



**VIA EMAIL:** [jsilcock@denciti.ca](mailto:jsilcock@denciti.ca)

Victoria File: 26250-20/26699  
Site ID: 26699

March 14, 2024

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 - Portion of City of Chilliwack property adjacent to the south of 43971 Industrial Way, Chilliwack, 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 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](mailto: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](mailto:leary@chilliwack.com)

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

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

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.,  
[mgeraghty@keystoneenvironmental.ca](mailto: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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the neighbouring source site.

March 14, 2024  
Date Issued

Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The affected parcel covered by this Certificate of Compliance is the portion of City of Chilliwack lands, adjacent south of 43971 Industrial Way, Chilliwack, British Columbia which is described by the following metes and bounds:

Starting at the southwest corner of Lot 2 District Lot 72 Group 2 New Westminster District Plan 71274:


- thence 80° 01' 50" For 8.949 metres; to the Point of Commencement.
- thence 167° 04' 43" For 9.730 metres;
- thence 77° 04' 43" For 28.471 metres;
- thence 347° 04' 43" For 6.586 metres;
- thence 80° 06' 03" For 46.133 metres;
- thence 59° 44' 23" For 29.975 metres;
- thence 28° 14' 55" For 15.158 metres;
- thence 295° 42' 13" For 7.207 metres;
- thence southerly being an arc of a 50.005 metre radius curve having a radial bearing of 290° 19' 08" to the centre of said curve and a radial bearing of 350° 01' 50" to the end of said curve an arc distance of 52.104 metres;
- thence 260° 01' 50" for 63.191 metres;
- returning to the Point of Commencement.

