



VIA E-MAIL: larrydavidson@icloud.com

Victoria File: 26250-20/8281
Site ID: 8281

June 16, 2022

Larry Davidson
Whynott Holdings Ltd.
2467 Mill Bay Road
Mill Bay, BC, V0R 2P4

Dear Larry Davidson:

Re: Certificate of Compliance – 5611 Calverton Road, Duncan, 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:

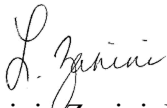
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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 Work safe 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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Ge.
Senior Contaminated Sites Officer

Enclosure

cc: Cowichan Valley Regional District
175 Ingram Street, Duncan, BC, V9L 1N8
environment@cvrd.bc.ca

Esquimalt and Nanaimo Railway Company (Island Corridor
Foundation) PO Box 375 Station A Nanaimo, BC, V9R 5L3
info@islandrail.ca

CIBC
116 Station Street, Duncan, BC, V9L 1M7
info@cibcassetmanagement.com

Client Information Officer, ENV, csp_cio@victorial.gov.bc.ca

CSAP Society
613 – 744 West Hastings Street, Vancouver, BC, V6C 1A5
apopova@csapsociety.bc.ca

Chad M. Taylor, Approved Professional, McElhanney Ltd.
200 – 858 Beatty Street, Vancouver, BC, V6B 1C1
CTaylor@mcelhanney.com



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 16, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 5611 Culverton Road, Duncan, British Columbia which is more particularly known and described as:

Lot 1, Section 8, Range 6, Sahtlam District, Plan 12309, except those parts in Plans 22890, 23708, 25003, and 29157

PID: 003-851-168

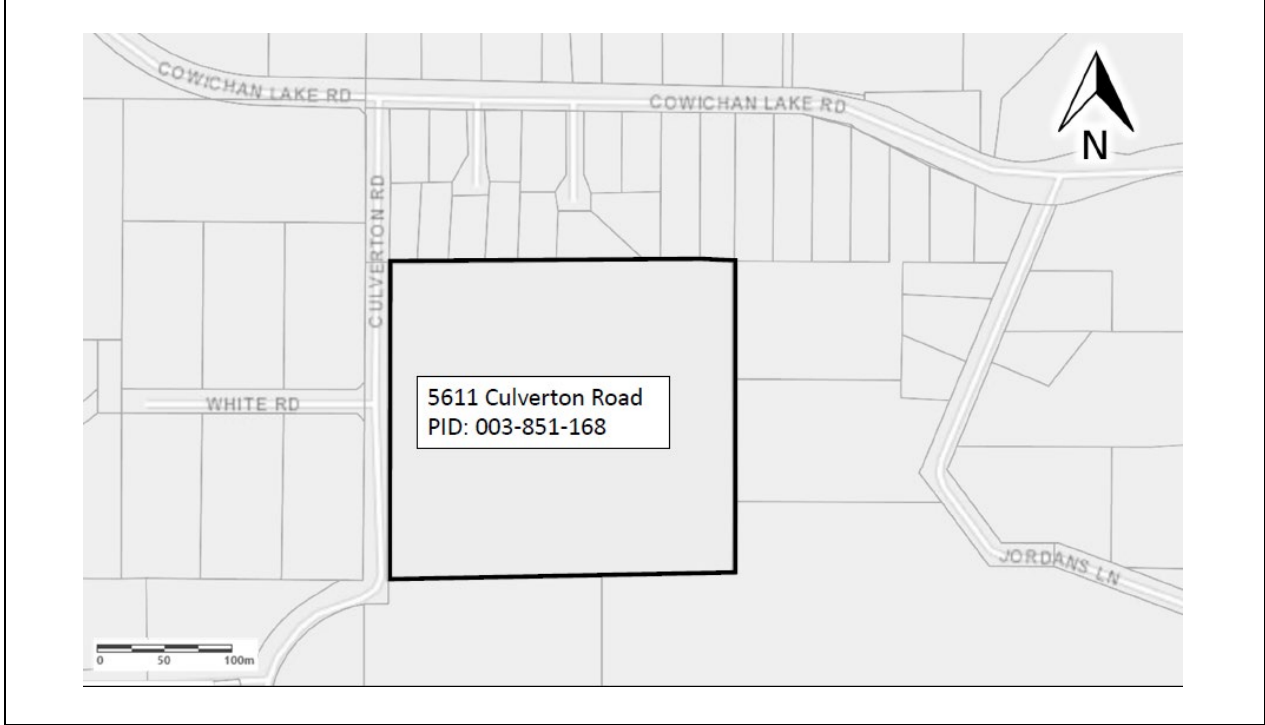
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 46' 30.00"
Longitude: 123° 50' 8.00"

