



VIA EMAIL: jsilcock@denciti.ca

Victoria File: 26250-20/11052
Site ID: 11052

March 14, 2023

Denciti Development Corp. on behalf of
7985 Lickman Road Ltd., Inc. No. BC1308104 and,
43971 Industrial Way Ltd., Inc. No. BC1308107
Att: Jonathan Silcock
1620-1185 West Georgia Street
Vancouver, BC V6E 4E6

Dear Jonathan Silcock,

**Re: Certificate of Compliance - 7985 Lickman Road and 43971 Industrial Way,
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 that 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 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 Roberto.Prieto@gov.bc.ca.

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: Erin Leary, City of Chilliwack, leary@chilliwack.com

Andrew Ip, Senior Manager, Business Development, Real Estate Financing B.C.,
Laurentian Bank, andrew.ip@laurentianbank.ca

Animesh Sinha and Zoe Ye, Restaurant Brands International (RBI) (this is TDL parent
company), asinha1@rbi.com and zye@rbi.com

Anna Popova, CSAP Society, apopova@csapsociety.bc.ca

Client Information Officer, BC ENV, Victoria, csp_cio@victoria1.gov.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.,
mgeraghty@keystoneenvironmental.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.

March 14, 2024
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 7985 Lickman Road and 43971 Industrial Way, Chilliwack, British Columbia which is more particularly known and described as:


7985 Lickman Road, Chilliwack, BC
Lot 1 District Lot 72 Group 2 New Westminster District Plan 71274
003-473-384

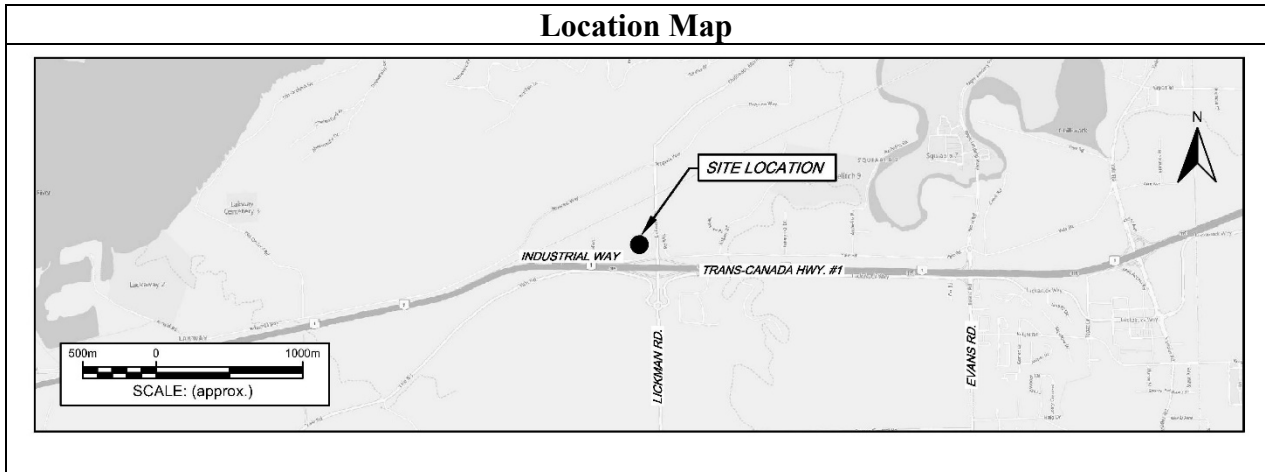
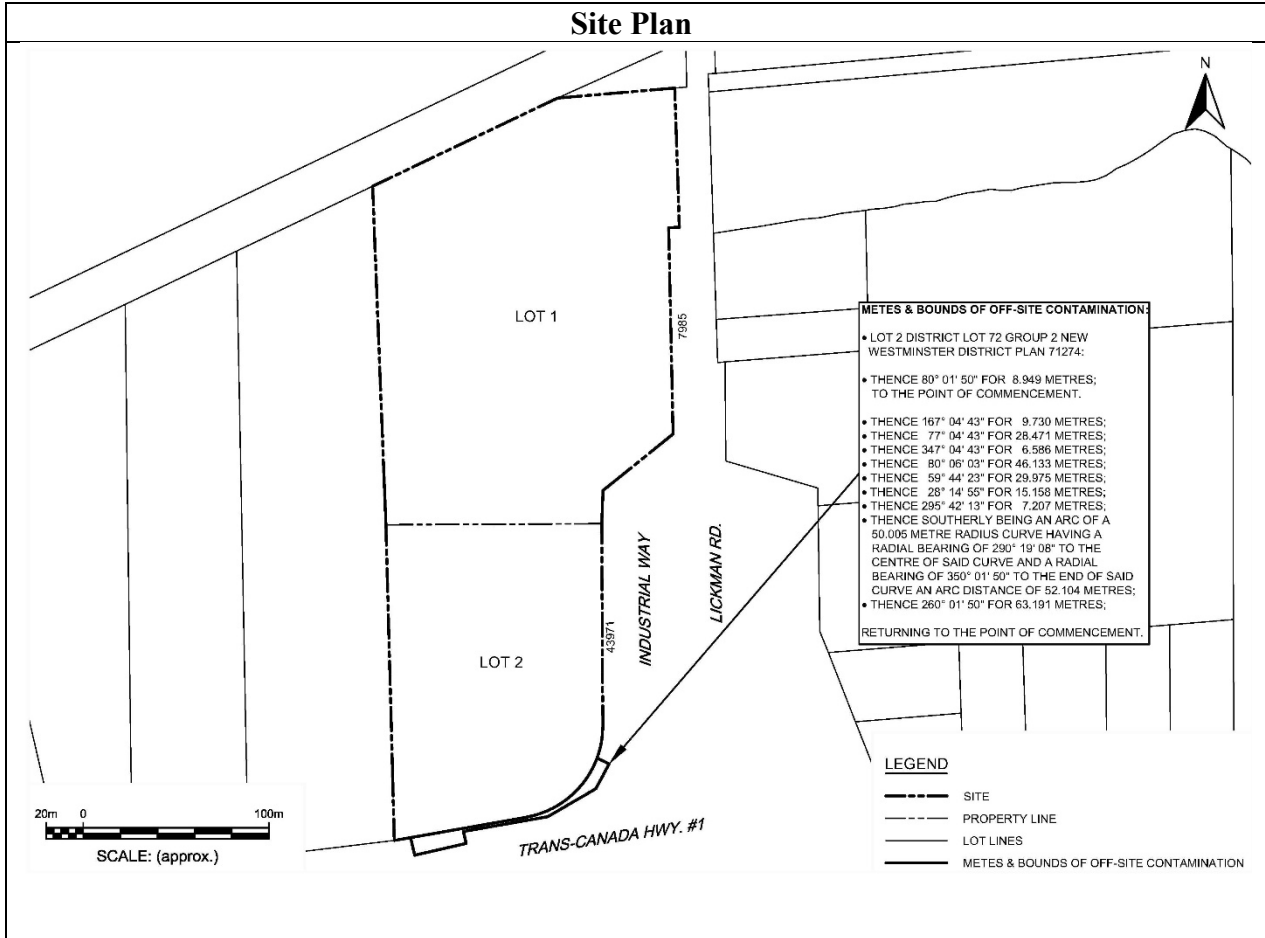
43971 Industrial Way, Chilliwack, BC
Lot 2 District Lot 72 Group 2 New Westminster District Plan 71274
003-473-431

