



VIA EMAIL: pkerr@kinghoe.ca

Victoria File: 26250-20/0091
Site ID: 0091

September 6, 2024

Patrick Kerr
King Hoe Holdings Ltd.
Building A - 5350 272nd Street
Langley, BC V4W 1S3

Dear Patrick Kerr:

**Re: Certificate of Compliance – 45690 & 45696 Yale Road, Chilliwack,
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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation

and may be encountered during any future 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 james.plett@gov.bc.ca.

Yours truly,



James Plett, M.Sc., P.Geo.
Senior Contaminated Sites Officer

Enclosure

cc: Glen White, City of Chilliwack
(BY EMAIL) white@chilliwack.com

Alex Choi, The Toronto-Dominion Bank
(BY EMAIL) alex.choi@td.com

David Kettlewell, Approved Professional, Active Earth Engineering Ltd.
(BY EMAIL) david.kettlewell@activeearth.ca

Scott Steer, Approved Professional, Steer Environmental Associates
(BY EMAIL) scott.steer@steerenvironmental.com

CSAP Society
(BY EMAIL) submissions@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(BY EMAIL) 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.

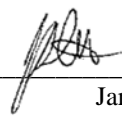
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

September 6, 2024
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 45690 & 45696 Yale Road, Chilliwack, British Columbia which is more particularly known and described as:

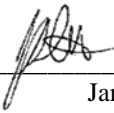
Parcel "237" District Lot 257 Group 2 New Westminster District Plan 67026
PID: 000-751-049
45690 Yale Road, Chilliwack, BC

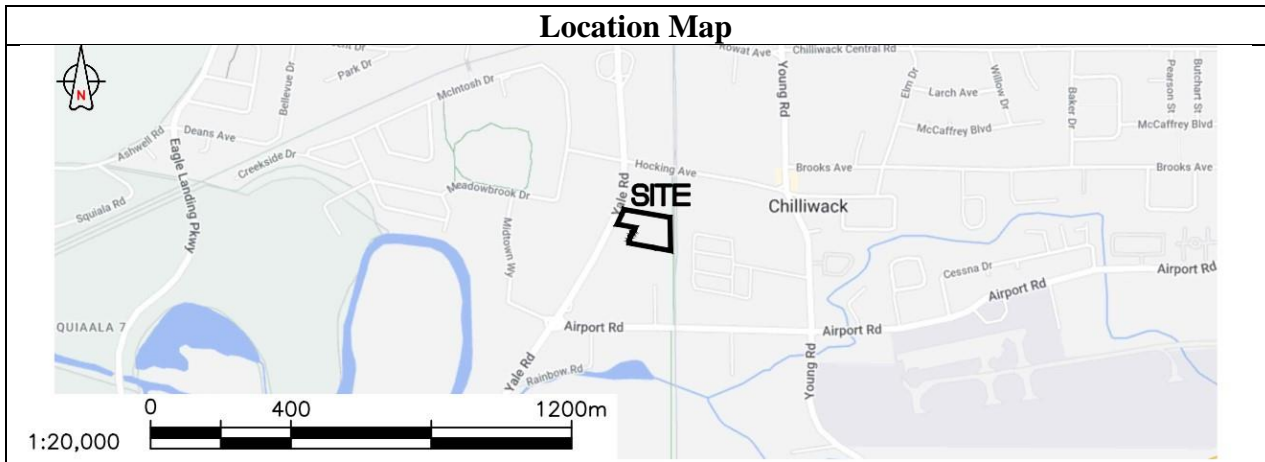
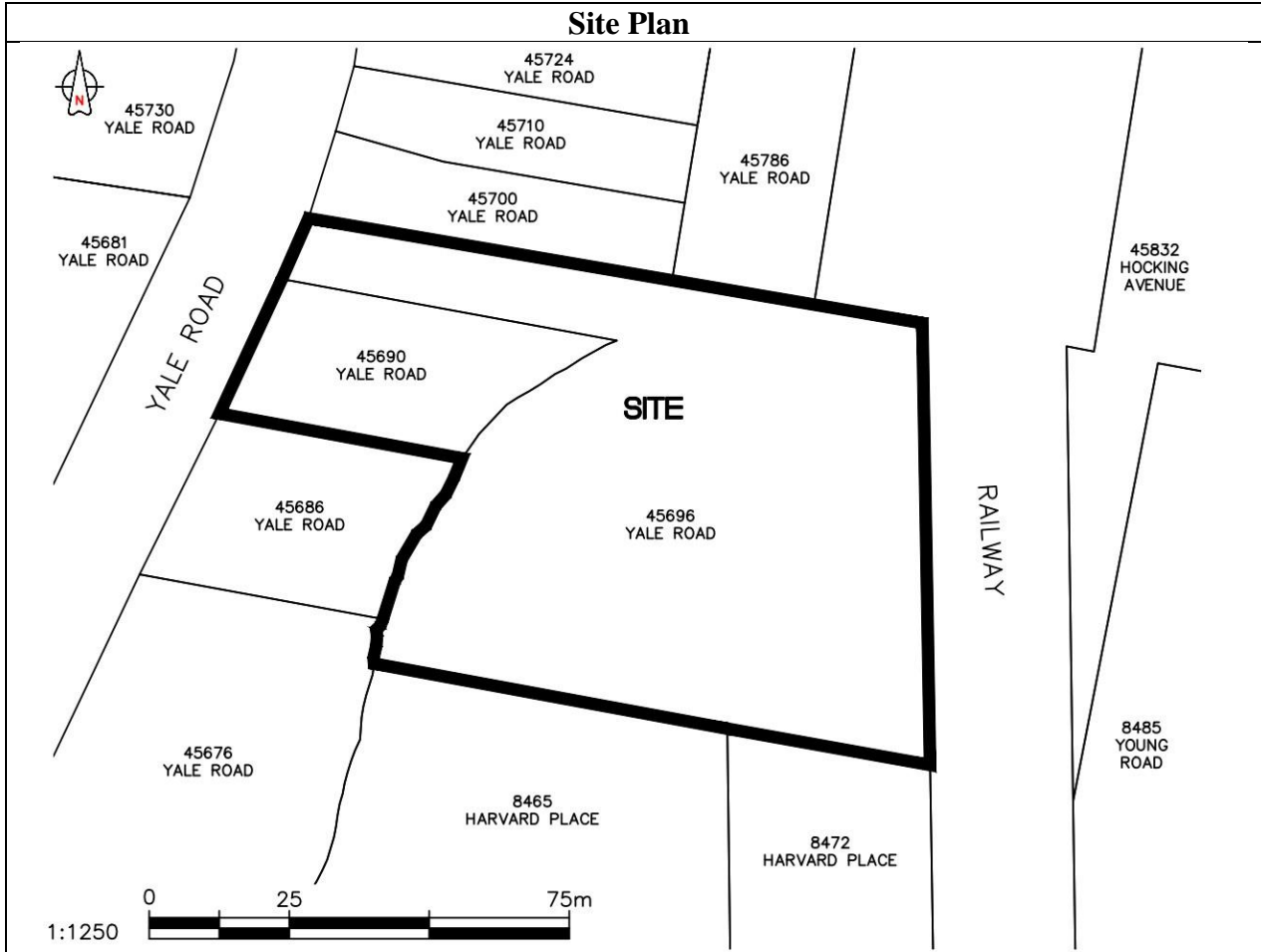
Parcel "K" (Reference Plan 10875) District Lot 257 Group 2 Except: Part Dedicated Road On Plan 56020, New Westminster District
PID: 007-583-567
45696 Yale Road, Chilliwack, BC

