



**VIA E-MAIL:** [allan@harmonicmachine.com](mailto:allan@harmonicmachine.com) [eileen@createproperties.ca](mailto:eileen@createproperties.ca)

File: 26250-20/24475  
Site ID: 24475

August 3, 2022

Allan Les  
1293857 B.C. Ltd.  
47848-B Camp River Road  
Chilliwack, BC V4Z 0B6

Dear Allan Les:

**Re: Certificate of Compliance – 44394 Progress Way, Chilliwack, 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) 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 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) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Janet Barrett, M.Sc., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: Lora Paul, P.Eng., CSAP, Thurber Engineering Ltd.  
900-1281 West Georgia St, Vancouver, BC V6E 3J7 (BY EMAIL)  
[lpaul@thurber.ca](mailto:lpaul@thurber.ca)

CSAP Society (Anna Popova)  
613-744 West Hastings Street, Vancouver, BC V6C 1A5 (BY EMAIL)  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, ENV, Victoria (BY EMAIL)  
[esp\\_cio@Victoria1.gov.bc.ca](mailto:esp_cio@Victoria1.gov.bc.ca)

Tara Friesen, P.Eng., City of Chilliwack  
8550 Young Road, Chilliwack, BC, V2P 8A4 (BY EMAIL)  
[tfriesen@chilliwack.com](mailto:tfriesen@chilliwack.com)

Chris Jeziorowski, Business Development Bank of Canada (BY EMAIL)  
[Chris.jeziorowski@bdc.ca](mailto:Chris.jeziorowski@bdc.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.

August 3, 2022  
Date Issued

  
Janet Barrett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 44394 Progress Way, Chilliwack, British Columbia which is more particularly known and described as:

Lot 2, District Lot 269, Group 2, New Westminster District Plan BCP38013

PID: 027-648-265

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

Latitude: 49° 09' 11.30"  
Longitude: 121° 59' 44.0"

