



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 Hazardous Waste Regulation standards.

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.

May 26, 2016  
Date Issued

L. Zanini  
Lavinia Zanini, P.Ge.  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 45 Government Road, Nelson, British Columbia, which is more particularly known and described as:

That Part of Lot 1, District Lot 2627, Kootenay District Plan 904 shown outlined red on reference plan 126612I;

PID: 016-077-598, and

Parcel A (see 7260I) of Lot 1 District Lots 95 and 2627 Kootenay District Plan 904

PID: 016-077-571

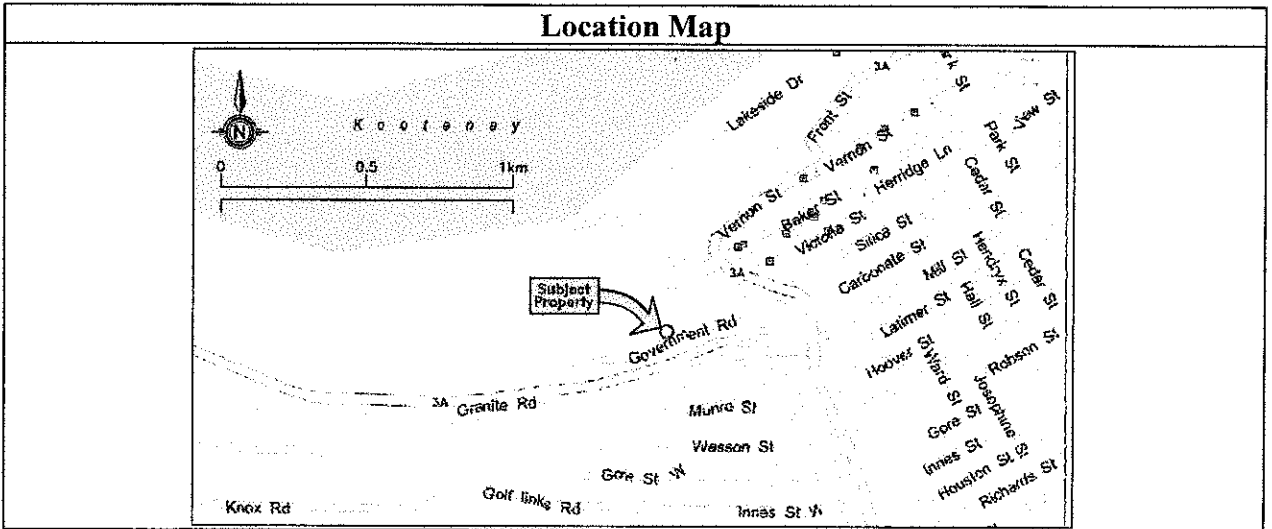
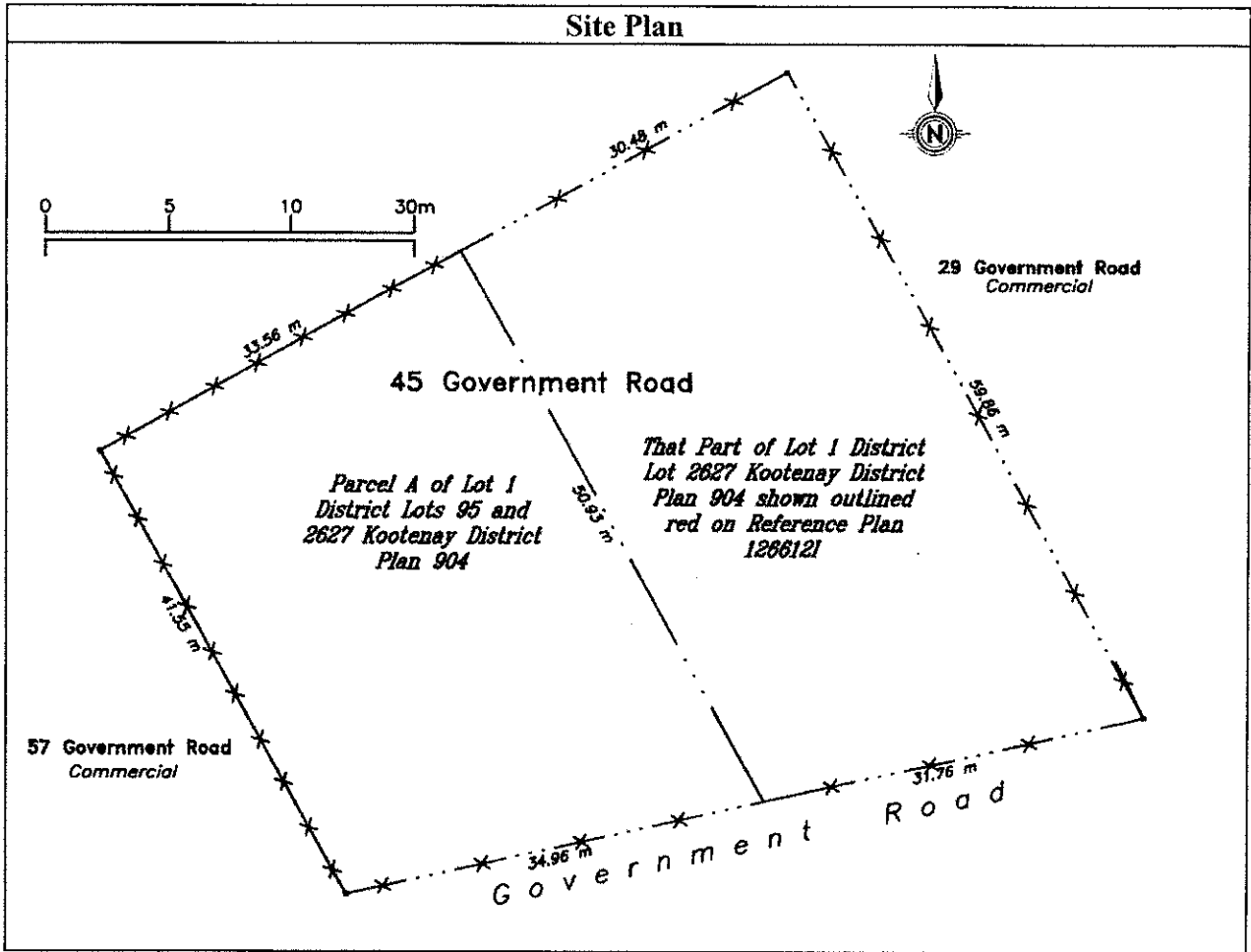
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 29' 16.8"