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

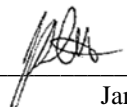
Latitude: 49° 09' 26.3"
Longitude: 121° 57' 26.8"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water 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.

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 on the site will be constructed as slab-on-grade.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) *Groundwater must not be used as source of 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

chromium	7440-47-3
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To meet risk-based remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
cadmium	7440-43-9
copper	7440-50-8
lead	7439-92-1
LEPHs	NA
HEPHs	NA
vanadium	7440-62-2
zinc	7440-66-6

Substances evaluated in soil for commercial land soil use:

To meet local background concentrations:

lead	7439-92-1
nickel	7440-02-0
selenium	7782-49-2

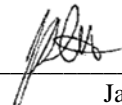
Substances remediated in water for drinking water use:

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

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Substances remediated in water for aquatic freshwater use:

To meet risk-based remediation standards:

benzo(a)pyrene	50-32-8
LEPHw	NA
pyrene	129-00-0

Substances evaluated in water for aquatic freshwater and drinking water use:

To meet local background concentrations:

cobalt	7440-48-4
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Schedule D

Documents

Summary of Site Condition, 45690 & 45696 Yale Road, Chilliwack, BC, prepared by Active Earth Engineering Ltd., dated August 2024;

Detailed Site Investigation, 45690 & 45696 Yale Road, Chilliwack, BC, prepared by Active Earth Engineering Ltd., dated August 2024;

Human Health and Ecological Risk Assessment, 45690 & 45696 Yale Road, Chilliwack, BC, prepared by Steer Environmental Associates, dated August 2024;

Confirmation of Remediation and Stage 1 Preliminary Site Investigation Update, 45690 & 45696 Yale Road, Chilliwack, BC, prepared by Active Earth Engineering Ltd., dated August 2024;

Off-Site Communication Summary, Right of Way Adjacent Northeast and East to 45696 Yale Road, Chilliwack, BC, prepared by Active Earth Engineering Ltd., dated March 2024;

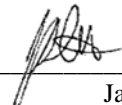
Stage 1 Preliminary Site Investigation, 45690 & 45696 Yale Road, Chilliwack, BC, prepared by Active Earth Engineering Ltd., dated July 2021;

Remediation Plan, 45696 Yale Road, Chilliwack, BC, prepared by E-Pro Enterprises Inc., dated July 2008;

Soil and Groundwater Metals Characterization and Remedial Options for 45696 Yale Road, Chilliwack, BC, prepared by URS Canada Inc., dated July 30, 2003.

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