



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.

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.

OCT 13 2016

Date Issued

Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at Lot 1, DL 391 Gardner Street, Wells, British Columbia which is more particularly known and described as:

Lot 1, District Lot 391, Cariboo District, Plan 17328,  
PID: 008-942-994

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

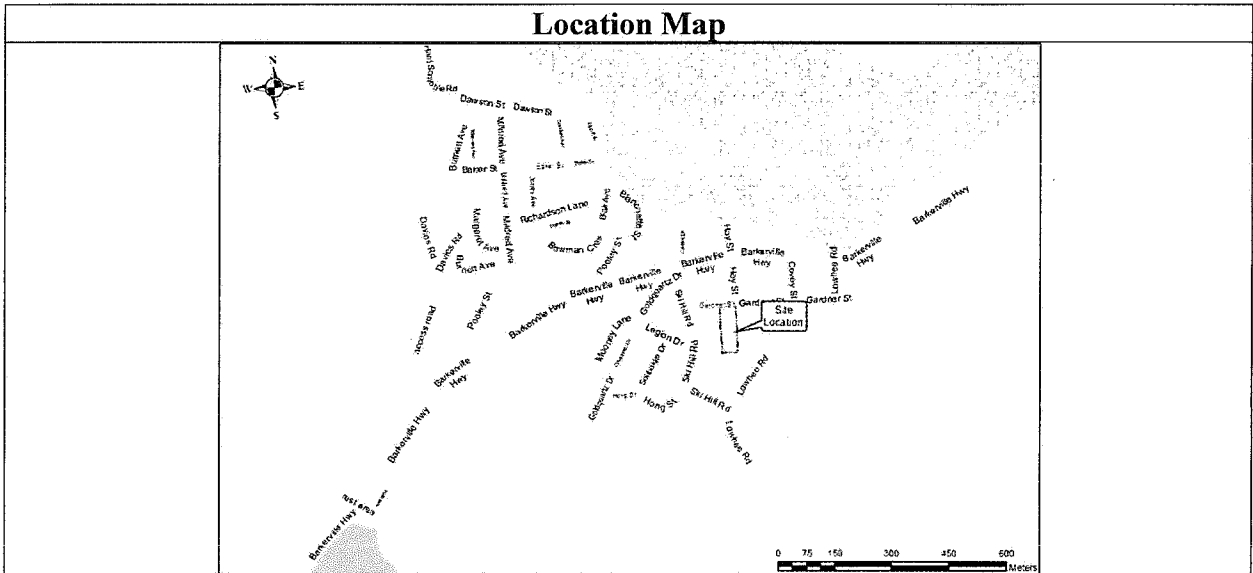
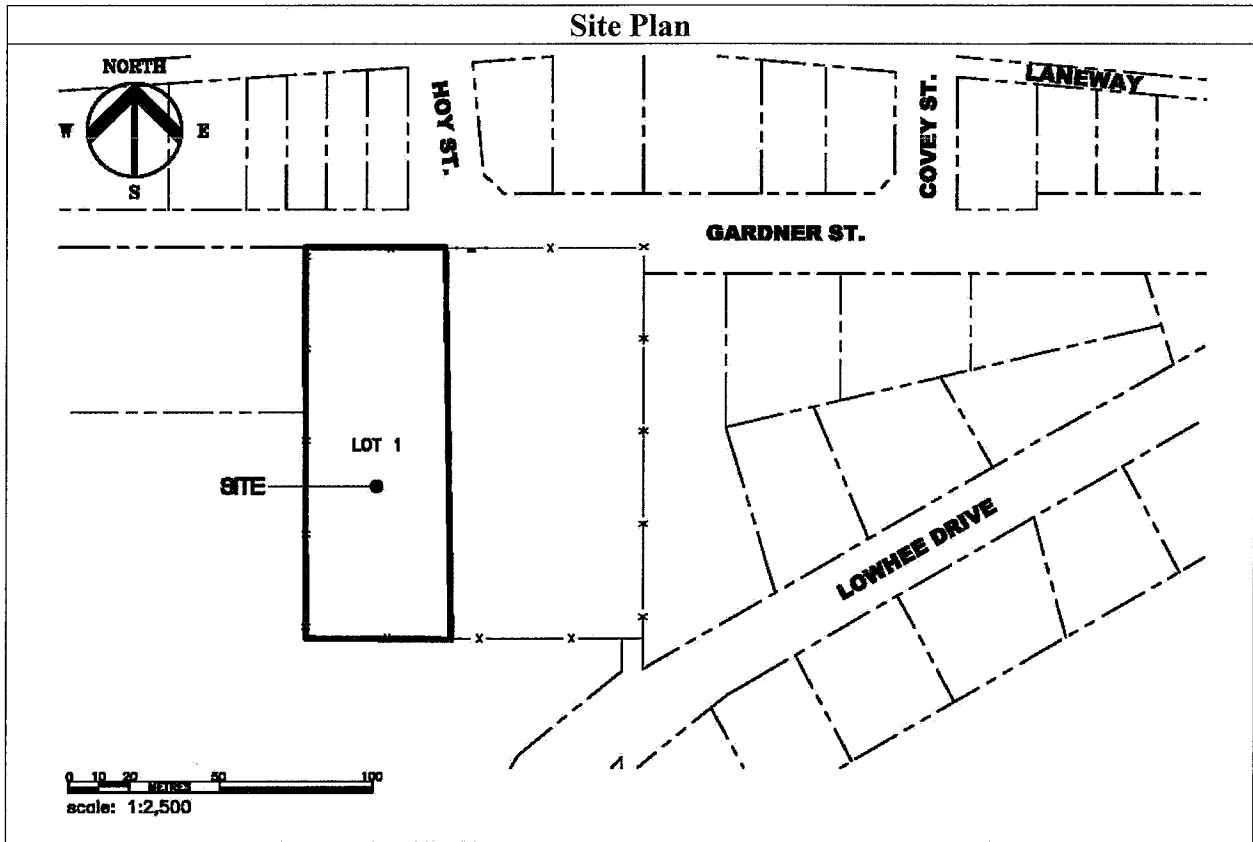
Latitude: 53° 06' 03.7"  
Longitude: 121° 33' 58.7"

