



Ministry of  
Environment

**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.

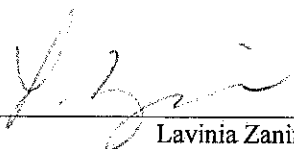
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

January 26, 2017  
Date Issued

  
Lavinia Zanini, P.Geo.  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 280 Burton Avenue, Princeton, British Columbia, which is more particularly known and described as:

A portion of Lot 1, District Lot 706, Yale (formerly Osoyoos) Division Yale District Plan 2690 except such undersurface rights as are registered in AFB Vol 3 Fol 841 No. 3219A, as described in the following metes and bounds:

COMMENCING at the west corner of Lot 1;

THENCE northeasterly 49°04'00", 27.280 metres along the northwesterly boundary of Lot 1;

THENCE 139°04'00", 10.995 metres along the northeasterly boundary of Lot 1;

THENCE 229°04'00", 27.280 metres to the southwesterly boundary of Lot 1;

THENCE 319°04'00", 10.995 metres along the southwesterly boundary of Lot 1 to the point of commencement and containing 299.9 square meters, more or less.

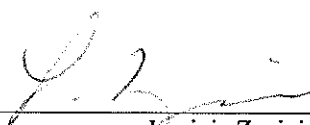
The site contains part of a legal parcel depicted in an engineering drawing prepared by Parsons Inc. on December 9, 2015.

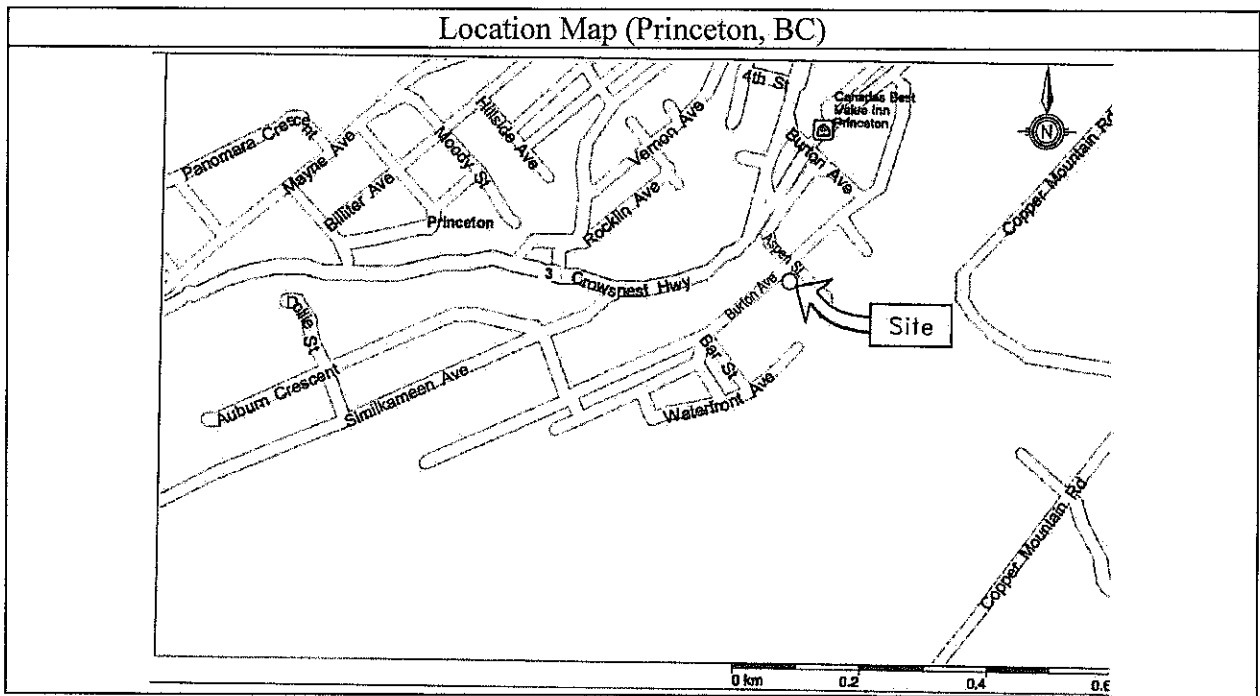
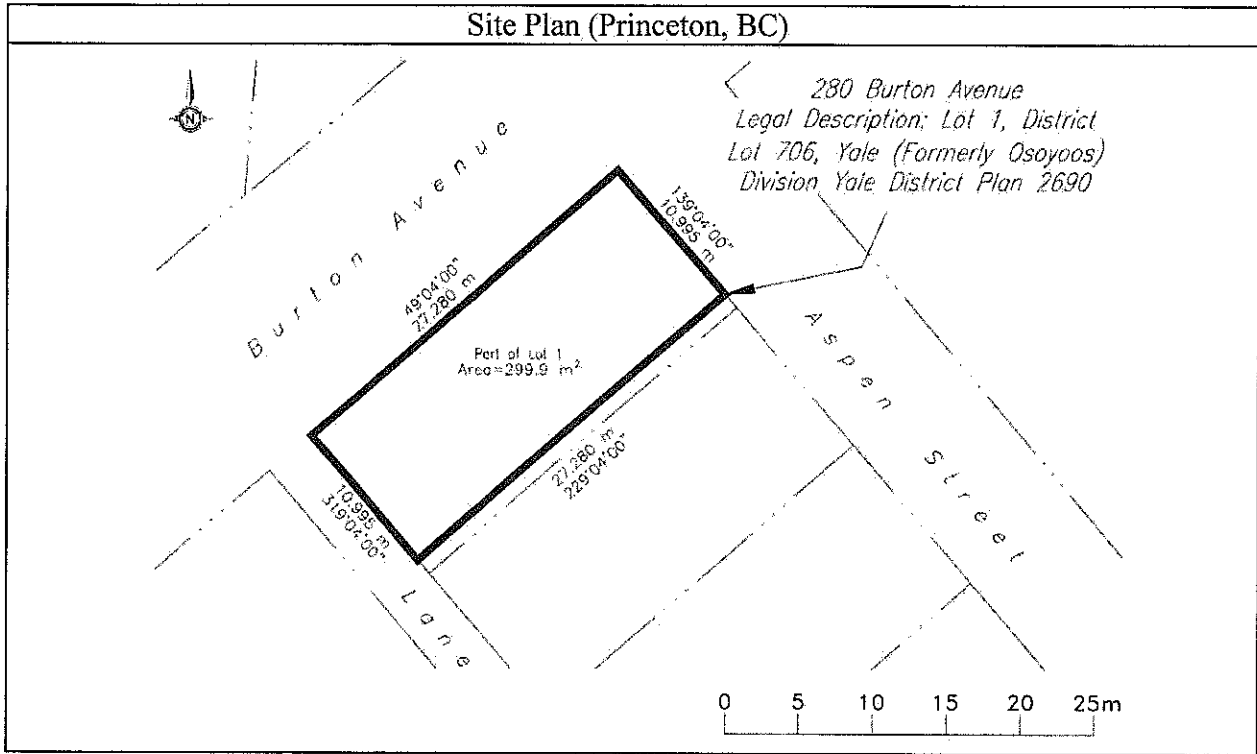
PID: portion of 010-972-021

