



REGISTERED MAIL

Victoria File: 26250-20/19719
SITE ID: 19719

February 15, 2017

Mr. Fred Babyn
3032 Orchard Dr.
Keremeos, BC V0X 1N1

Mr. Doug Babyn
2529 Uppper Bench Road
Keremeos, BC V0X 1N4

Ms. Della Hanson
RR2, S60, C70
Penticton, BC V2A 6J7

Ms. Aldeena Babyn
29497 Sunvalley Crescent
Abbotsford, BC V4X 1J2

Dear Fred Babyn, Doug Babyn, Della Hanson, and Aldeena Babyn:

Re: Certificate of Compliance - 2649 Highway 3 East, Keremeos, British Columbia

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:

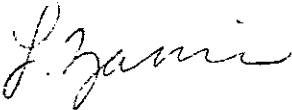
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Act's* Groundwater Protection Regulation.
5. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Ge.
Senior Contaminated Sites Officer

Enclosure

cc: Wendy Curr, Village Office
702-4th Street Box 160, Keremeos, BC V0X 1N0

Paul Webb, Approved Professional, Hemmera Envirochem Inc.
4370 Kingsway 18th Floor, Burnaby, BC V5H 0C6

Beth Power, Approved Professional, Azimuth Consulting Group
218-2902 West Broadway, Vancouver, BC V6K 2G8

CSAP Society



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.

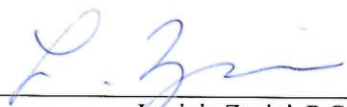
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

February 15, 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 2649 Highway 3 East, Keremeos, British Columbia which is more particularly known and described as:

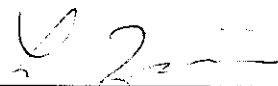
Lot 3, District Lot 110, Similkameen Division, Yale District Plan 4681
PID: 008-589-381

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

Latitude: 49° 12' 17.60"
Longitude: 119° 48' 23.10"

