



VIA EMAIL: jess@mwest.ca

Victoria File: 26250-20/0107
Regional File: 26250-20/4356
Site ID: 141

Date: August 8, 2024

Matthews West Developments Ltd.
37749 Cleveland Avenue
Squamish, BC
V8B 0A4

Dear : Jess Herman

Re: Certificate of Compliance – Lot C, 37000 Sp'akw'us Landing, Squamish, 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,



Kirstin Webster, M.E.T., R.P.Bio.
Senior Risk Assessment Officer

Enclosure

cc: Client Information Officer, ENV, Victoria, csp_cio@victorial.gov.bc.ca
CSAP Society, apopova@csapsociety.bc.ca
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Distribution List (BY EMAIL)

Former Nexen Chlor-Alkali Plant
Plant Site Remediation
Distribution List 2024

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Lora Paul	Thurber Engineering Ltd.	(250) 727-2201	LPaul@thurber.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 applicable Contaminated Sites Regulation numerical or risk-based standards. Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	CL
Water	AW
Sediment	N/A
Vapour	CL

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person.


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

The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made 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 if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

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Kirstin Webster
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 37000 Sp'akw'us Landing, Squamish, British Columbia, which is more particularly known and described as:

LOT C DISTRICT LOT 5717 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP115271

PID: 031-768-865

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

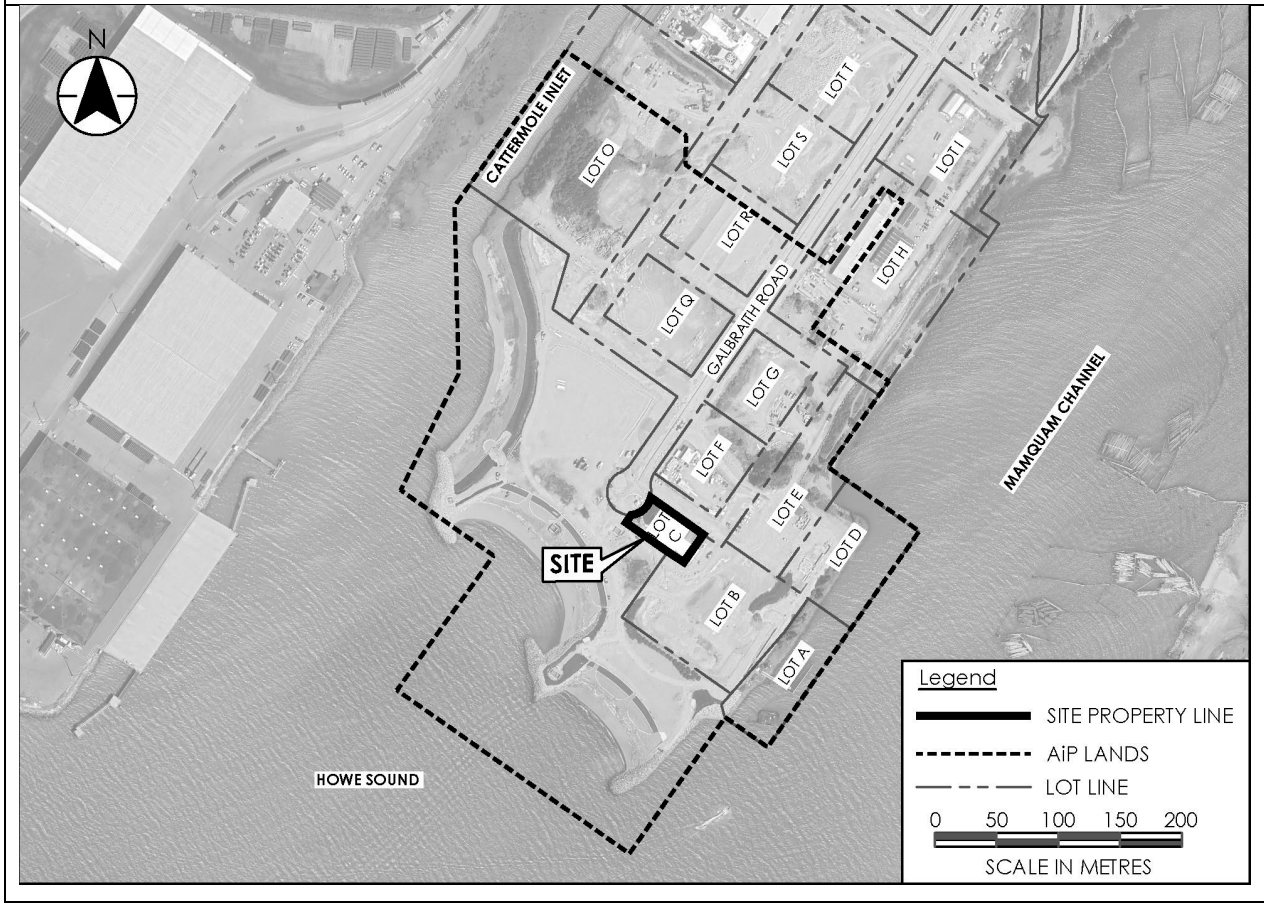
Latitude: 49° 41' 5.10"
Longitude: 123° 9' 51.50"

