VIA EMAIL

Victoria File: 26250-20/28126
Site ID: 28126

Date: September 18, 2023

Jay Jackman
The City of Mission
7337 Welton Street
Mission, BC V2V 3X1
jjackman@mission.ca

Dear Jay Jackman:

Re: Certificate of Compliance – Dyke Road, Mission, 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.

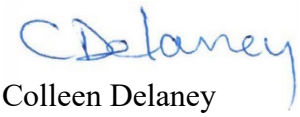
5. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health

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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Colleen Delaney
Senior Professional Reliance Officer

Enclosure

cc: Anna Popova, CSAP Society
apopova@csapsociety.bc.ca

Herbishan Braich, Bridgewater Properties Inc.
bbraich@telus.net

Douglas McFetridge, Nevara Holdings Inc., 1200 700 2nd St. SW, Calgary AB, T2P 4V5
lisa@mvcake.com

Client Information Officer, ENV, Victoria
Csp_cio@Victoria1.gov.bc.ca

Jason Christensen, Approved Professional, Keystone Environmental Ltd.
jchristensen@keystoneenvironmental.ca

Claire Wilkin, Keystone Environmental Ltd.
cwilkin@keystoneenvironmental.ca

Ministry of
Environment and
Climate Change Strategy

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 18, 2023

Date Issued

C Delaney

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

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

A portion of Parcel “One” (U19444E) Lot “C” Except: Firstly: Part on Highway Plan 33362 and Secondly: Part on Statutory Right of Way Plan 66993; District Lot 410 Group 1 New Westminster District Plan 4831 (PID: 011-108-690)

Commencing at the southwest corner of Parcel "One" (U19444E) Lot "C" except: firstly: part on highway plan 33362 and secondly: part on statutory right of way plan 66993; District Lot 410, Group 1 New Westminster District Plan 4831.

- Thence 359° 09' 05" for 68.734 metres to the point of commencement.
- thence 359° 09' 05" for 117.137 metres;
- thence 115° 51' 49" for 68.707 metres;
- thence 118° 24' 29" for 96.258 metres;
- thence 177° 49' 19" for 62.929 metres;
- thence 257° 20' 48" for 97.336 metres;
- thence 309° 23' 35" for 67.515 metres;
- Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. in January 2023.

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

Latitude:	49°	07'	26.89”
Longitude:	122°	18'	55.48"