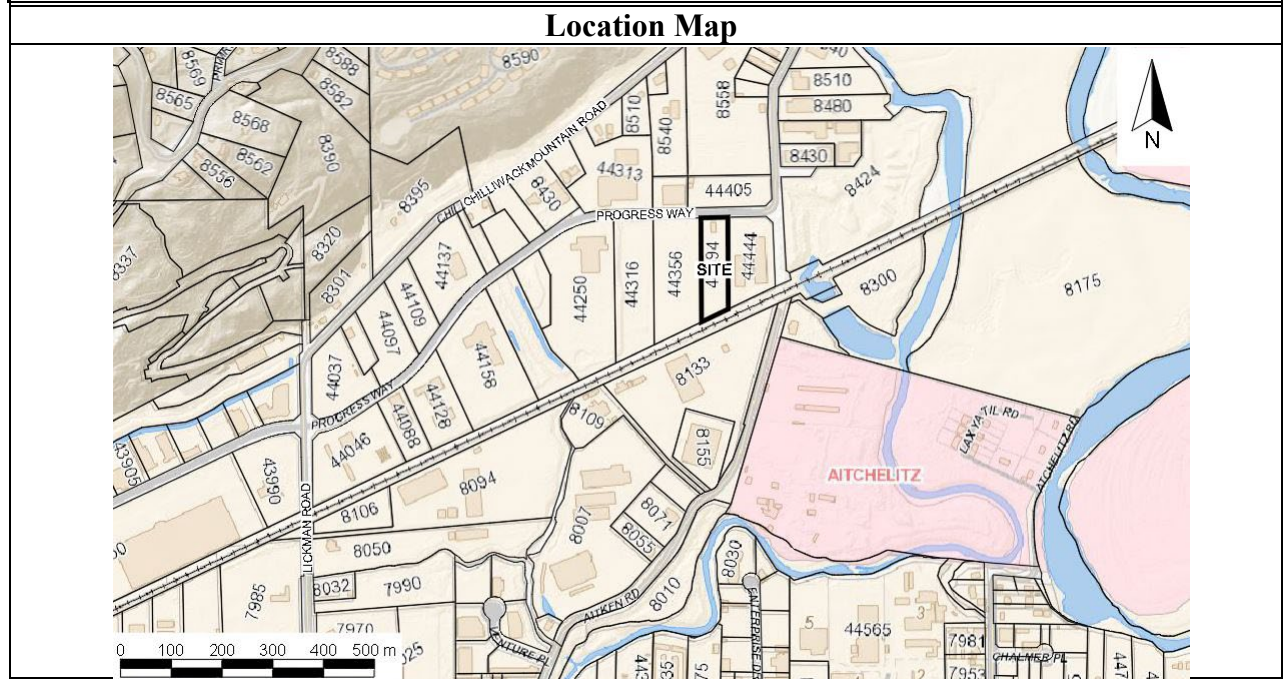
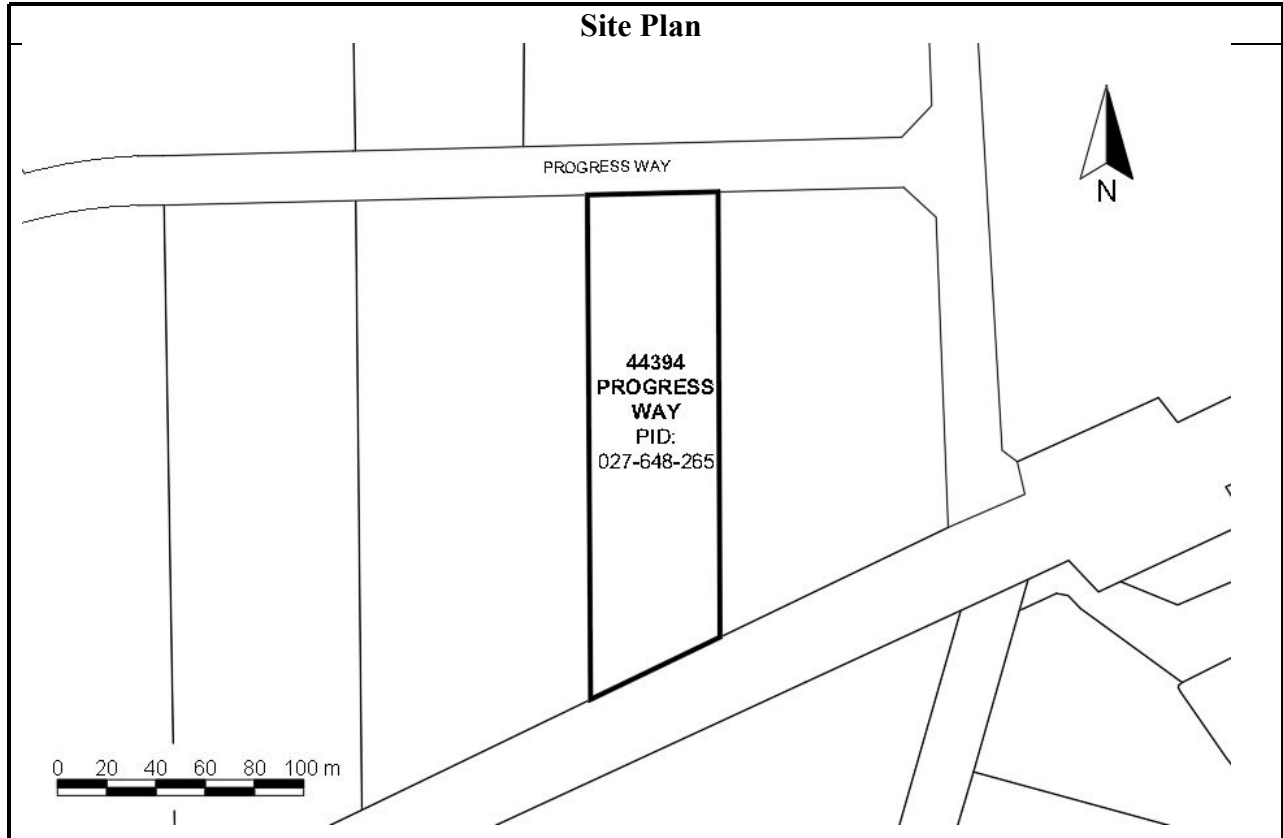
August 3, 2022