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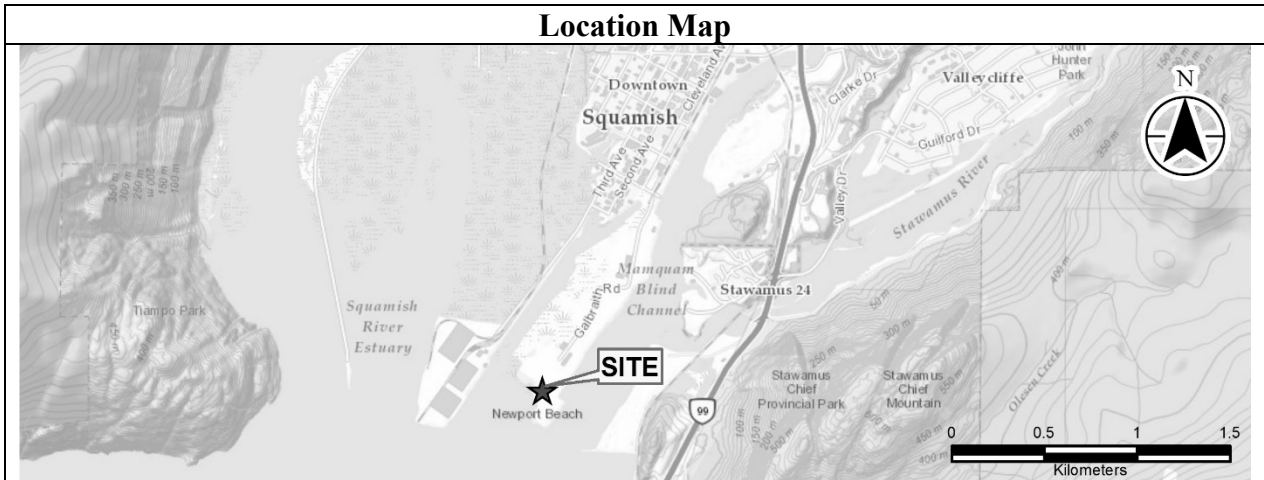


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Site Plan



Location Map



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 For Director, Environmental Management Act

Schedule B

Requirements and Conditions

WHEREAS, the remainder of Site 141 lands and adjacent marine environment will be investigated, remediated, and redeveloped using a phased approach in accordance with the Approval in Principle (September 16, 2004), as amended to date; and

WHEREAS, the marine receiving environment will be investigated and contamination exceeding limits of the Contaminated Sites Regulation will be remediated by methods such as physical removal and Detailed Risk Assessment;

TAKE NOTE THAT, the following requirements and conditions are hereby imposed upon the responsible person:

1. Any relevant changes in land, vapour, or water uses, altered assumptions, or known spills or leaks must be promptly identified by the responsible person in a written submission to the Director. An application for a revised 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.

Risk was assessed based on the following assumptions:


- (a) Deep-rooting vegetation will not exceed 3.3 metres below grade.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation risk-based standard 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 the site. These assumptions include the following:

- (a) Any buildings on the site must be constructed with a concrete floor slab located at or above the site grade that existed on August 8, 2024 (approximately 6 metres above sea level).
- (b) Vapour attenuation factors (VAF) for outdoor subsurface exposure (<1.0 m) and indoor sub-slab commercial/industrial use have been relied upon for vapour characterization. The applicability of these VAFs assumes, now and in the future:
 - a. Groundwater is not in contact with the foundation slab,
 - b. Subsurface or sub-slab vapour is not under pressure, and
 - c. Cannot be used when carrying out soil relocation.

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

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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 a revised 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.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:


mercury	CAS Number 7439-97-6
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Substances remediated in water within the Site boundaries described in Schedule A for aquatic life water use:

To meet risk-based remediation standards:

mercury	CAS Number 7439-97-6
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Schedule D

Documents

Summary of Site Condition, 37000 Sp'akw'us Landing, Squamish, BC. Stantec Consulting Ltd. August 7, 2024.