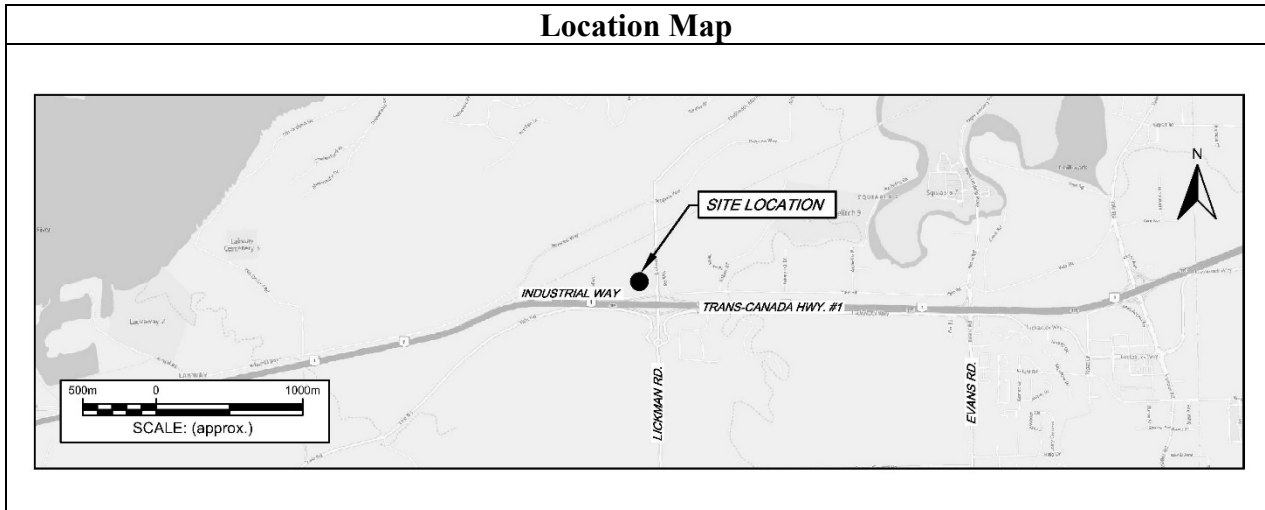
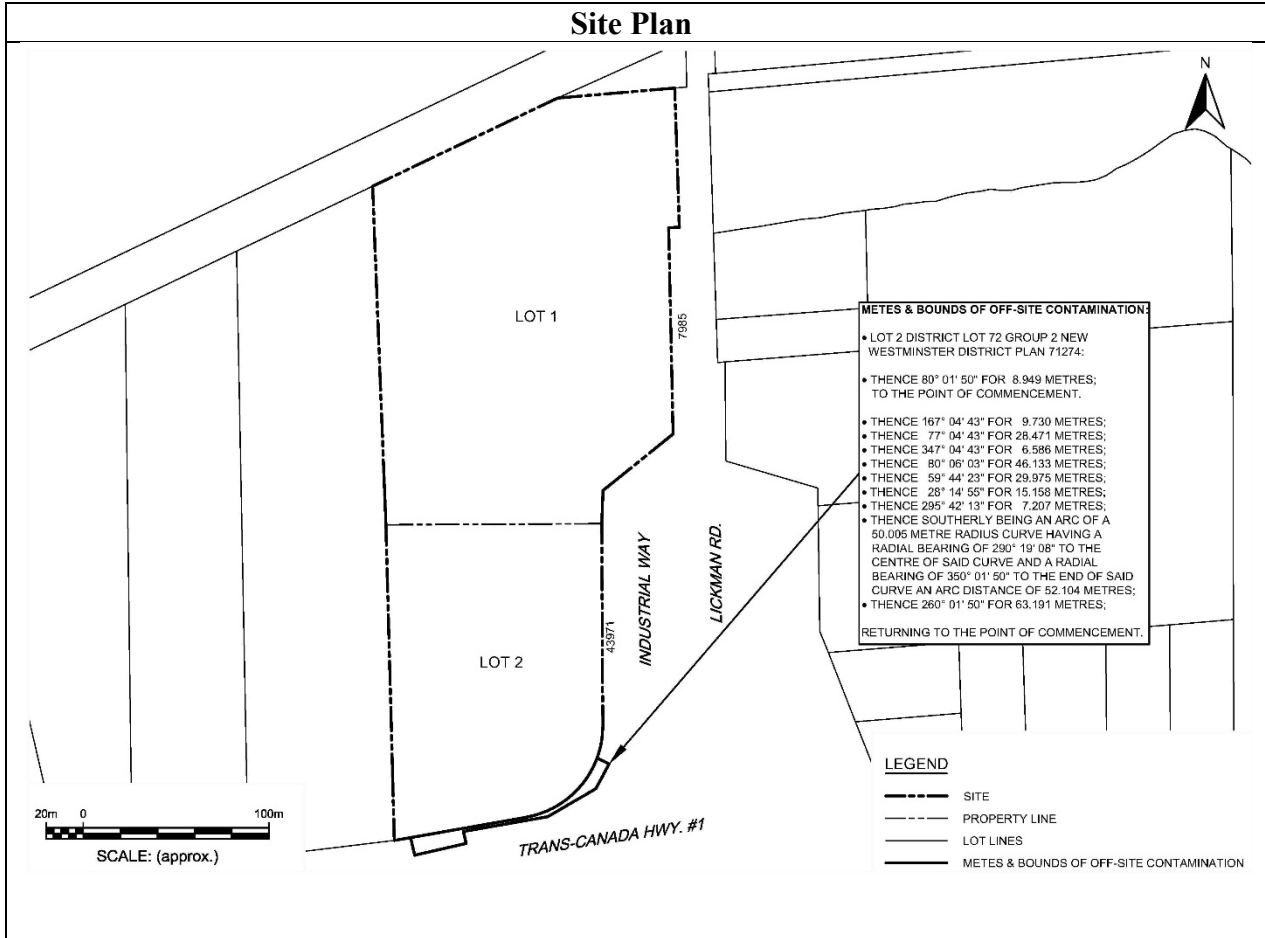
The site contains part of City of Chilliwack lands depicted in an engineering drawing prepared by Keystone Environmental Ltd. on October 14, 2022.

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


Latitude:      49°    8'    42.00"  
Longitude:    122°    0'    30.91"

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## Schedule B

### Requirements and Conditions

1. 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.

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

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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
cobalt	7440-48-4

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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 Condition, City of Chilliwack Lands, 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

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Roberto Prieto  
For Director, Environmental Management Act