



**VIA EMAIL** [clsupply@telus.net](mailto:clsupply@telus.net)

Victoria File: 26250-20/25825  
Site ID: 25825

November 10, 2023

Rod Semkiw  
Big 9 Investments Inc.  
330-1100 Homewood Road  
Campbell River, BC, V9W 3N7

Dear Rod Semkiw:

**Re: Certificate of Compliance - 1153 & 1185 Ironwood Street, Campbell River, 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) 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 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](mailto:james.plett@gov.bc.ca).

Yours truly,



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

Enclosure

cc: City of Campbell River, Planning Department [planning@campbellriver.ca](mailto:planning@campbellriver.ca)

CSAP Society [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

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

Guy Patrick, P.Eng., Approved Professional [guy@patrickenv.com](mailto:guy@patrickenv.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.

November 10, 2023  
Date Issued

  
James Plett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1153 & 1185 Ironwood Street, Campbell River, British Columbia, which is more particularly known and described as:

Legal Description: Lot 10, Block 2, District Lot 69, Sayward District, Plan 1076

PID: 004-102-479

Legal Description: Lot 11, Block 2, District Lot 69, Sayward District, Plan 1076

PID: 004-102-509

Legal Description: Lot 12, Block 2, District Lot 69, Sayward District, Plan 1076

PID: 008-048-959: 1185 Ironwood Street, Campbell River, BC

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

Latitude: 50° 01' 36.16"

Longitude: 125° 15' 16.86"

