



VIA EMAIL: [kees@theperagroup.com](mailto:kees@theperagroup.com)

Victoria File: 26250-20/6430  
Site ID: 6430

October 11, 2022

Kees Van Leeuwen  
5616 Vedder Road Holdings Ltd.  
6566 Dogwood Drive,  
Chilliwack, BC V2R 1M6

Dear Kees Van Leeuwen:

**Re: Certificate of Compliance – 5616 Vedder Road, 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 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 [Liliana.Jerade@gov.bc.ca](mailto:Liliana.Jerade@gov.bc.ca)

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Tara Friesen, Manager of Environmental Services, City of Chilliwack  
8550 Young Road, Chilliwack, BC V2P 8A4; [tfriesen@chilliwack.com](mailto:tfriesen@chilliwack.com)

Winston Szeto, The Bank of Nova Scotia; [winston.szeto@scotiabank.com](mailto:winston.szeto@scotiabank.com)

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.;  
[jeff.taylor@activeearth.ca](mailto:jeff.taylor@activeearth.ca)

Gina Spencer, GeoWest Engineering Ltd.; [GSpencer@geowestengineering.com](mailto:GSpencer@geowestengineering.com)

Contaminated Sites Approved Professional Society of BC (c/o Anna Popova)  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, BC ENV, Victoria [csp\\_cio@victoria1.gov.bc.ca](mailto: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.

October 11, 2022  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 5616 Vedder Road, Chilliwack, British Columbia which is more particularly known and described as:

Parcel 1 Section 7 Township 26 New Westminster District Reference Plan 80074 Except Plan EPP85764