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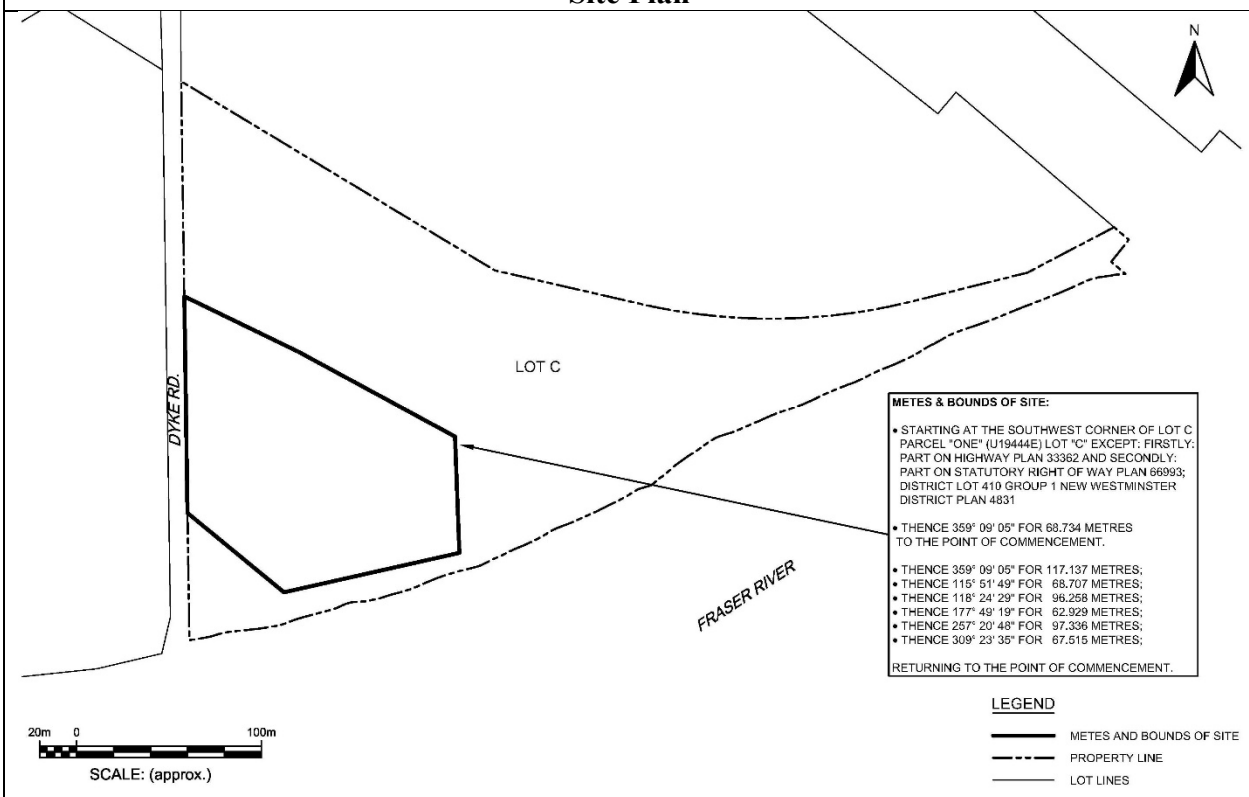
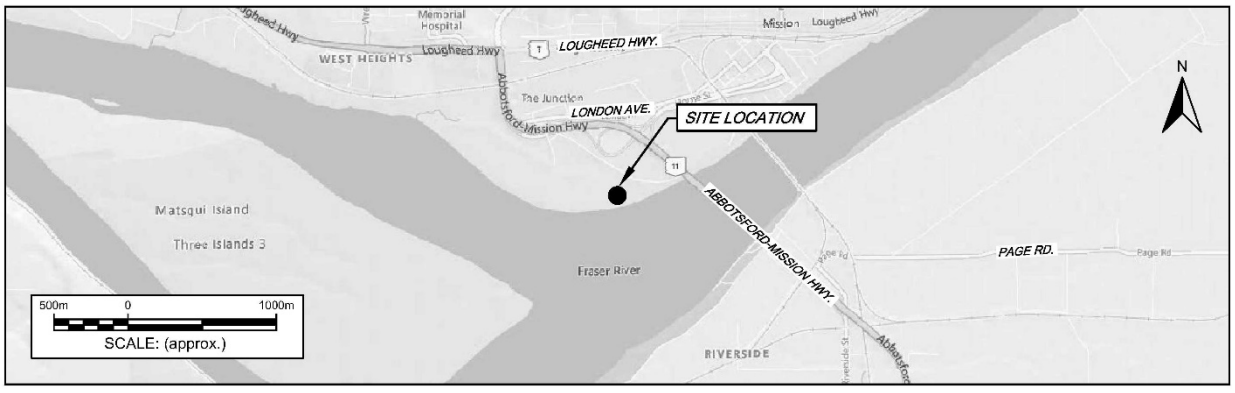
Site Plan



Location Map



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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.

   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) Current and future outdoor land use.

   (b) Future use assumes slab on grade or parkade use, no basements, crawlspaces or preferential pathways.

   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 evaluated in soil for industrial land soil use:

To meet numerical remediation standards.

acenaphthene	83-32-9	cobalt	7440-48-4
acenaphthylene	208-96-8	copper	7440-50-8
aluminum	7429-90-5	dibenz(a,h)anthracene	53-70-3
ammonia (as N)	7664-41-7	dibutyl phthalate [DBP]	84-74-2
anthracene	120-12-7	dichlorophenol, 2,3-	576-24-9
antimony	7440-36-0	dichlorophenol, 2,4&2,5-	120-83-2 & 583-78-8
arsenic	7440-38-2	dichlorophenol, 2,6-	87-65-0
barium	7440-39-3	dichlorophenol, 3,4-	95-77-2
benz(a)anthracene	56-55-3	dichlorophenol, 3,5-	591-35-5
benzene	71-43-2	diethyl phthalate	84-66-2
benzo(a)pyrene	50-32-8	dimethylphenol, 2,4-	105-67-9
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	dimethylphenol, 2,6-	576-26-1
benzo(k)fluoranthene	207-08-9	dimethylphenol, 3,4-	95-65-8
beryllium	7440-41-7	dinitro-o-cyclohexylphenol, 4,6-	131-89-5
bis(2-ethylhexyl)phthalate [DEHP]	117-81-7	dinitrophenol, 2,4-	51-28-5
boron	7440-42-8	ethylbenzene	100-41-4
butyl benzyl phthalate	85-68-7	fluoranthene	206-44-0
cadmium	7440-43-9	fluorene	86-73-7
chloroform	67-66-3	fluoride	16984-48-8
chlorophenol, 2-	95-57-8	HEPHs	n/a
chlorophenol, 3-	108-43-0	indeno(1,2,3-cd)pyrene	193-39-5
chlorophenol, 4-	106-48-9	iron	7439-89-6
chromium (total)	7440-47-3	lead	7439-09-01
chrysene	218-01-9	LEPHs	n/a

