



VIA EMAIL

Victoria File: 26250-20/28550
Site ID: 28550

March 01, 2024

Neil Bolton
Highstreet Hector Road Developments Ltd. Inc. No. BC13677778
602-1708 Dolphin Avenue
Kelowna, BC V1Y 9S4
nbolton@gohighstreet.ca

Dear Neil Bolton:

Re: Certificate of Compliance - – 941 Aspen Road, Comox, 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 site@gov.bc.ca.

Yours truly,



Annette Mortensen, Ph.D., P.Eng
Senior Contaminated Sites Officer

Enclosure

cc: Town of Comox – 1809 Beaufort Avenue, Comox, BC, V9M 1R9
town@comox.ca

Islander Engineering Ltd. Attention: Brad Harrold, P.Geo.
623 Discovery Street, Victoria, BC, V8T 5G4
bharrold@islanderengineering.com

Lori Larsen, P.Ag. CSAP
lori@LarsenEnviro.com

CSAP Society
apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.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.

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A. Mortensen
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 941 Aspen Road, Comox, British Columbia which is more particularly known and described as:

Lot 1, District Lot 170, Comox District, Plan VIP60685 Except Plan EPP118279
PID: 023-020-113

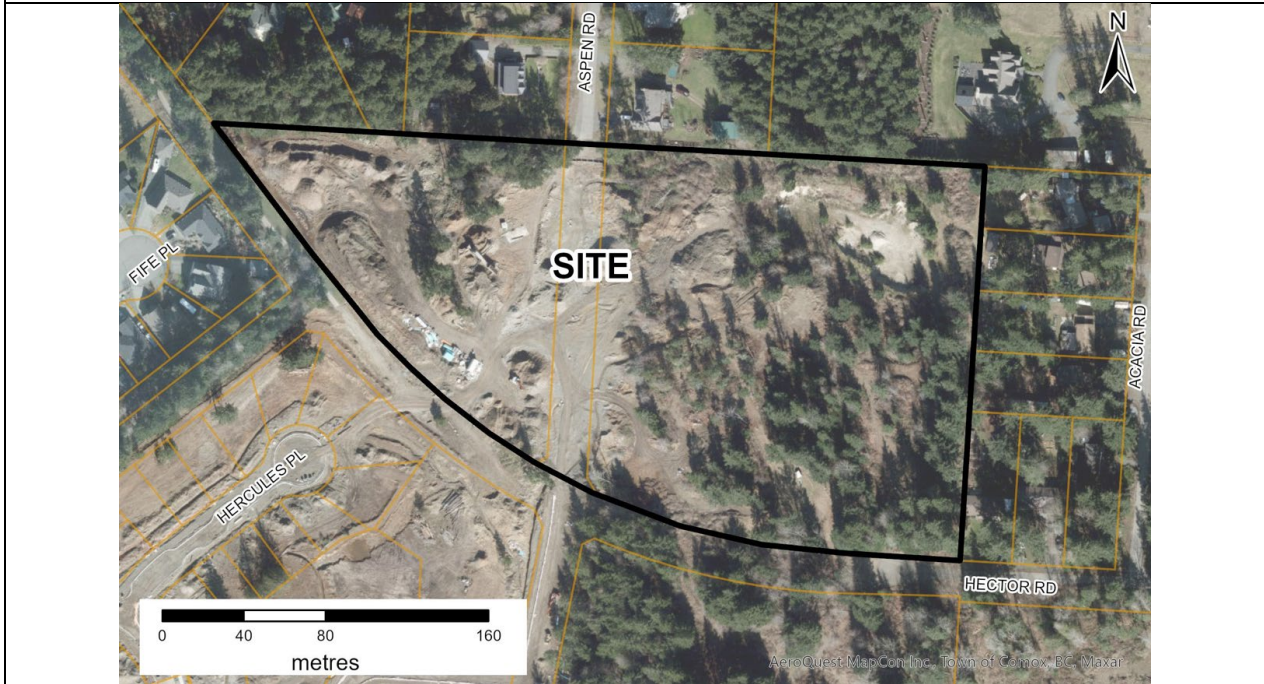
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 41' 35.5"
Longitude: 124° 56' 30.1"

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A. Mortensen
For Director, *Environmental Management Act*

Site Plan



Location Map



A. Mortensen

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A. Mortensen
For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land 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 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 a Contaminated Sites Regulation numerical standard 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) *Depth of foundations or the invert of any residential low density building without a parkade must not be more than one meter below the grade of the Site.*

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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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

vanadium 7440-62-2

Substances evaluated in water for drinking water use:

To meet local background concentrations:


cobalt 7440-48-4

Substances evaluated in water for irrigation water use:

To meet local background concentrations:

manganese 7439-96-5

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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Conditions, prepared by Lori C. Larsen, Larsen Environmental,
January 31, 2024

Addendum to report: Preliminary and Detailed Site Investigations, 941 Aspen Road, Comox, BC,
prepared by Islander Engineering Ltd., January 19, 2024

Preliminary and Detailed Site Investigations, 941 Aspen Road, Comox, BC, prepared by Islander
Engineering Ltd., November 29, 2023

Test hole location plan and logs for 941 Aspen Road / 2077 Hector Road, Comox, BC., prepared
by Ryzuk Geotechnical, October 27, 2021

Phase I Environmental Site Assessment (ESA), 941 Aspen Road, Comox, BC., prepared by
Islander Engineering Ltd., December 3, 2021

Phase II Environmental Site Assessment (ESA), 941 Aspen Road, Comox, BC., prepared by
Islander Engineering Ltd., December 3, 2021

March 01, 2024

Date Issued



A. Mortensen
For Director, *Environmental Management Act*