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

Latitude:	49°	27'	14.2"
Longitude:	120°	30'	33.9"

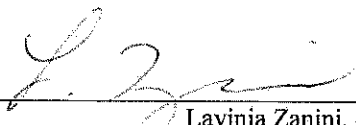
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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour or water use must be promptly identified by the responsible person(s) 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Any development on the site will be slab at grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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(s) in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) Plants with root structures capable of reaching deeper than 1.8 mbgs must not be planted, or be allowed to become established, within the site.
  - (b) Within the site, building will be restricted to buildings without basements or other underground facilities used for human occupancy.
  - (c) Drinking water wells must not be constructed within the site boundaries.
3. If requested by the Director, the responsible person(s) must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the

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Director.

5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person(s) or their agent. The records must be available for the inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
  - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
  - (b) The nature of the excursions;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
  - (a) An evaluation of the performance of the institutional and engineering controls;
  - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
  - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan<s> described in clause 4 above; and
  - (d) Supporting documentation.

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**Schedule C**  
**Substances and Uses**

***Substances remediated in soil for residential land use:***

To meet risk-based remediation standards:

- Benzene; and,
- VPHs.

***Substances remediated in water for freshwater aquatic life water use:***

To meet numerical remediation standards:


- Benzene, and toluene; and,
- VPHw, LEPHw, and EPHW<sub>10-19</sub>.

***Substances remediated in water for drinking water use:***

To meet numerical remediation standards:

- Benzene, ethylbenzene, toluene, and xylenes (total); and,
- EPHW<sub>10-19</sub>.

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## Schedule D

### Documents

*Summary of Site Condition, 294 Burton Avenue, Princeton, British Columbia* by Parsons Inc., dated November 14, 2016

*Supplemental Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 297 Burton Avenue, Princeton, British Columbia* by Parsons Inc., dated November 14, 2016


*Performance Verification Plan for Portions of 280 and 288 Burton Avenue, Princeton, British Columbia* by Parsons Inc., dated November 14, 2016

*Detailed Risk Assessment, Portions of 280 and 288 Burton Avenue, Princeton, British Columbia* by Parsons Inc., dated November 14, 2016

*Approval Letter: Protocol 6 Preapproval Application, 297 Burton Avenue, Princeton, British Columbia* by British Columbia Ministry of Environment, dated November 2, 2015

*Site Investigation Report, Princeton Keylock, Princeton, British Columbia* by O'Connor Associates Environmental Inc., dated March 28, 2002

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