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lithium	7439-93-2	strontium	7440-24-6
manganese	7439-96-5	styrene	100-42-5
mercury	7439-97-6	sulfate	14808-79-8
methylnaphthalene, 1-	90-12-0	tetrachloroethylene	127-18-4
methylnaphthalene, 2-	91-57-6	tetrachlorophenol, 2,3,4,5-	4901-51-3
methylphenol, 2-	95-48-7	tetrachlorophenol, 2,3,4,6-	58-90-2
methylphenol, 3-	108-39-4	tetrachlorophenol, 2,3,5,6-	935-95-5
methylphenol, 4-	106-44-5	thallium	7440-28-0
molybdenum	7439-98-7	tin	7440-31-5
naphthalene	91-20-3	toluene	108-88-3
nickel	7440-02-0	trichloroethylene	79-01-6
nitrate (as N)	14797-55-8	trichlorophenol, 2,3,4-	15950-66-0
nitrite (as N)	14797-65-0	trichlorophenol, 2,3,5-	933-78-8
nitrophenol, 2-	88-75-5	trichlorophenol, 2,3,6-	933-75-5
nitrophenol, 4-	100-02-7	trichlorophenol, 2,4,5-	95-95-4
octyl phthalate di-n- [DNOP]	117-84-0	trichlorophenol, 2,4,6-	1988-06-02
pentachlorophenol	87-86-5	trichlorophenol, 3,4,5-	609-19-8
phenanthrene	1985-01-08	tungsten	7440-33-7
phenol	108-95-2	uranium	7440-61-1
pyrene	129-00-0	vanadium	7440-62-2
quinoline	91-22-5	VPHs	n/a
selenium	7782-49-2	xylenes	1330-20-7
silver	7440-22-4	zinc	7440-66-6

Substances evaluated in vapour for industrial vapour use:

To meet numerical remediation standards:

chloroform	67-66-3	trichloroethylene	79-01-6
tetrachloroethylene	127-18-4		

Substances evaluated in water for drinking water use:

To meet numerical remediation standards.

acenaphthene	83-32-9	antimony	7440-36-0
aluminum	7429-90-5	arsenic	7440-38-2
anthracene	120-12-7	barium	7440-39-3

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benz(a)anthracene	56-55-3	manganese	7439-96-5
benzene	71-43-2	mercury	7439-97-6
benzo(a)pyrene	50-32-8	methylnaphthalene, 1-	90-12-0
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	methylnaphthalene, 2-	91-57-6
beryllium	7440-41-7	methylphenol, 2-	95-48-7
bis(2-ethylhexyl)phthalate [DEHP]	117-81-7	methylphenol, 3-	108-39-4
boron	7440-42-8	methylphenol, 4-	106-44-5
butylbenzyl phthalate	85-68-7	molybdenum	7439-98-7
cadmium	7440-43-9	naphthalene	91-20-3
chloroform	67-66-3	nickel	7440-02-0
chlorophenol, 2-	95-57-8	nitrate (as N)	14797-55-8
chromium, hexavalent	18540-20-9	nitrite (as N)	14797-65-0
chromium, trivalent	16065-83-1	octyl phthalate, di-N- [DNOP]	117-84-0
chrysene	218-01-9	pentachlorophenol	87-86-5
cobalt	7440-48-4	phenol	108-95-2
copper	7440-50-8	pyrene	129-00-0
dibenz(a,h)anthracene	53-70-3	quinoline	91-22-5
dichlorophenol, 2,4	120-83-2	selenium	7782-49-2
diethyl phthalate	84-66-2	silver	7440-22-4
dimethylphenol, 2,4-	105-67-9	styrene	100-42-5
dimethylphenol, 2,6-	576-26-1	sulfate	14808-79-8
dimethylphenol, 3,4-	95-65-8	tetrachloroethylene	127-18-4
dinitro-o-cyclohexylphenol, 4,6-	131-89-5	tetrachlorophenol, 2,3,4,6-	58-90-2
dinitrophenol, 2,4-	51-28-5	toluene	108-88-3
$EPHw_{10-19}$	n/a	trichloroethylene	79-01-6
ethylbenzene	100-41-4	trichlorophenol, 2,4,5-	95-95-4
fluoranthene	206-44-0	trichlorophenol, 2,4,6-	1988-06-02
fluorene	86-73-7	uranium	7440-61-1
fluoride	16984-48-8	VHw_{6-10}	n/a
iron	7439-89-6	xylenes, total	1330-20-7
lead	7439-92-1	zinc	7440-66-6
lithium	7439-93-2		

