



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.

May 17, 2017

Date Issued

Peter Kickham

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1105-1119 Trans-Canada Highway North, Golden, British Columbia which is more particularly known and described as:

Lot 2, Section 13, Township 27, Range 22, West of the 5th Meridian Kootenay District Plan 4333

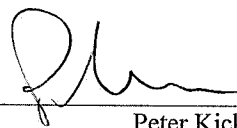
PID: 014-869-900

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

Latitude: 51° 18' 45.8"
Longitude: 116° 58' 22.9"

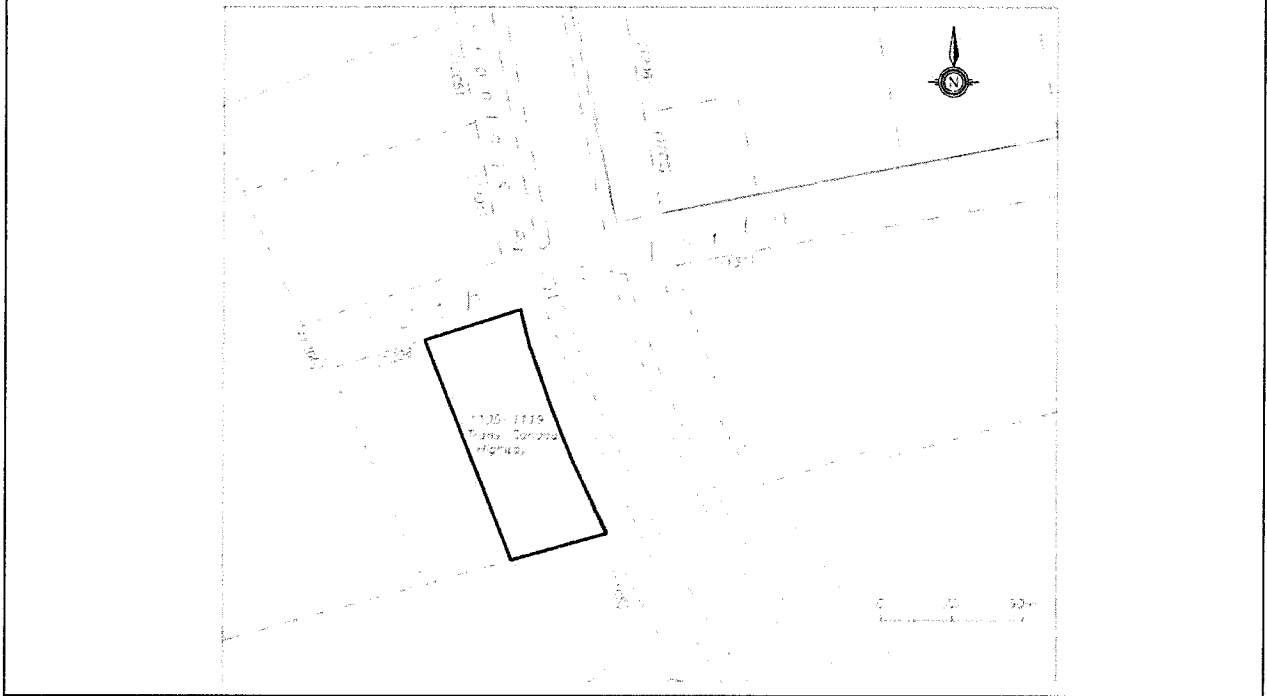
May 17, 2017

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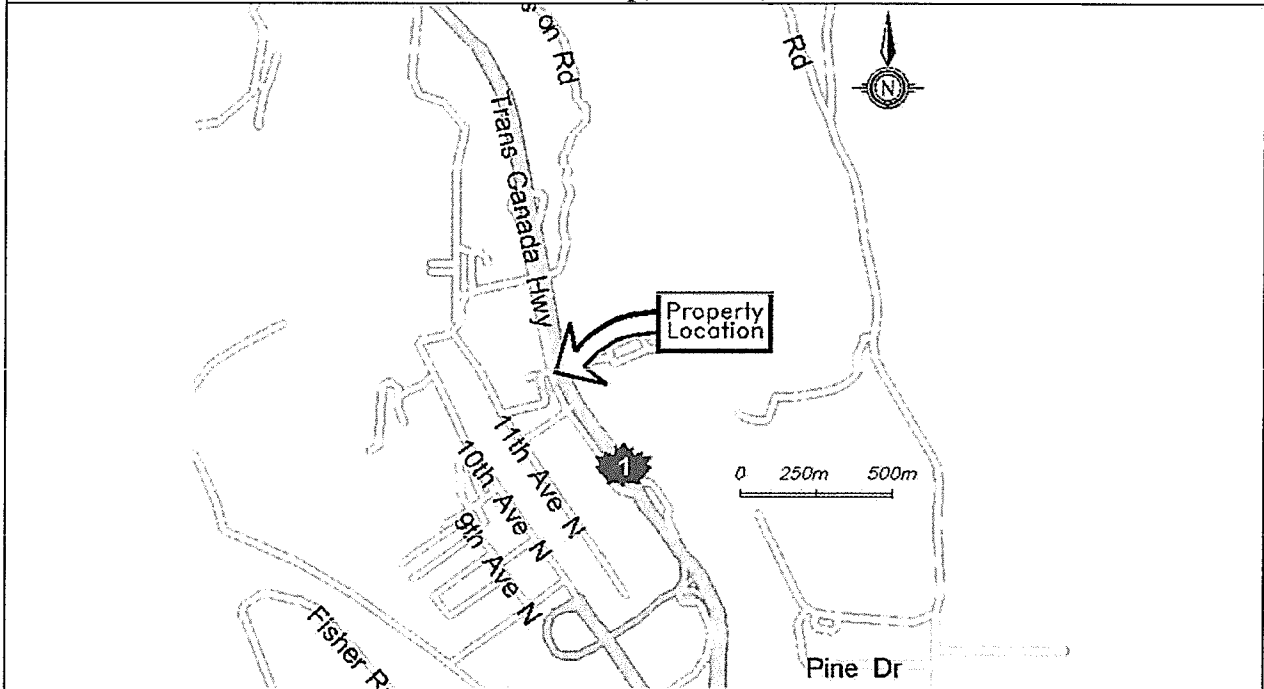


Peter Kickham
For Director, *Environmental Management Act*

Site Plan, Golden, BC

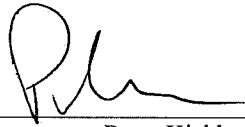


Location Map, Golden, BC



May 17, 2017
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Site Identification Number 7608
Version 8.0 R


Peter Kickham
For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses 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. 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) The concrete foundation slab of any future building constructed on the subject property must not extend below the site grade as of May 17, 2017.

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 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) Plants with roots structures expected to extend to below 1.8 mbgs must not be planted, or allowed to become established, within the site.
