



VIA EMAIL

Victoria File: 26250-20/9121
Regional File: 26250-20/9121
Site ID: 9121

Date: August 22, 2024

Jim Agius
Sandstone Creek Properties Ltd.
2430 Dixon Road
Powell River, BC V8A 0L2
jim@agiusbuilders.ca

Dear Jim Agius,

Re: Certificate of Compliance - 10577 Highway 101, Powell River, BC

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. A streamside protection and enhancement area bordering Lang Creek 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 jody.fisher@gov.bc.ca.

Yours truly,



Jody Fisher
for Director, *Environmental Management Act*

Enclosure

cc: CSAP Society submissions@csapsociety.bc.ca

Guy Patrick, Approved Professional, Patrick Consulting guy@patrickenv.com

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

City of Powell River, Land Development and Subdivision, 6910 Duncan Street
Powell River, BC V8A 1V4 planningservices@powellriver.ca

Brew Bay Improvement District, 2260 Brew Bay Road Powell River, BC V8A 0L2
<https://brewbayid.ca/contact-us> or 604-487-0960



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.

August 22, 2024

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 10577 Highway 101, Powell River, British Columbia which is more particularly known and described as:

Legal Description: Parcel A District Lots 1480 and 8024 Group 1 New Westminster District
Plan BCP14125, Except Plan BCP31620 and Part Dedicated Road on Plan
BCP35752

PID: 026-086-026

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

Latitude: 49° 46' 33.56"

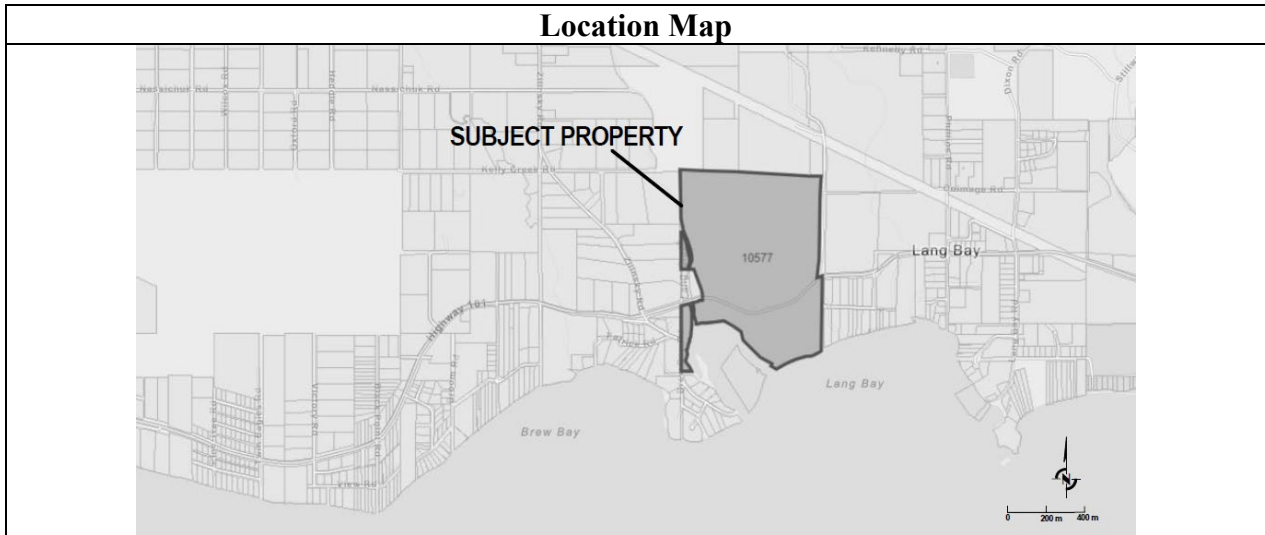
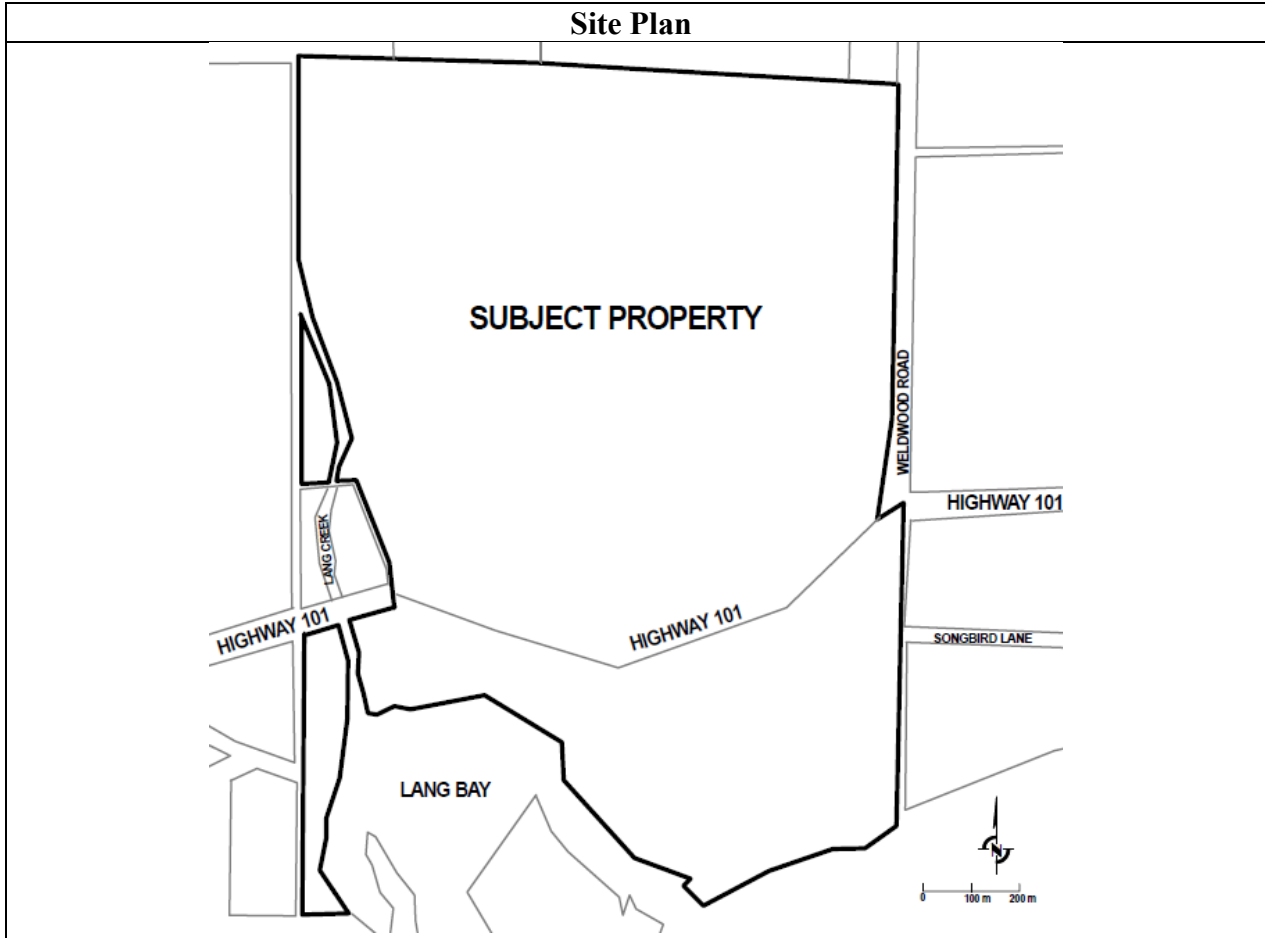
Longitude: 124° 21' 57.67"