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Substances evaluated in water for freshwater aquatic life water use:

To meet numerical remediation standards.

acenaphthene	83-32-9	dimethylphenol, 2,4-	105-67-9
aluminum	7429-90-5	dimethylphenol, 2,6-	576-26-1
ammonia, total (as N)	7664-41-7	dimethylphenol, 3,4-	95-65-8
anthracene	120-12-7	dinitro-o-cyclohexylphenol, 4,6-	131-89-5
antimony	7440-36-0	dinitrophenol, 2,4-	51-28-5
arsenic	7440-38-2	$EPHw_{10-19}$	n/a
barium	7440-39-3	ethylbenzene	100-41-4
benz(a)anthracene	56-55-3	fluoranthene	206-44-0
benzene	71-43-2	fluorene	86-73-7
benzo(a)pyrene	50-32-8	fluoride	16984-48-8
beryllium	7440-41-7	lead	7439-09-01
boron	7440-42-8	LEPHw	n/a
cadmium	7440-43-9	mercury	7439-97-6
catechol	120-80-9	methylphenol, 2-	95-48-7
chloroform	67-66-3	methylphenol, 3-	108-39-4
chlorophenol, 2-	95-57-8	methylphenol, 4-	106-44-5
chlorophenol, 3-	108-43-0	molybdenum	7439-98-7
chlorophenol, 4-	106-48-9	naphthalene	91-20-3
chromium, hexavalent	18540-29-9	nickel	7440-02-0
chromium, trivalent	16065-83-1	nitrate (as N)	14797-55-8
chrysene	218-01-9	nitrite (as N)	14797-65-0
cobalt	7440-48-4	nitrophenol, 2-	88-75-5
copper	7440-50-8	nitrophenol, 4-	100-02-7
dibenz(a,h)anthracene	53-70-3	pentachlorophenol	87-86-5
dibutyl phthalate [DBP]	84-74-2	phenanthrene	1985-01-08
dichlorophenol, 2,3-	576-24-9	phenol	108-95-2
dichlorophenol, 2,4&2,5-	120-83-2 & 583-78-8	pyrene	129-00-0
dichlorophenol, 2,6-	87-65-0	quinoline	91-22-5
dichlorophenol, 3,4-	95-77-2	selenium	7782-49-2
dichlorophenol, 3,5-	591-35-5	silver	7440-22-4

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styrene	100-42-5	trichlorophenol, 2,3,6-	933-75-5
sulfate	14808-79-8	trichlorophenol, 2,4,5-	95-95-4
tetrachloroethylene	127-18-4	trichlorophenol, 2,4,6-	1988-06-02
tetrachlorophenol, 2,3,4,5-	4901-51-3	trichlorophenol, 3,4,5-	609-19-8
tetrachlorophenol, 2,3,4,6-	58-90-2	uranium	7440-61-1
tetrachlorophenol, 2,3,5,6-	935-95-5	vanadium	7440-62-2
thallium	7440-28-0	VHw_{6-10}	n/a
toluene	108-88-3	VPHw	n/a
trichloroethylene	79-01-6	xylenes, total	1330-20-7
trichlorophenol, 2,3,4-	15950-66-0	zinc	7440-66-6
trichlorophenol, 2,3,5-	933-78-8		

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Schedule D

Documents

Summary of Site Conditions, Dyke Road, Keystone Environmental Ltd., July 28, 2023

Report of Findings – Stage 1 and 2 Preliminary Site Investigation and Confirmation of Remediation, Dyke Road, Mission, BC, Keystone Environmental Ltd., March 22, 2023.

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