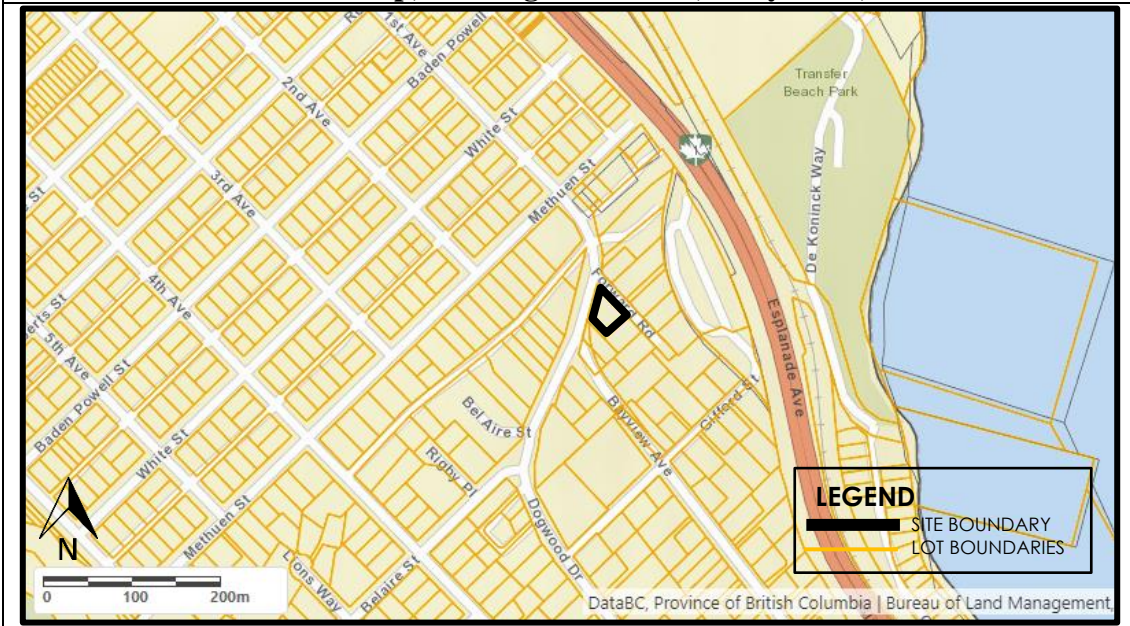
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Site Plan, 201 Dogwood Drive, Ladysmith, BC



Location Map, 201 Dogwood Drive, Ladysmith, BC



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Schedule B

Requirements and Conditions

1. Any changes in land 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

Benzene	71-43-2
Cadmium	7440-43-9
Ethylbenzene	100-41-4
HEPHs	N/A
Lead	7439-92-1
Tetraethyl Lead	78-00-2
VPHs	N/A
Xylenes	1330-20-7

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

Benzene	71-43-2
Benzo(a)pyrene	50-32-8
Ethylbenzene	100-41-4
Methylnaphthalene, 1-	90-12-0
Methylnaphthalene, 2-	91-57-6
Naphthalene	91-20-3
Pyrene	129-00-0
Xylenes, total	1330-20-7

Substances remediated in water for marine aquatic life use:

To meet numerical remediation standards:

Benzene	71-43-2
Benzo(a)pyrene	50-32-8
Ethylbenzene	100-41-4
LEPHw	N/A
Naphthalene	91-20-3
Pyrene	129-00-0
VPHw	N/A
Xylenes, total	1330-20-7

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Substances remediated in soil vapour for commercial land vapour use:

To meet numerical remediation standards:

Benzene	71-43-2
n-hexane	110-54-3
VPHv	N/A
Xylenes, total	1330-20-7
Naphthalene	91-20-3

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Schedule D

Documents

Summary of Site Condition, TerraWest Environmental Inc., April 25, 2022

Neighbour Communication Summary, TerraWest Environmental Inc., dated April 27, 2022

Confirmation of Remediation, 201/203 Dogwood Drive, Forward Road Right-of-Way and 124 Forward Road, Ladysmith, BC, TerraWest Environmental Inc., dated March 24, 2022

Detailed Site Investigation, 201/203 Dogwood Drive, Forward Road Right-of-Way and 124 Forward Road, Ladysmith, BC TerraWest Environmental Inc., dated March 28, 2022

Stage 2 Preliminary Site Investigation, 201 Dogwood Drive, Ladysmith, BC, TerraWest Environmental Inc., dated December 17, 2021

Stage 1 Preliminary Site Investigation, 201 Dogwood Drive, Ladysmith, BC, TerraWest Environmental Inc., dated October 23, 2020

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Date Issued



Liliana Jerade

For Director, *Environmental Management Act*