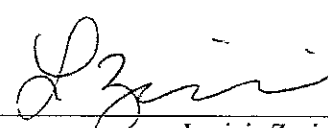
Longitude: 117° 18' 2.6"

May 26, 2014  
Date Issued

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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 person 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) Buildings at the site will be slab-on-grade construction.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) No fruit or nut-bearing vegetation is to be established at the property;
  - (b) Structures or facilities (i.e. playgrounds, play structures, daycares, or recreational areas) that would attract children to the property must not be constructed;
  - (c) Contiguous vegetation of over 1000 m<sup>2</sup> must not be established at the Property;
  - (d) Buildings at the site must be slab-on-grade construction; and
  - (e) Groundwater must not be used for drinking water purposes.
3. If requested by the Director, the responsible person 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 Director.

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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 or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person 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 excursion;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

- Xylene, and
- Phenanthrene.

##### To meet risk-based remediation standards:

- Arsenic, barium, cadmium, copper, lead and zinc;
- VPHs, LEPHs, HEPHs, and
- Benzene.

##### To meet Hazardous Waste Regulation standards:

- Waste oil.

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

##### To meet numerical remediation standards:

- EPH<sub>w10-19</sub>; and
- Ethylbenzene.

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

##### To meet numerical remediation standards:

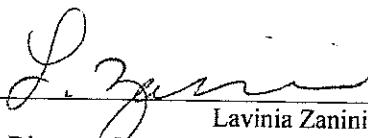
- Acridine.

##### To meet risk-based remediation standards:

- LEPH<sub>w</sub>.

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## Schedule D

### Documents

*Summary of Site Condition, 45 Government Road, Nelson, British Columbia, Site Registry ID 2170*, prepared by Parsons Canada Ltd. December 18, 2015;

*Preliminary Site Investigation/Detailed Site Investigation/Status of Remediation, 45 Government Road, Nelson, British Columbia*, prepared by Parsons Canada Ltd. December 18, 2015;

*Detailed Risk Assessment, 45 Government Road, Nelson, British Columbia*, prepared by Parsons Canada Ltd. December 18, 2015; and

*Performance Verification Plan, 45 Government Road, Nelson, British Columbia, Site Registry ID 2170*, prepared by Parsons Canada Ltd. December 18, 2015.

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