



**VIA EMAIL:** [josh@090buildersgroup.ca](mailto:josh@090buildersgroup.ca)

Victoria File: 26250-20/27019  
Site ID: 27019

July 24, 2024

Josh Robinson  
1346697 BC LTD., Inc. No. BC1346697  
PO Box 444  
Campbell River, BC V9W 5B6

Dear Josh Robinson:

**Re: Certificate of Compliance - 881 Hillier Road South, Qualicum Beach,  
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:

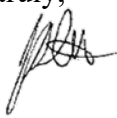
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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: Town of Qualicum Beach  
201 – 660 Primrose Street PO Box 130, Qualicum Beach, BC V9K 1S7  
(by email) [qbtown@qualicumbeach.com](mailto:qbtown@qualicumbeach.com))

Adam Speigel, Business Development Bank of Canada  
500 – 6584 Aulds Road, Nanaimo, BC V9T 6J6  
(by email) [adam.speigel@bdc.ca](mailto:adam.speigel@bdc.ca))

Gavin Leung, Approved Professional, Triton Environmental Consultants Ltd.  
1730 – 1111 West Georgia Street, Vancouver, BC V6E 4M3  
(by email) [gavin.leung@triton-env.com](mailto:gavin.leung@triton-env.com))

CSAP Society  
613 – 744 West Hastings Street, Vancouver, BC V6C 1A5  
(by email) [submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.bc.ca))

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
Land Remediation Section  
(by email) [csp\\_cio@Victorial.gov.bc.ca](mailto:csp_cio@Victorial.gov.bc.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.

July 24, 2024  
Date Issued

  
James Plett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 881 Hilliers Road South, Qualicum Beach which is more particularly known and described as:


Lot A, District Lot 4, Cameron District, Plan 41831  
PID: 000-897-825

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

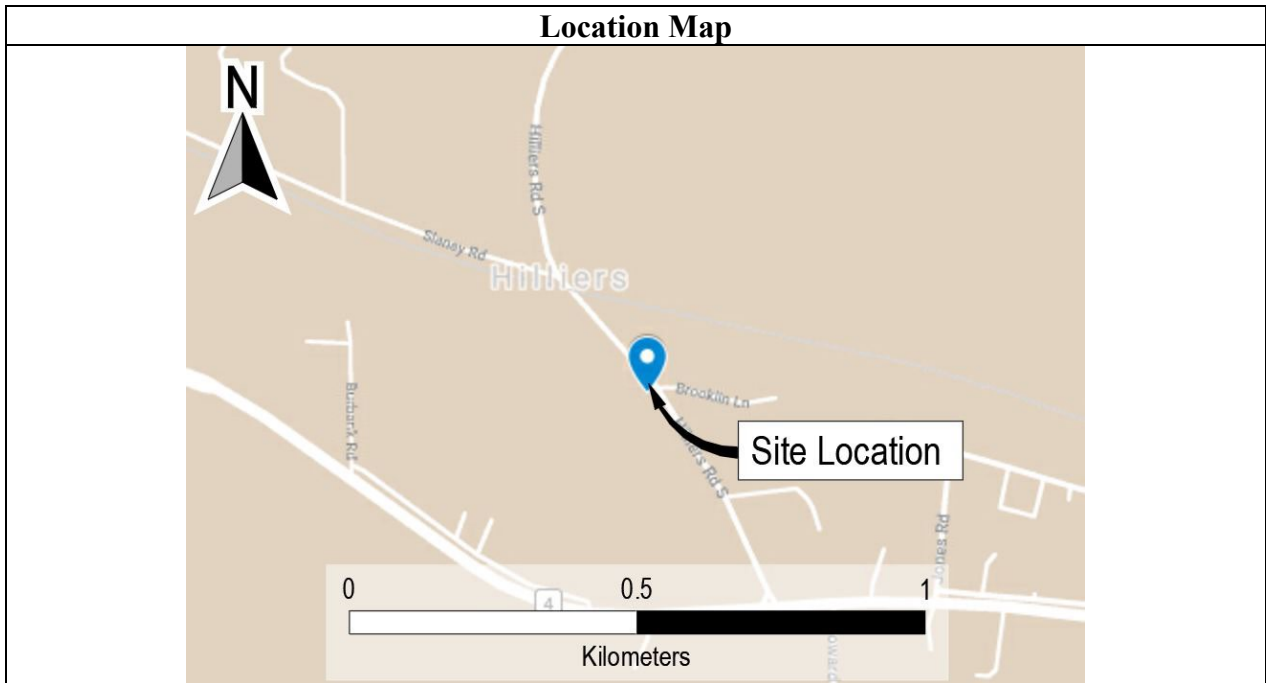
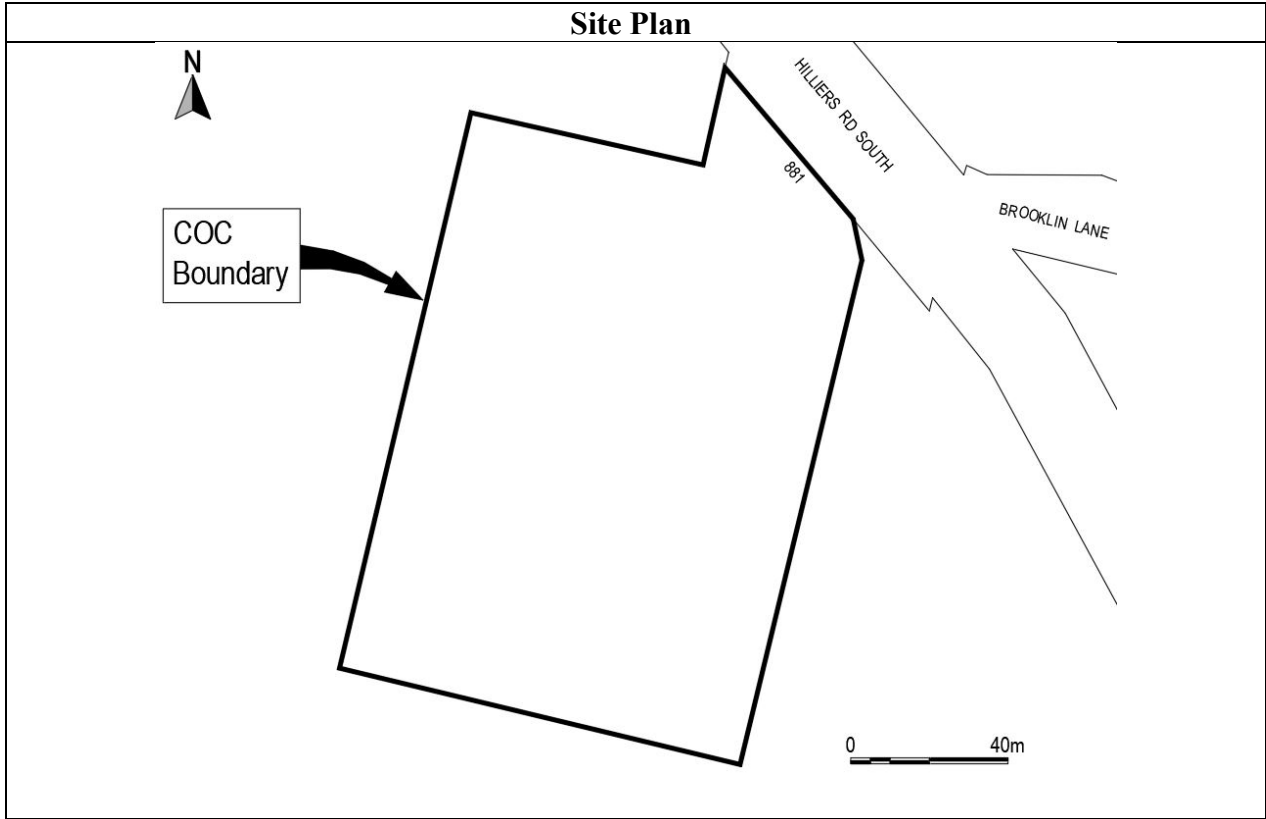
Latitude: 49° 18' 33.5"  
Longitude: 124° 29' 13.0"

