



VIA EMAIL

Victoria File: 26250-20/3068
Site ID: 3068

February 14, 2025

Alan Steeves
1085499 BC Ltd., Inc No BC1085499
6479 Sunshine Drive
Delta, BC V4E 1P3
alansteeves@gmail.com

Re: Certificate of Compliance - 2301 Extension Road, Nanaimo, BC

Dear Alan Steeves:

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 professional 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. A streamside protection and enhancement area bordering the un-named creeks and ponds/wetlands at the property may be required pursuant to the Riparian Areas Regulation under the *Fish Protection Act*, in conjunction with future development of the site. Contaminated Sites Regulation urban park (PL) standards may apply respecting soil quality within the streamside protection and enhancement area.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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: Dean Mousseau, City of Nanaimo Dean.Mousseau@nanaimo.ca
Matthew Rempel, City of Nanaimo Matthew.Rempel@nanaimo.ca
Ken Grewal, 1085499 BC Ltd ksgconsultingltd@gmail.com
Client Information Officer, ENV, Victoria csp_cio@victoria1.gov.bc.ca
CSAP Society submissions@csapsociety.bc.ca
Erin Robson, SLR Consulting (Canada) Ltd. erobson@slrconsulting.com



Ministry of
Environment
and Parks

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 applicable Contaminated Sites Regulation numerical or risk-based standards. Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	RL _{LD}
Water	AW _F , DW
Sediment	N/A
Vapour	RL

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person, 1085499 BC Ltd.


A director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

February 14, 2025
Date Issued


A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2301 Extension Road, Nanaimo, BC, which is more particularly known and described as:

Parcel A (DD 380791I) of Section 13, Range 3, Cranberry District, Except part in plan 21898
PID: 009-789-618