Date Issued



Janet Barrett

For Director, *Environmental Management Act*



August 3, 2022

Date Issued

*Janet Barrett*

Janet Barrett  
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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

*(a) Any new buildings constructed on site will be slab-on grade buildings.*

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) Site groundwater must not be used as drinking water.*
3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

August 3, 2022  
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For Director, *Environmental Management Act*

**Schedule C**

**Substances and Uses**

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

To meet risk-based remediation standards:

Phenanthrene 85-01-8

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

To meet local background concentrations:

Arsenic 7440-38-2  
Selenium 7782-49-2

***Substances remediated in water for drinking water use:***

To meet risk-based remediation standards:

Benz(a)anthracene 56-55-3  
Benzo(a)pyrene 50-32-8  
Benzo(b+j)fluoranthenes 205-99-2 & 205-82-3  
Dibenz(a,h)anthracene 53-70-3  
Dimethylphenol, 2,6- 576-26-1  
Methylnaphthalene, 1- 90-12-0  
Methylnaphthalene, 2- 91-57-6  
Naphthalene 91-20-3  
Quinoline 91-22-5

***Substances remediated in water for freshwater aquatic life water use:***

To meet risk-based remediation standards:

Acenaphthene 83-32-9  
Acridine 260-94-6  
Anthracene 120-12-7  
Benzo(a)pyrene 50-32-8  
Fluoranthene 206-44-0  
LEPHw N/A  
Naphthalene 91-20-3

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Phenanthrene	85-01-8
Pyrene	129-00-0

***Substances evaluated in water for drinking water use:***

To meet local background concentrations:

Arsenic	7440-38-2
Cobalt	7440-48-4

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For Director, *Environmental Management Act*

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## Schedule D

### Documents

<b><i>Document Title</i></b>	<b>Author / Company</b>	<b>Document Date</b>
<i>Summary of Site Condition, 44394 Progress Way, Chilliwack, BC</i>	Thurber Engineering Ltd.	June 16, 2022
<i>Human Health and Ecological Risk Assessment, 44394 Progress Way, Chilliwack, BC</i>	Steer Environmental Associates	June 15, 2022
<i>Detailed Site Investigation, 44394 Progress Way, Chilliwack, BC</i>	Thurber Engineering Ltd.	June 15, 2022
<i>Stage I Preliminary Site Investigation, 44394 Progress Way, Chilliwack, BC</i>	Thurber Engineering Ltd.	June 15, 2022
<i>RE: Request for Determination of Background Arsenic in Soil, 44394 Progress Way, Chilliwack, BC</i>	Ministry of Environment and Climate Change Strategy	April 26, 2022
<i>Request for Determination of Background Arsenic in Soil, 44394 Progress Way, Chilliwack, BC</i>	Thurber Engineering Ltd.	September 1, 2021
<i>Phase II Environmental Site Assessment for 44394 Progress Way, Chilliwack, BC</i>	NEXT Environmental	March 25, 2021
<i>Stage I Preliminary Site Investigation for 44394 Progress Way, Chilliwack</i>	NEXT Environmental	February 18, 2021
<i>Stage I Preliminary Site Investigation, 44394 Progress Way, Chilliwack, BC</i>	WSP Canada Inc.	April 13, 2016
<i>Environmental Preliminary Site Investigation, 8180 Aitken Road &amp; 8250, 8290, 8340, 8418, 8500 Chilliwack Mountain Road, Chilliwack, BC</i>	Dr. J. Blair Wallace	April 2007

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