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For Director, *Environmental Management Act*

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## Schedule B

### Requirements and Conditions

1. Any changes in land use 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 use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

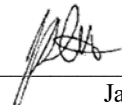
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) *Future development will be for commercial use; and*
- (b) *Future buildings will be slab-on-grade construction and no groundwater contact with the slab will occur.*

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

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## Schedule C

### Substances and Uses

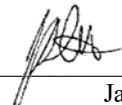
#### *Substances remediated in soil for commercial land soil use:*

To meet numerical remediation standards:

- Benzene [71-43-2]
- Copper [7440-50-8]
- Lead [7439-92-1]
- Zinc [7440-66-6]

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## Schedule D

### Documents

*Summary of Site Condition*, 881 Hilliers Rd. South, Qualicum Beach, BC, Next Environmental Inc., dated June 26, 2024

*Stage 1 & 2 Preliminary Site Investigation Addendum Letter*, 881 Hilliers Rd., South, Qualicum Beach, BC, prepared by Phil Zylka and Gavin Leung, Next Environmental Inc., dated February 13, 2024

*Stage 1 Preliminary Site Investigation*, 881 Hilliers Rd. South, Qualicum Beach, BC, prepared by Megan White and Phil Zylka, Next Environmental Inc., dated October 16, 2023

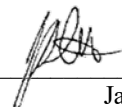
*Confirmation of Remediation*, 881 Hilliers Rd. South, Qualicum Beach, BC, prepared by Megan White, Luca Patillo, and Phil Zylka, Next Environmental Inc., dated October 16, 2023

*Stage 2 Preliminary Site Investigation & Detailed Site Investigation*, 881 Hilliers Rd. South, Qualicum Beach, BC, prepared by Megan White, Luca Patillo, and Phil Zylka, Next Environmental Inc., dated October 16, 2023

*Phase I Environmental Site Assessment*, 881 Hilliers Rd. South, Qualicum Beach, BC, prepared by Megan White and Nick Matthews, Next Environmental Inc., dated February 3, 2022

July 24, 2024

Date Issued



James Plett

For Director, *Environmental Management Act*