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

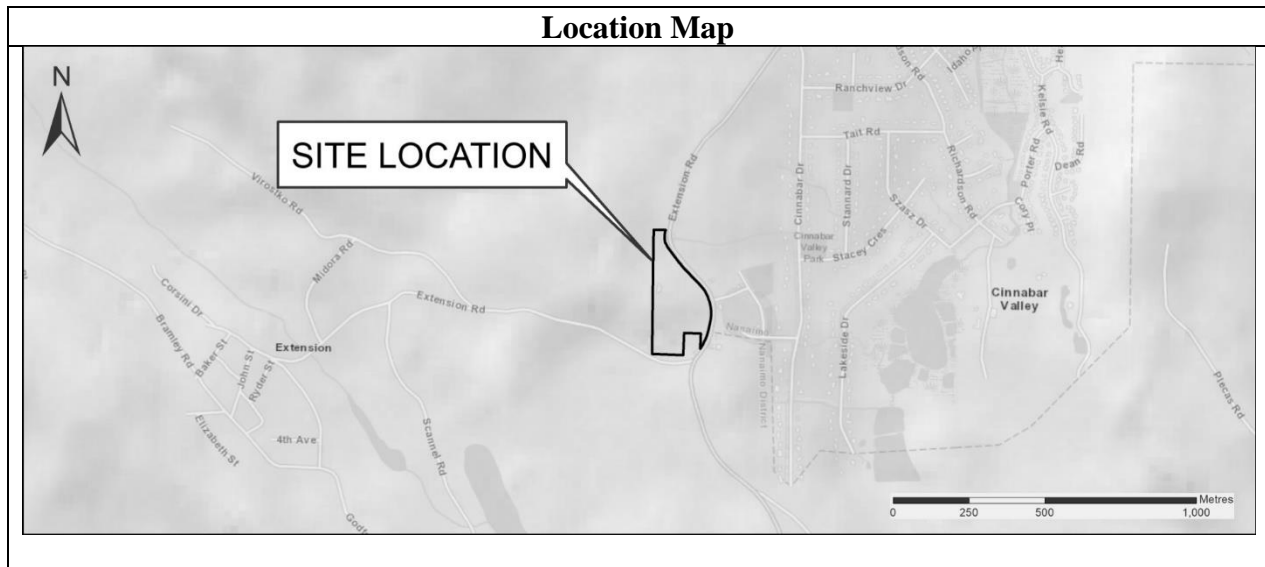
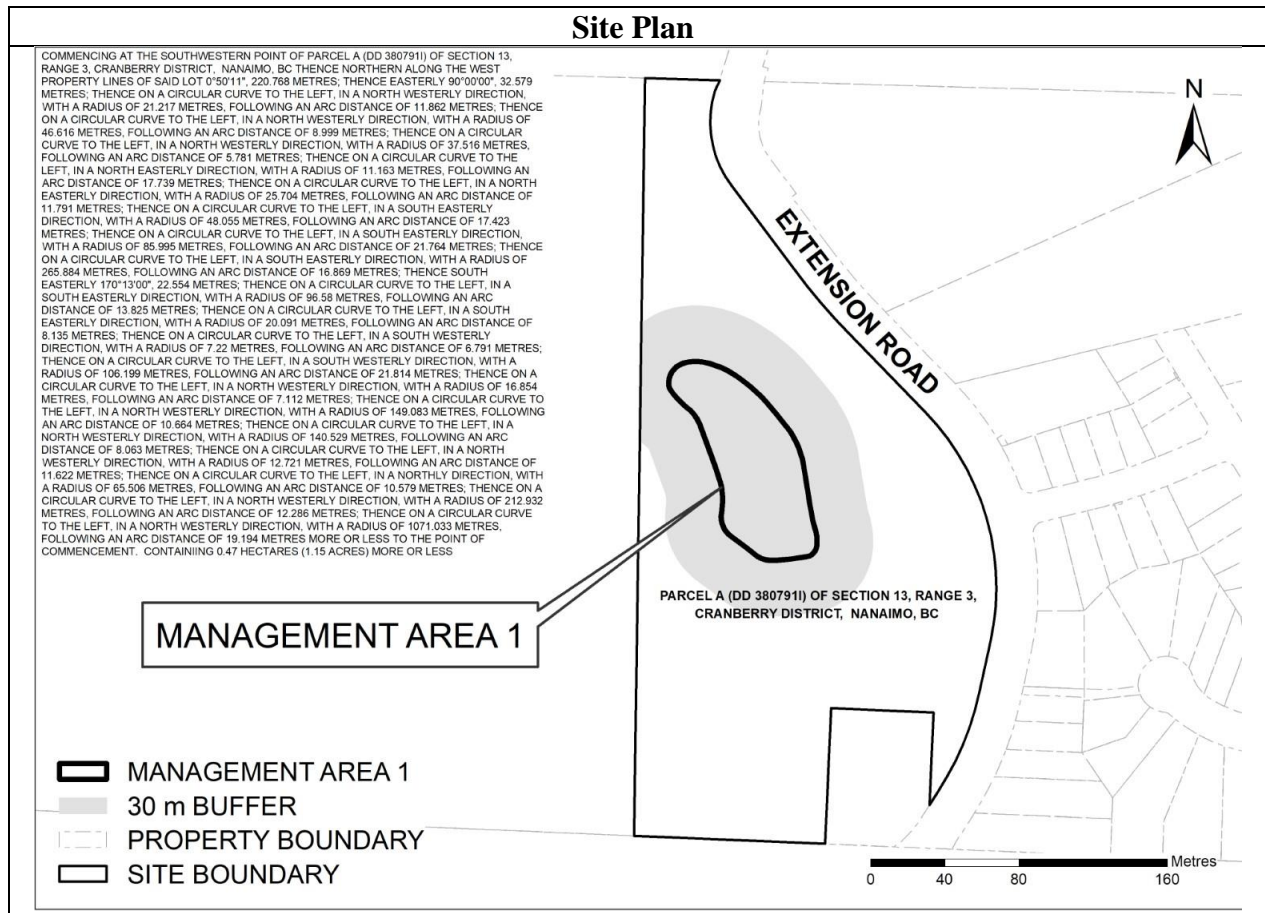
Latitude:	49°	6'	9.68"
Longitude:	123°	56'	14.73"

February 14, 2025

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A. Mortensen
For Director, *Environmental Management Act*



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Schedule B


Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in land, vapour, or water use, altered assumptions, or known spills or leaks must be promptly identified by the responsible person in a written submission to the director. An application for a revised or new Certificate of Compliance may be necessary. The use to which this condition applies is described in Schedule C and in the site investigation documents listed in Schedule D.
2. 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) *Proposed buildings within 30 m of Management Area 1 described by the metes and bounds listed and shown on the Site Plan in Schedule A will be of slab-on-grade construction at current or higher ground surface elevations.*

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 a revised or new Certificate of Compliance may be necessary.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

Substances remediated in soil for residential low density land soil use:

To meet numerical remediation standards:

chromium	7440-47-3
copper	7440-50-8
HEPHs	
molybdenum	7439-98-7
tin	7440-31-5
tungsten	7440-33-7
zinc	7440-66-6

Substances evaluated in soil for residential low density land soil use:

To meet local background concentrations:

iron	7439-89-6
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Substances evaluated in water for drinking water use:

To meet local background concentrations:

cobalt	7440-48-4
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Schedule D

Documents

Summary of Site Condition, SLR Consulting (Canada) Ltd., January 20, 2025

Preliminary & Detailed Site Investigation & Confirmation of Remediation
2301 Extension Road, Nanaimo, BC. SLR Consulting (Canada) Ltd., January 20, 2025

February 14, 2025

Date Issued



A. Mortensen
For Director, *Environmental Management Act*