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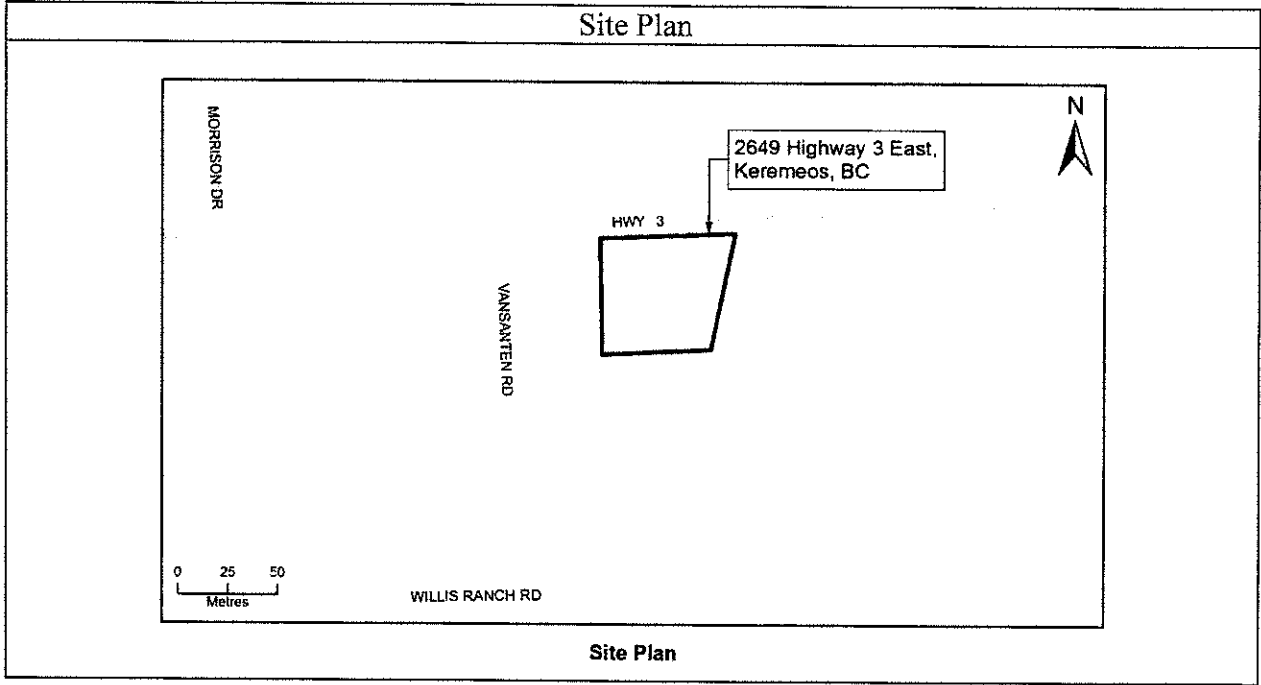
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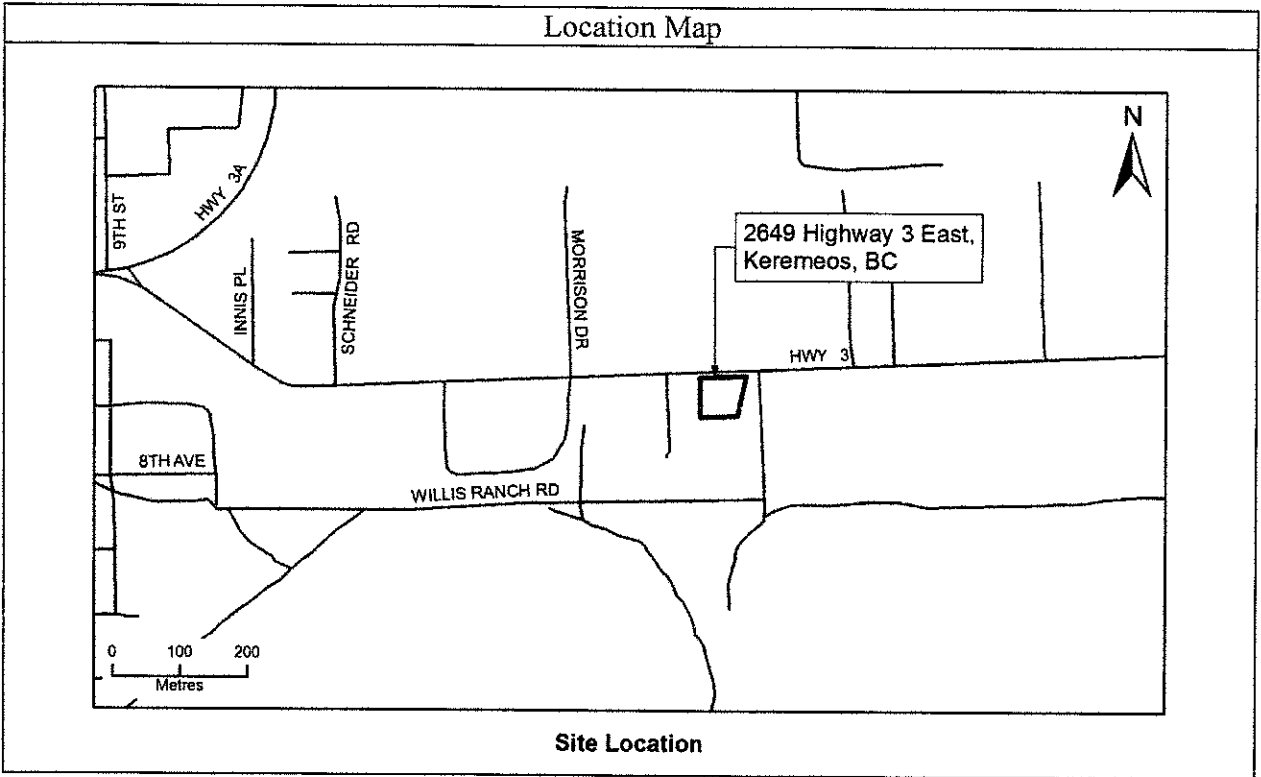
Schedule "A"