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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 a Contaminated Sites Regulation numerical standards the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of trenches existing or expected at the site. These assumptions include the following:

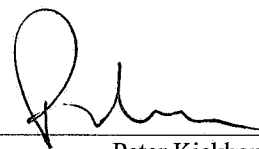
- (a) Future development of the Site will be slab-on-grade buildings.

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 persons 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) Groundwater from the Site must not be used as a drinking water source.
3. If requested by the Director, the responsible persons 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.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.

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## Schedule C

### Substances and Uses

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

To meet risk-based remediation standards:

- Arsenic;
- VPHs, and LEPHs.

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

To meet risk-based remediation standards:

- LEPHw, and EPHw<sub>10-19</sub>.

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

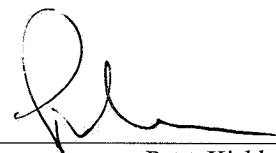
To meet risk-based remediation standards:

- Iron, and manganese; and
- EPHw<sub>10-19</sub>.

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## Schedule D

### Documents

*Summary of Site Condition, Lot 1, District Lot 391, Gardner Street, Wells, BC* prepared by David Kettlewell, SNC-Lavalin Inc. and David Williams, Millennium EMS Solutions Ltd., dated July 18, 2016;

*Performance Verification Plan, Former Wells Highways Yard – Lot 1 Wells, British Columbia*, prepared by SNC-Lavalin Inc., dated June 29, 2016;

*Human Health and Ecological Risk Assessment, Former Wells Highways Yard – Lot 1 Wells, British Columbia*, prepared by SNC-Lavalin Inc., June 28, 2016;

*Stage 1 Preliminary Site Investigation Update and Supplemental Detailed Site Investigations, Lot 1, Former MoTI Wells Highways Yard, Wells, BC*, prepared by SNC-Lavalin Inc., dated June 27, 2016;

*Updated Stage 1 Preliminary Site Investigation and Supplemental Detailed Site Investigation, Wells Highways Yard*, prepared by SNC-Lavalin Inc., dated October 17, 2013;

*Summary of Additional Environmental Investigation Work Fiscal Year 2008/2009 Wells Highways Yard and Adjacent Properties, Wells, BC*, prepared by SNC-Lavalin Inc., July 8, 2009;

*Detailed Site Investigation, Wells Highways Yard and Adjacent Lands, Wells, BC*, prepared by SNC-Lavalin Inc., dated August 27, 2007;

*Stage 1 & 2 Preliminary Site Investigation, Lot 1 “Old Generating Station” Wells Highways Yard, Wells, British Columbia*, prepared by AMEC Earth and Environmental Ltd., dated August 28, 2001;

*Detailed Site Investigation, Wells Highways Yard, Gardner Street, Wells, British Columbia*, prepared by AGRA Earth and Environmental Ltd., dated October 12, 1999; and

*Stage 1 & 2 Preliminary Site Investigation, Wells Highways Yard, Gardner Street, Wells British Columbia*, prepared by AGRA Earth and Environmental Ltd., dated March 12, 1999.

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