



VIA EMAIL

Victoria File: 26250-20/11250
Regional File: 26250-20/11250
Site ID: 11250

September 16, 2024

Hazen Fowler
Hazelwood Finance Corp.
1940 Bollinger Road
Nanaimo, BC V9S 3B9
hazen.fowler@hazelwood.ca

Dear Hazen Fowler

Re: Certificate of Compliance - 2124 Northfield Road, Nanaimo, B.C.

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 site@gov.bc.ca.

Yours truly,



Ingrid Sorensen, M.A.Sc., R.P.Bio
Senior Risk Assessment Officer

Enclosure

cc: CSAP Society, submissions@csapsociety.bc.ca

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

City of Nanaimo, Development Permits & Building
455 Wallace Street, Nanaimo, BC V9R 5J6 planning@nanaimo.ca

Fortis BC Energy Inc. (formerly Vancouver Island Gas Company Ltd., ICG Utilities (British Columbia) Ltd., and Centra Gas British Columbia Inc.) 7-1020 Herring Gull Way, Parksville, BC V9P 1R2, gas.customerservice@fortisbc.com

Business Development Bank of Canada
6581 Aulds Rd Suite 500, Nanaimo, BC V9T 6J6
mike.smith@bdc.ca

Guy Patrick, Numeric Approved Professional, Patrick Consulting Inc.,
guy@patrickenv.com

Scott Steer, Risk Assessment Approved Professional, Steer Environmental Associates Ltd.
Scott.steer@steerenvironmental.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.

September 16, 2024
Date Issued

Ingrid Sorensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2124 Northfield Road, Nanaimo, British Columbia which is more particularly known and described as:

Legal Description: Lot 1 Section 18 Range 7 Mountain District Plan EPP5401
PID: 028-216-211

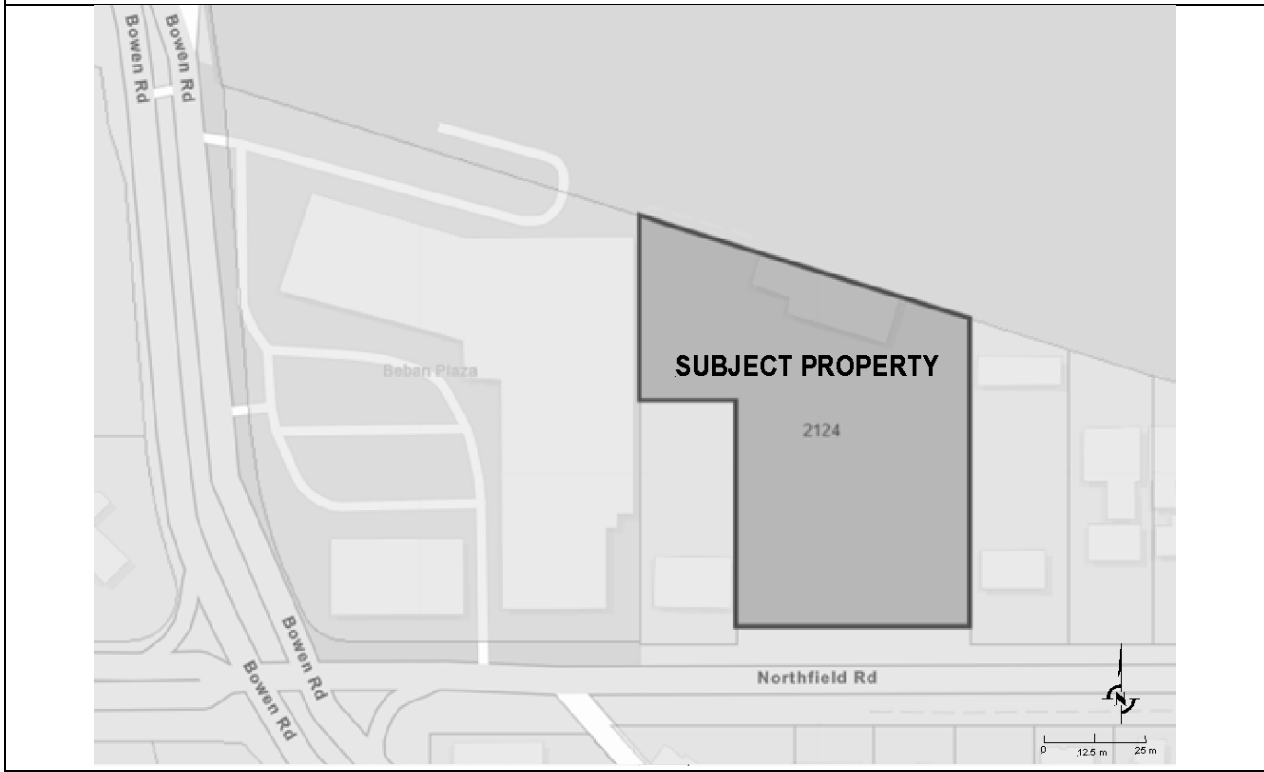
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 33.08"
Longitude: 123° 59' 24.88"