Site Plan



Site Plan

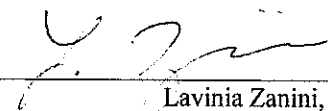
Location Map



Site Location

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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.
2. The principal risk control which must be present or implemented and must be maintained at the site include the following:
 - a) Maintain the intrinsic exposure barrier to subsurface soil contamination (> 5 m bgs) for the risk control area.

See attached Figure 3 from the HHERA for the location of residual subsurface soil contamination, which is described by the following metes and bounds description:

Commencing from the northwest corner of Lot 3, Plan KAP 4681, District Lot 110, Land District Similkameen, Division of Yale, thence along the bearing S 87° 46' 53.76"E a distance of 28.8 metres;

Thence along the bearing S 0° 0' 0"E a distance of 1.038 metres to the point of beginning;

Thence along the bearing S 0° 0' 0"E a distance of 5.347 metres;

Thence along the bearing S 90° 0' 0"E a distance of 5.145 metres;

Thence along the bearing S 0° 0' 0"E a distance of 2.558 metres;

Thence along the bearing S 90° 0' 0"E a distance of 3.392 metres;

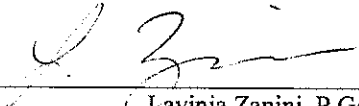
Thence along the bearing N0° 0' 0"E a distance of 7.819 metres;

Thence along the bearing N90° 0' 0"W a distance of 8.595 metres to the point of beginning, containing an approximate area of 54.257m².