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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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 described in clause 4 above; and
 - (d) 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:

- Cadmium;
- HEPHs;
- Benzene, ethylbenzene, toluene and xylene; and
- Tetrachloroethylene and trichloroethylene.

To meet risk-based remediation standards:

- VPHs and LEPHs.

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

- 1,2-dichloroethane; and
- TCE (trichloroethylene).

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Schedule D

Documents

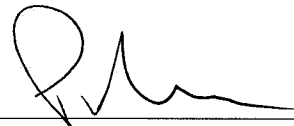
1. *Summary of Site Condition, 1105-1119 Trans-Canada Highway, Golden, British Columbia*, prepared by Parsons Inc. (December 23, 2016).
2. *Performance Verification Plan for 1105-1119 Trans-Canada Highway, Golden, British Columbia*, prepared by Parsons Inc. (December 23, 2016).
3. *Screening Level Risk Assessment, 1105-1119 Trans-Canada Highway, Golden, British Columbia*, prepared by Parsons Inc. (December 23, 2016).
4. *Preliminary Site Investigation and Detailed Site Investigation, 1105-1119 Trans-Canada Highway, Golden, British Columbia*, prepared by Parsons Inc. (December 23, 2016).
5. *Background Soil Assessment, 1105-1119 Trans-Canada Highway, Golden, British Columbia*, prepared by Parsons Canada Ltd. (October 22, 2015).

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