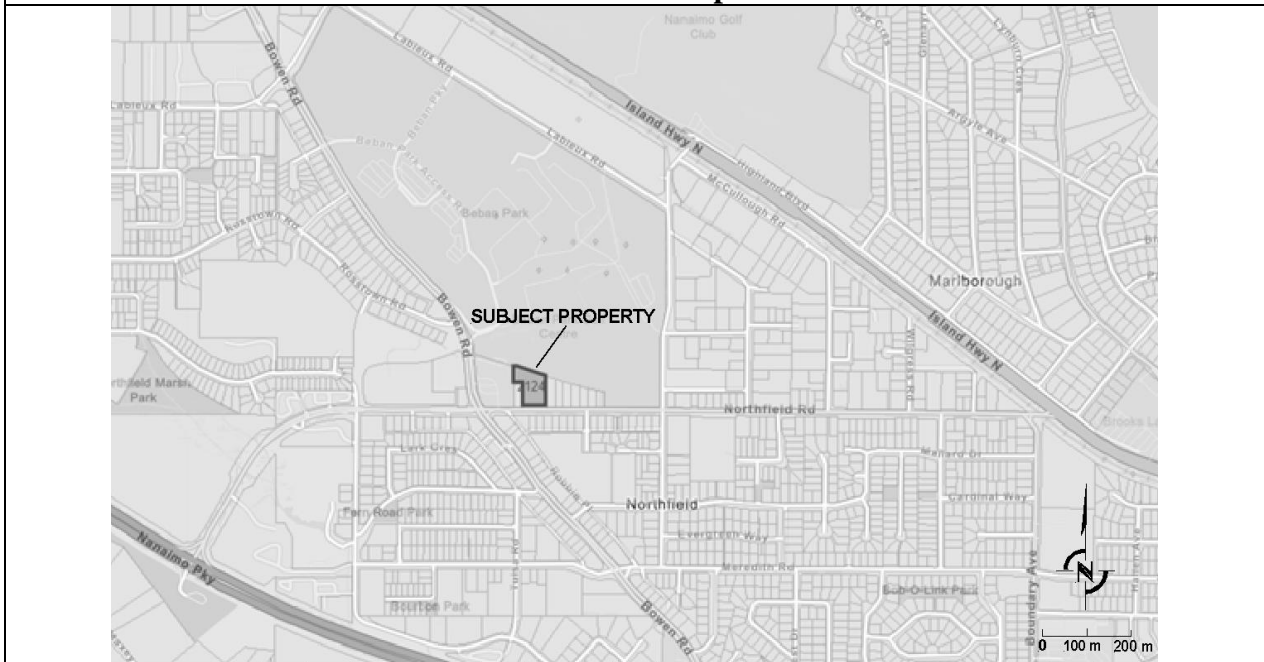
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Site Plan



Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land 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 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 existing or expected at the site. These assumptions include the following:

- a) *Buildings constructed at the Site will have a conventional slab-on-grade foundation, concrete basement or underground parkade.*
- b) *Groundwater is not in contact with the foundation at any time, with the exception of a parkade built to meet or exceed the 2012 BC Building Codes. There is no active drawdown or pumping of groundwater at the Site.*
- c) *Sub-slab vapour is not under pressure.*

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.