PID: 012-873-837

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

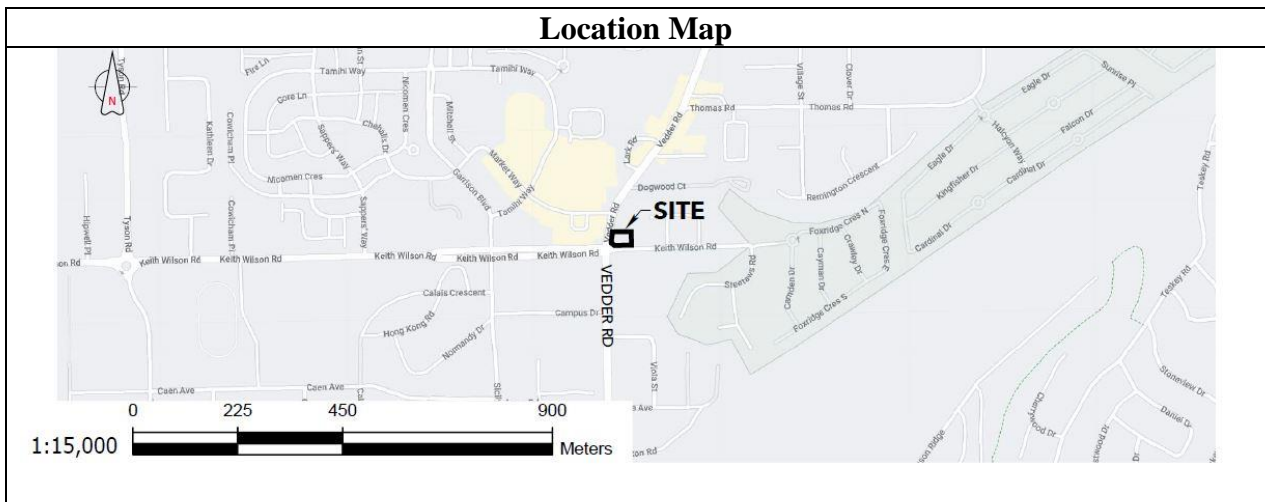
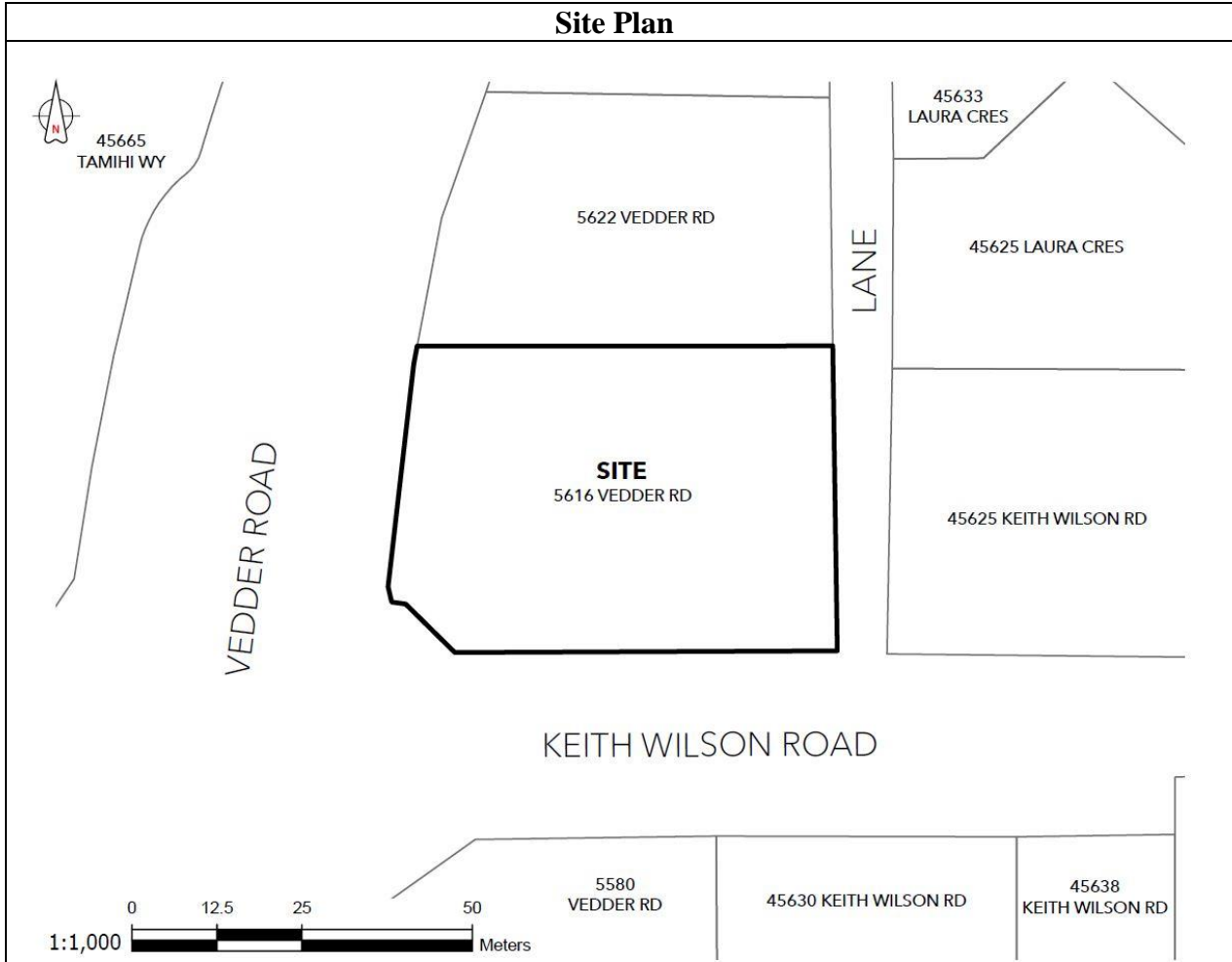
Latitude: 49° 06' 14.7"  
Longitude: 121° 57' 43.9"

October 11, 2022  
Date Issued


---

  
Liliana Jerade  
For Director, *Environmental Management Act*

---



October 11, 2022  
Date Issued

  
 Liliana Jerade  
 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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

*(a) Future buildings at the Site will be constructed over a one-level underground parkade.*

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

October 11, 2022  
Date Issued

---

  
Liliana Jerade  
For Director, *Environmental Management Act*

---

## Schedule C

### Substances and Uses

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

##### To meet site-specific numerical standards:

- benzene 71-43-2

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

##### To meet numerical remediation standards:

- toluene 108-88-3

October 11, 2022

Date Issued



For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition, 5616 Vedder Road, Chilliwack, BC, Active Earth Engineering Ltd., August 2022;*

*Detailed Site Investigation, 5616 Vedder Road, Chilliwack, BC, GeoWest Engineering Ltd., August 11, 2022;*

*UST Decommissioning and Confirmation of Remediation, 5616 Vedder Road, Chilliwack, BC, GeoWest Engineering Ltd., July 21, 2022;*

*Phase 2 Environmental Site Assessment, 5616 Vedder Road, Chilliwack, BC, Next Environmental Inc., October 2018; and*

*Stage 1 Preliminary Site Investigation, 5616 Vedder Road, Chilliwack, BC, Next Environmental Inc., July 2018.*

October 11, 2022  
Date Issued

---

  
Liliana Jerade  
For Director, *Environmental Management Act*

---