November 10, 2023

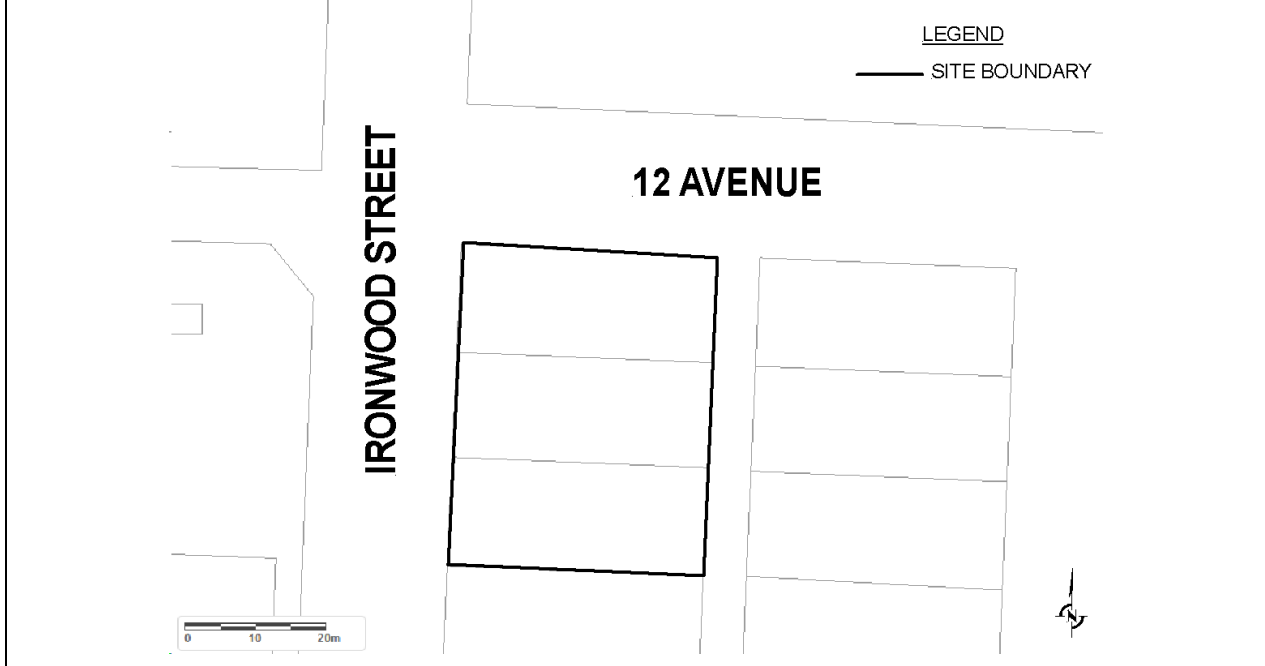
Date Issued



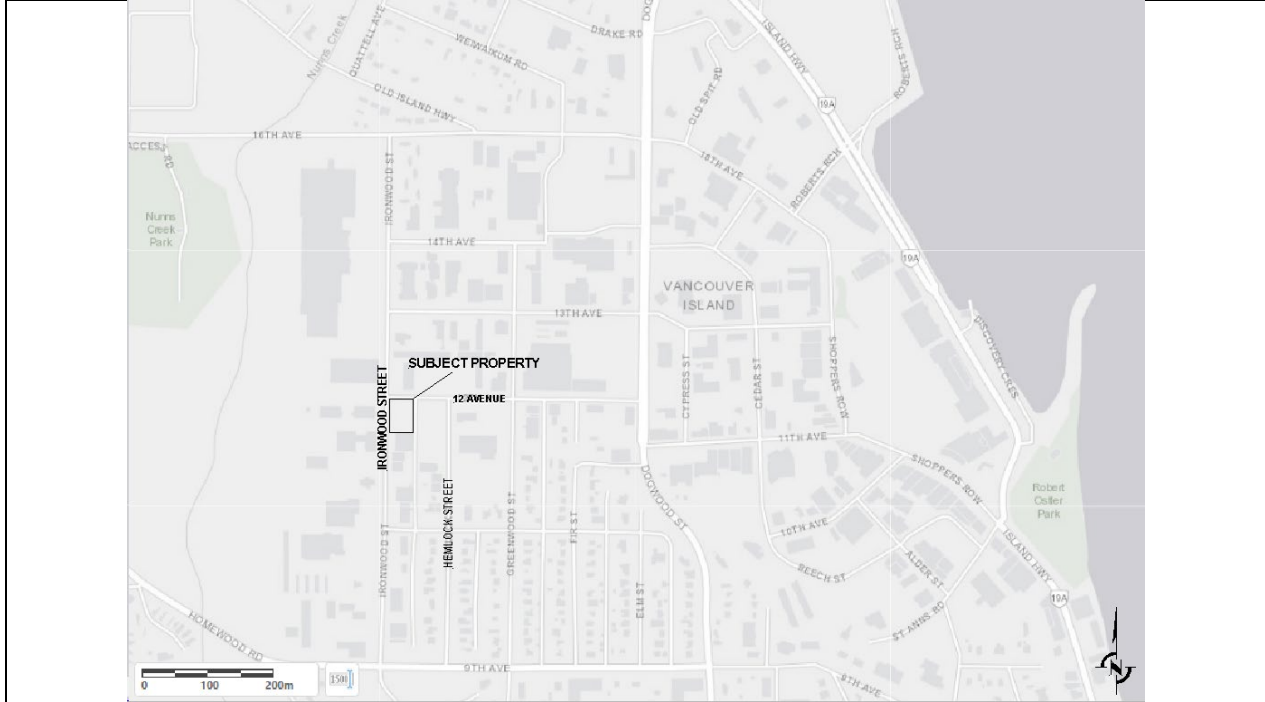
James Plett

For Director, *Environmental Management Act*

# Site Plan, Campbell River, BC



# Location Map, Campbell River, BC



November 10, 2023  
Date Issued

  
James Plett  
For Director, Environmental Management Act

Site Identification Number 25825

Version 9.0 R

## 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 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 expected at the site. These assumptions include the following:

- (a) Any future buildings will be slab on grade.

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

November 10, 2023

Date Issued

  
James Plett  
For Director, *Environmental Management Act*

Site Identification Number 25825

Version 9.0 R

4 of 6

## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

anthracene	120-12-7
benzene	71-43-2
benzo(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthene	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
LEPHs	
phenanthrene	85-01-8
pyrene	129-00-0
toluene	108-88-3
zinc	7440-66-6

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

##### To meet numerical remediation standards:

naphthalene	91-20-3
-------------	---------

#### *Substances remediated in water for freshwater aquatic life and marine and/or estuarine aquatic life water use:*

##### To meet numerical remediation standards:

zinc	7440-66-6
------	-----------

#### *Substances evaluated in water for drinking water use:*

##### To meet local background concentrations:

iron	7439-89-6
------	-----------

November 10, 2023

Date Issued

  
James Plett  
For Director, *Environmental Management Act*

Site Identification Number 25825

Version 9.0 R

5 of 6

## Schedule D

### Documents

*Summary of Site Condition*, prepared by Tamara Kasdorf, P.Eng., TerraWest Environmental Inc., dated August 31, 2023;

*Stage 1 Preliminary Site Investigation, 1153 and 1185 Ironwood Street, Campbell River, BC*, prepared by Tamara Kasdorf, P.Eng. and Erich Bell, ASCT, TerraWest Environmental Inc. for Big 9 Investments Ltd., dated August 11, 2023.

*Background Groundwater Assessment for Dissolved Iron 1153 & 1185 Ironwood Street, Campbell River, BC*, Submission Approval by BC ENV, dated July 27, 2023.

*Confirmation of Remediation at 1153 and 1185 Ironwood Street, Campbell River, BC*, prepared by Tamara Kasdorf, P.Eng. and Daniel Neden, P.Ag., TerraWest Environmental Inc. for Big 9 Investments Ltd., dated June 23, 2023.

*Supplemental Stage 2 Preliminary Site Investigation/Detailed Site Investigation, 1153 and 1185 Ironwood Street, Campbell River, BC*, prepared by Tamara Kasdorf, P.Eng. and Daniel Neden, P.Ag., TerraWest Environmental Inc. for Big 9 Investments Ltd., dated June 23, 2023.

*Application for Local Background Concentration of Dissolved Iron in Groundwater at 1153 & 1185 Ironwood Street, Campbell River, BC*, prepared by Tamara Kasdorf, P.Eng. and Daniel Neden, P.Ag., TerraWest Environmental Inc. for Big 9 Investments Ltd., dated January 31, 2023.


*Test Pitting Program, 1153 & 1185 Ironwood Street, Campbell River, BC*, prepared by Su Durnin, P.Ag. and Erich Bell, ASCT, TerraWest Environmental Inc. for C&L Supply, dated January 19, 2021.

*Limited Phase II ESA, 1153 & 1185 Ironwood Street, Campbell River, BC*, prepared by Tabitha Zoche, B.Sc., ATAg., CTech, EPt, Elena Butcher, B.Sc., ASCT, CESA, EPt and Paul Johnston, D.Tech., RIHT, Lewkowich Engineering Associates Ltd. for 1265522 BC Ltd., dated November 2020.

*Phase I Environmental Site Assessment, 1153 and 1185 Ironwood Street, Campbell River, BC*, prepared by Elena Butcher, B.Sc., ASCT, CESA, EPt and Paul Johnston, D.Tech., RIHT, Lewkowich Engineering Associates Ltd. for 1265522 BC Ltd., dated October 2020.

November 10, 2023

Date Issued

  
James Plett  
For Director, *Environmental Management Act*