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Schedule C

Substances and Uses

Substances remediated in soil for high-density residential land use:

To meet risk-based remediation standards:

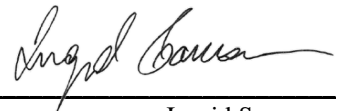
arsenic	7440-38-2
benzene	71-43-2
toluene	108-88-3
xylenes	330-20-7

To meet local background concentrations:

vanadium	7440-66-6
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Schedule D

Documents

Human Health and Ecological Risk Assessment, 2124 Northfield Road, Nanaimo, BC, prepared by Trillium Environmental Ltd., dated June 2024.

Summary of Site Condition, prepared by Tamara Kasdorf, P.Eng., TerraWest Environmental Inc. and Guy Patrick, Patrick Consulting Inc., dated June, 2024.

Supplemental Soil Investigation, 2124 Northfield Road, Nanaimo, BC, prepared by Paul Antonelli, M.Sc., P.Ag. and Catherine Birnie, M.Sc., R.P.Bio., Trillium Environmental Ltd., prepared for Hazelwood Finance Corp., dated April 9, 2024.

Detailed Site Investigation, 2124 & 2126 Northfield Road, Nanaimo, BC, prepared by Tamara Kasdorf, P.Eng., and Erich Bell, ASCT, TerraWest Environmental Inc., prepared for Hazelwood Finance Corp., dated May 23, 2024.

Stage 2 Preliminary Site Investigation, 2124 & 2126 Northfield Road, Nanaimo, BC, prepared by Derek Nickel, B.Sc., R.P.Bio., Tamara Kasdorf, P.Eng., TerraWest Environmental Inc., prepared for Hazelwood Finance Corp., dated December 5, 2023.

Stage 1 Preliminary Site Investigation, 2124 & 2126 Northfield Road, Nanaimo, BC, prepared by Derek Nickel, B.Sc., R.P.Bio., Tamara Kasdorf, P.Eng., TerraWest Environmental Inc., prepared for Hazelwood Finance Corp., dated December 5, 2023.

Protocol 6 Preapproval Request to Not Delineate or Remediate Off-Site Contamination - Area Wide Fill 2124 & 2126 Northfield Road, Nanaimo, BC (PID: 028-216-211) letter, prepared by Roberto Prieto, Ministry of Environment and Climate Change Strategy, dated September 29, 2023.

Preapproval Not to Delineate Contamination Sourced From Widespread and Historical Fill, 2124 & 2126 Northfield Road, Nanaimo, BC, prepared by Tamara Kasdorf, P.Eng. and Daniel Neden, P.Ag., TerraWest Environmental Inc., prepared for Hazelwood Finance Corp., dated April 28, 2023.

Application for Director's Preapproval under Protocol 6, 2124 and 2126 Northfield Road, Nanaimo, BC, (PID: 028-216-211), prepared by Alan W. McCammon, Ministry of Environment and Climate Change Strategy, dated July 14, 2022.

Preapproval Not to Delineate Contamination Sourced From Widespread and Historical Fill, 2124 & 2126 Northfield Road, Nanaimo, BC, prepared by Sue Durnin, P.Ag. and Erich Bell,

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AScT, R.B.Tech, TerraWest Environmental Inc., prepared for Hazelwood Finance Corp., dated November 16, 2021.

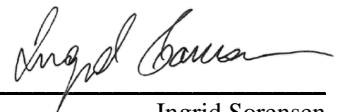
Boxwood Connector Offsite Sewers Soil Sampling, 2124 Northfield Road, prepared by Becky MacInnis, B.Sc., P.Chem., P.Ag. and J Dan Clowater, P.Eng., McElhanney Consulting Services Ltd., for The City of Nanaimo, dated November 21, 2016.

Boxwood Connector Offsite Sewers Stockpile Soil Sampling, 2124 Northfield Road, Nanaimo, BC, prepared by Becky MacInnis, B.Sc., P.Chem., P.Ag. and J Dan Clowater, P.Eng., McElhanney Consulting Services Ltd., prepared for The City of Nanaimo, dated November 18, 2016.

Boxwood Connector Offsite Sewers Geotechnical Assessment, prepared by McElhanney Consulting Services Ltd., prepared for The City of Nanaimo, dated June 14, 2016.

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