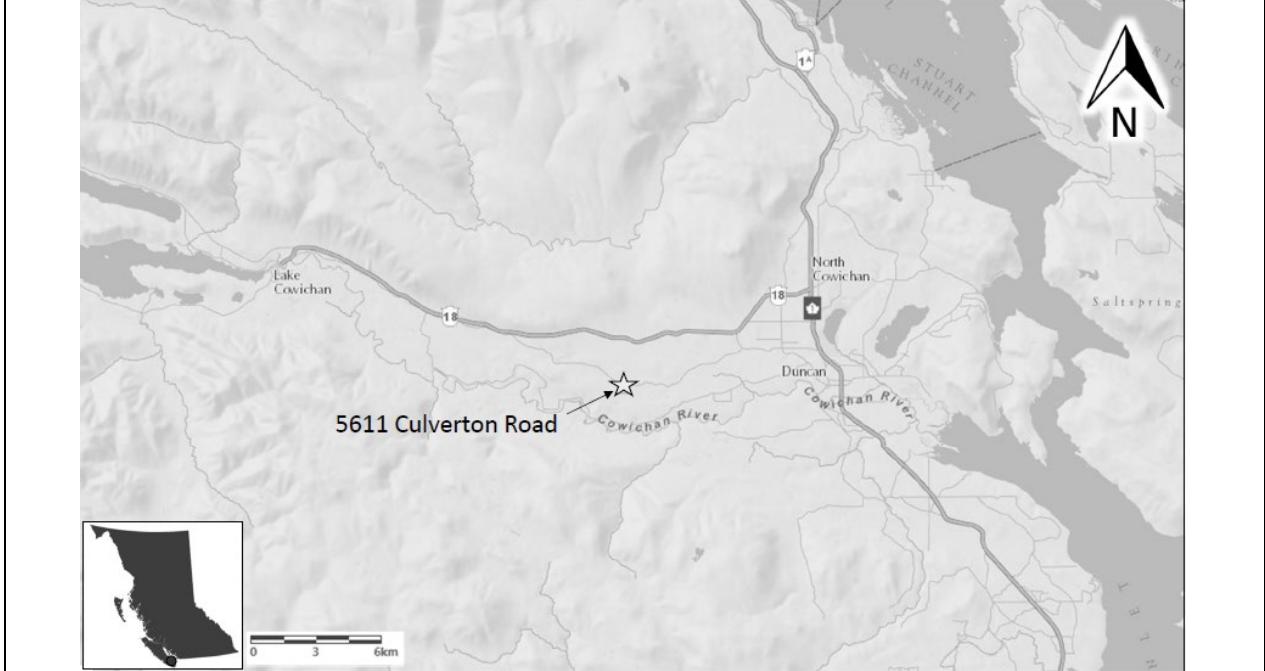
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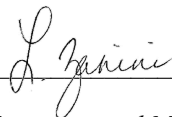
Site Plan, Duncan, BC



Location Map, Duncan, BC



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For Director, Environmental Management Act

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 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 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. These assumptions include the following:

(a) Any buildings erected on the Site will have foundations at the current grade.

Any inconsistencies that arise between the structures, locations and depths of proposed 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.

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Schedule C

Substances and Uses

Substances remediated in soil for low density residential and urban park land soil uses:

To meet numerical remediation standards:

Cadmium	744-43-9
Tin	7440-31-5
Toluene	108-88-3
Zinc	7440-66-6

Substances investigated in soil for low density residential and urban park land soil uses:

To meet local background concentrations:

Iron	7439-89-6
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Substances investigated in water for freshwater aquatic life, drinking, irrigation, and livestock water uses:

To meet local background concentrations:

Cobalt	7440-48-4
Manganese	7439-96-5

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Schedule D

Documents

Summary of Site Condition, 5611 Culverton Road, Duncan, BC, McElhanney Ltd., May 26, 2022;

Confirmation of Remediation (CoR), 5611 Culverton Road, Duncan, BC, McElhanney Ltd., April 5, 2022;

Detailed Site Investigation (DSI), 5611 Culverton Road, Duncan, BC, McElhanney Ltd., April 4, 2022;

Stage 1 Preliminary Site Investigation Update - 5611 Culverton Road, Duncan, BC, McElhanney Ltd., April 1, 2022;

Stage 2 Preliminary Site Investigation for 5611 Culverton Road, Duncan, BC [Site ID: 8281], Next Environmental Inc., October 28, 2020;

Stage 1 Preliminary Site Investigation for 5611 Culverton Road, Duncan, BC [Site ID: 8281], Next Environmental Inc., October 27, 2020; and

Environmental Impact Assessment on Rem. Lot 1, Section 8, Range 6, Sahtlam District, Plan 12309, Civic Address – Dogwood Lumber, Culvert Road, Sahtlam, EBA Environmental Ltd., September 16, 1992.

June 16, 2022
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*