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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 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) "Buildings constructed at the Site will have conventional slab-on-grade foundations or concrete basements"

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 remediated in soil for low-density residential land use:

To meet numerical remediation standards:

arsenic	7440-38-2
toluene	108-88-3

To meet site-specific numerical standards:

copper	7440-50-8
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Schedule D

Documents

Confirmation of Remediation, 10577 Highway 101, Powell River, BC, prepared by Shane Jager, BSc., EIT, and Tamara Kasdorf, P.Eng, TerraWest Environmental Inc., prepared for Lang Creek Development LP, dated April 25, 2024.

Summary of Site Condition, prepared by Tamara Kasdorf, P.Eng., TerraWest Environmental Inc., dated April 23, 2024.

Stage 2 Preliminary Site Investigation/Detailed Site Investigation, 10577 Highway 101, Powell River, BC, prepared by Shane Jager, BSc., EIT, and Tamara Kasdorf, P.Eng, TerraWest Environmental Inc., prepared for Lang Creek Development LP, dated April 23, 2024.

Stage 1 Preliminary Site Investigation, 10577 Highway 101, Powell River, BC, prepared by Tori Hall, and Tamara Kasdorf, P.Eng, TerraWest Environmental Inc., prepared for Lang Creek Development LP, dated April 23, 2024.

Environmental Assessment and Remediation Program, 10577 Highway 101, Powell River, BC, prepared by Andrea Miskelly, B.Sc., Erin Campbell, M.Eng, EIT, and Antal Bata, P.Eng. SEACOR Environmental Inc., prepared for Granet Lake Logging Limited., dated August 27, 2004.

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