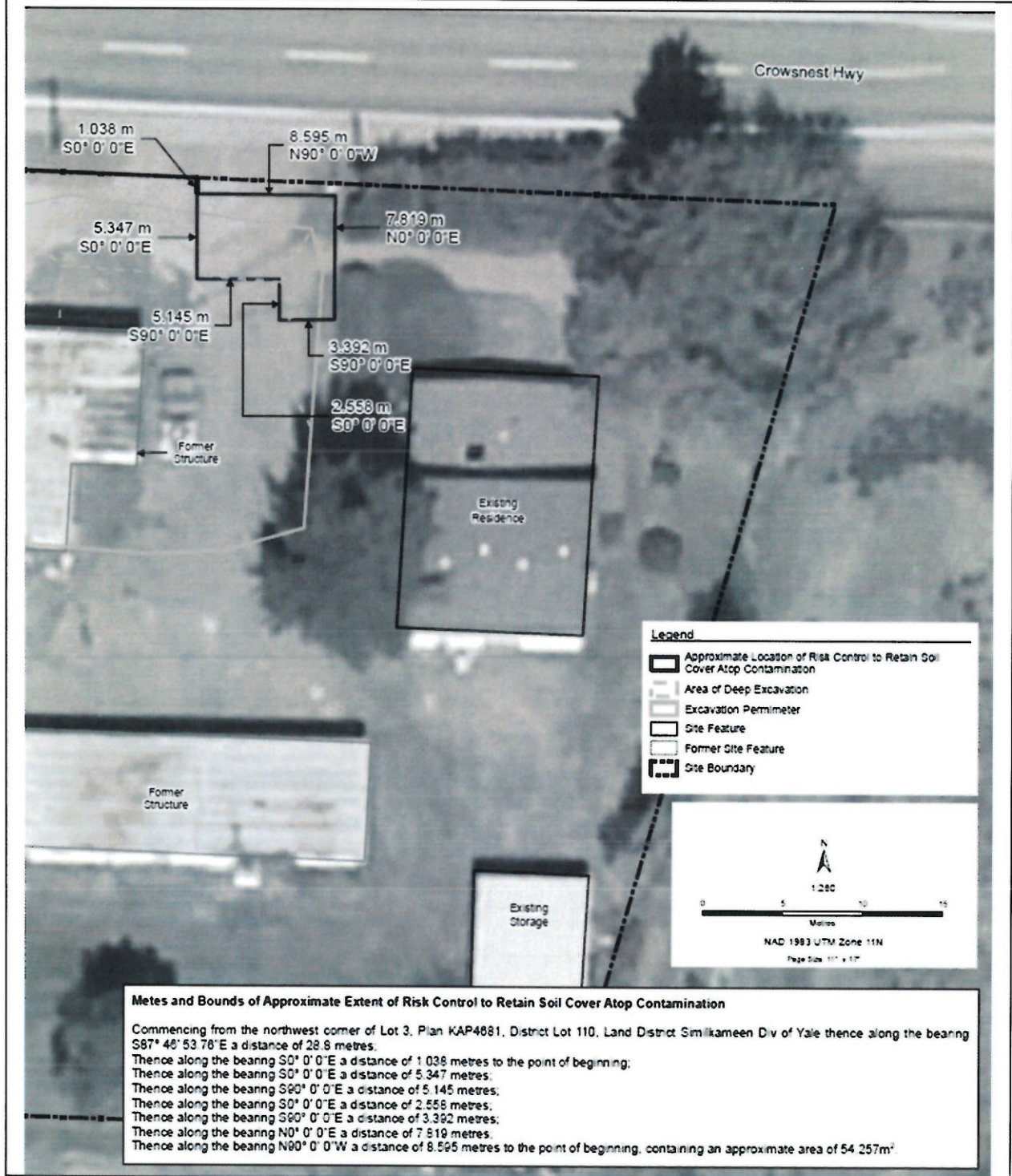
3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification 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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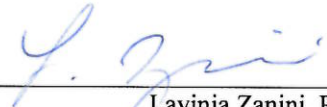
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Lavinia Zanini, P.Geo.
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Approximate Location of Risk Control to Retain Soil Cover Atop Contamination



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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

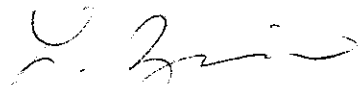
To meet risk-based remediation standards:

- Benzene, ethylbenzene, and xylene;
- VPHs and LEPHs; and
- Naphthalene.

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Site Identification Number 19719
Version 8.0 R


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For Director, *Environmental Management Act*

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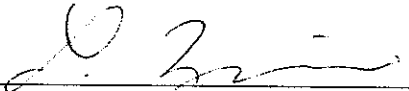
Schedule D

Documents

- *Summary of Site Condition*, prepared by Hemmera, dated December 2016;
- *Human Health and Ecological Risk Assessment, 2649 Highway 3 East, Keremeos, BC*, prepared by Hemmera Envirochem Inc., dated December 2016;
- *Performance Verification Plan for 2649 Highway 3 East, Keremeos, BC*, prepared by Hemmera Envirochem Inc., dated December 2016;
- *Stage 1 Preliminary Site Investigation Update, Stage 2 PSI, Detailed Site Investigation, and Confirmation of Remediation, 2649 Highway 3 East, Keremeos, BC*, prepared by Hemmera Envirochem Inc., dated November 2016;
- *Initial Site Remediation and Supplemental Site Investigation, 2649 Highway 3 East, Keremeos, British Columbia*, prepared by Tetra Tech EBA, dated October 2014;
- *Stage 2 Preliminary Site Investigation, 2649 Highway 3 East, Keremeos, British Columbia*, prepared by Tetra Tech EBA, dated December 4, 2012; and
- *Stage 1 Preliminary Site Investigation, 2649 Highway 3 East, Keremeos, British Columbia*, prepared by Tetra Tech EBA, dated April 26, 2012.

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