Revised Addendum to the Detailed Site Investigation and In Support of the Human Health and Ecological Risk Assessment for Lot C at 3700 Sp'akw'us Landing, Squamish, BC. Stantec Consulting Ltd. August 1, 2024.

Addendum to the Detailed Site Investigation and In Support of the Human Health and Ecological Risk Assessment for Lot C at 3700 Sp'akw'us Landing, Squamish, BC. Stantec Consulting Ltd. July 2, 2024.

Stage 1 Preliminary Site Investigation Update and Detailed Site Investigation for Lot C at 37000 Sp'akw'us Landing, Squamish, BC. Stantec Consulting Ltd. January 12, 2024.

Oceanfront Squamish Lot C Detailed Risk Assessment and AIP-lands Problem Formulation, Former Nexen Site at 37000 Sp'akw'us Landing, Squamish, BC. Stantec Consulting Ltd. January 12, 2024.

Protocol 6 – Preapproval to not investigate chlorine in groundwater, 37000 Sp'akw'us Landing, Squamish, BC. BC Ministry of Environment and Climate Change Strategy. August 28, 2023.

Results of Post-Remediation Monitoring for Former Nexen Site, Squamish, BC, Seventeenth Annual Report: January-December 2022. Azimuth Consulting Group Inc. February 28, 2023.

Director's Approval for Future Residential Land Use Certificates of Compliance. BC Ministry of Environment and Climate Change Strategy. February 28, 2023.


Order OS-16149 Satisfaction Letter – Former Chlor-Alkali Plant Site, Squamish, BC. BC Ministry of Environment and Climate Change Strategy. February 28, 2023.

Memo: Perimeter Monitoring of Surface Water Mercury at the Matthews West Development. Azimuth Consulting Group Inc. January 19, 2023.

Protocol 6 Preapproval Application to Delineate to Director-Approved Trigger Limits at Squamish Oceanfront Lands, Squamish, BC. BC Ministry of Environment and Climate Change Strategy. December 6, 2022.

Proposed Site-specific Risk-based Vapour Criteria at Oceanfront Peninsula, Squamish, BC. BC Ministry of Environment and Climate Change Strategy. July 15, 2022.

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Stage 2 Preliminary Site Investigation in Sediment at Former Chlor-Alkali Plant Wharf Structures, Squamish, BC. Hemmera Envirochem Inc. November 14, 2011.

Stage 2 Preliminary Site Investigation and Detailed Site Investigation in the Vicinity of the Warehouse and Air Compression Buildings, 37321 Galbraith Road, Squamish, BC. Hemmera Envirochem Inc. March 31, 2011.

DRAFT: Stage 1 Preliminary Site Investigation, Former Chlor-Alkali Plant Site, South Portion. Hemmera Envirochem Inc. November 16, 2010.

Approval in Principle – Former Nexen Chlor-Alkali Plant Site, Foot of Galbraith Road, Squamish, BC. BC Ministry of Water, Land, and Air Protection. September 16, 2004.

Closure Report: AEC 2 (Salt Dock) Remediation Project, Nexen Chlor-Alkali Plant Site, Squamish, British Columbia. URS Canada Inc. December 31, 2003.

Closure Report: AEC 1 (Process Area) Remediation Project, Nexen Chlor-Alkali Plant Site, Squamish, British Columbia. URS Canada Inc. December 31, 2003.

Ecological and Human Health Risk Assessment, Nexen Chlor-Alkali Plant Site, Squamish, BC. URS Canada Inc. December 18, 2003.

Closure Report: AECs 5, 6, and 7 (Undisclosed Landfills) Remediation Projects, Nexen Chlor-Alkali Plant Site, Squamish, BC. URS Canada Inc. December 12, 2003.

Remediation Order OS-16149 Completion Report: Nexen Chlor-Alkali Plant, Squamish, BC. URS Canada Inc. December 1, 2003.


Addendum to Off-Site Waterbodies Detailed Site Investigation, FMC/Nexen/BC Rail Chlor-Alkali Plant, Squamish, BC. URS Norecole Dames and Moore. October 11, 2001.

Off-Site Waterbodies Detailed Site Investigation, FMC/Nexen Chlor-Alkali Plant, Squamish, BC. URS Norecole Dames and Moore. April 30, 2001.

Supporting Documentation for an Approval in Principle for a Portion of the Chlor-Alkali Plant, Squamish, BC. URS-Norecole Dames and Moore. January 26, 2001.

Plant Site, Detailed Site Investigation, Chlor-Alkali Plant, Squamish, BC. Norecol Dames and Moore. March 1, 2000.

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