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

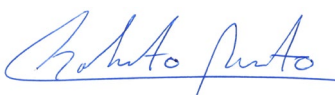
Latitude: 49° 8' 48.40"
Longitude: 122° 0' 29.60"

March 14, 2024
Date Issued


Roberto Prieto
For Director, *Environmental Management Act*



March 14, 2024
Date Issued


 Roberto Prieto
 For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

Any changes in land, vapour or water uses must be promptly identified by the responsible persons 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 and existing or expected at the site. These assumptions include the following:

(a) Any buildings constructed on the site will be 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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

If an Approval in Principle was issued for the remediation of a neighbouring parcel that was contaminated by substances that migrated from the site which is the subject of this Certificate of Compliance, remediation of the neighbouring parcel must be undertaken as described in the Approval in Principle for the neighbouring site.

March 14, 2024

Date Issued



Roberto Prieto
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
benzene	71-43-2
cobalt	7440-48-4
copper	7440-50-8
toluene	108-88-3
vanadium	7440-62-2

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

LEPHw	NA
-------	----

Substances evaluated in water for freshwater aquatic life water use:

To meet local background concentrations standards:

arsenic	7440-38-2
cobalt	7440-48-4
lithium	7439-93-2
nickel	7440-02-0

March 14, 2024

Date Issued



Roberto Prieto
For Director, *Environmental Management Act*

Schedule D

Documents

Communication Record, Portion of City of Chilliwack property adjacent south of 43971 Industrial Way, Chilliwack, BC, Keystone Environmental Ltd., January 2024;

Summary of Site Conditions, 43971 Industrial Way and 7985 Lickman Road Chilliwack, BC, Keystone Environmental Ltd., January 2024;

Report of Findings – Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, 43971 Industrial Way and 7985 Lickman Road Chilliwack, BC, Keystone Environmental Ltd., January 2024;

Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Plan, 43971 Industrial Way and 7985 Lickman Road Chilliwack, BC, Keystone Environmental Ltd., October 2022;

Report of Findings – Phase II Environmental Site Assessment, 43971 Industrial Way, Chilliwack, BC, Keystone Environmental Ltd., May 2021;

Report of Findings – Phase II Environmental Site Assessment, 7985 Lickman Road, Chilliwack, BC, Keystone Environmental Ltd., May 2021;

Report of Findings – Phase I Environmental Site Assessment, 43971 Industrial Way, Chilliwack, BC, Keystone Environmental Ltd., February 2021;

Report of Findings – Phase I Environmental Site Assessment, 7985 Lickman Road, Chilliwack, BC, Keystone Environmental Ltd., February 2021;

Report of Findings – Supplemental Site Investigation, 7985 Lickman Road, Chilliwack, BC. Report of Findings – Phase I Environmental Site Assessment, 7985 Lickman Road, Chilliwack, BC, Keystone Environmental Ltd., July 2019;

Report of Findings – Phase I Environmental Site Assessment, 7985 Lickman Road, Chilliwack, BC, Keystone Environmental Ltd., September 2018;

Demolition and Remediation Summary Report (Addendum 1), 7985 Lickman Road, Chilliwack, BC, AECOM, May 2018; and

Demolition and Remediation Summary Report ,7985 Lickman Road, Chilliwack, BC, AECOM, March 2018.

March 14, 2024
Date Issued



Roberto Prieto
For Director, Environmental Management Act