



**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.

September 26, 2017

Date Issued

Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 222 Collis Street, Creston, British Columbia which is described as:

Lot A, District Lot 892, Kootenay Land District, Plan 10045

PID: 013-011-472

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

Latitude: 49° 7' 4.14"  
Longitude: 116° 31' 26.31"

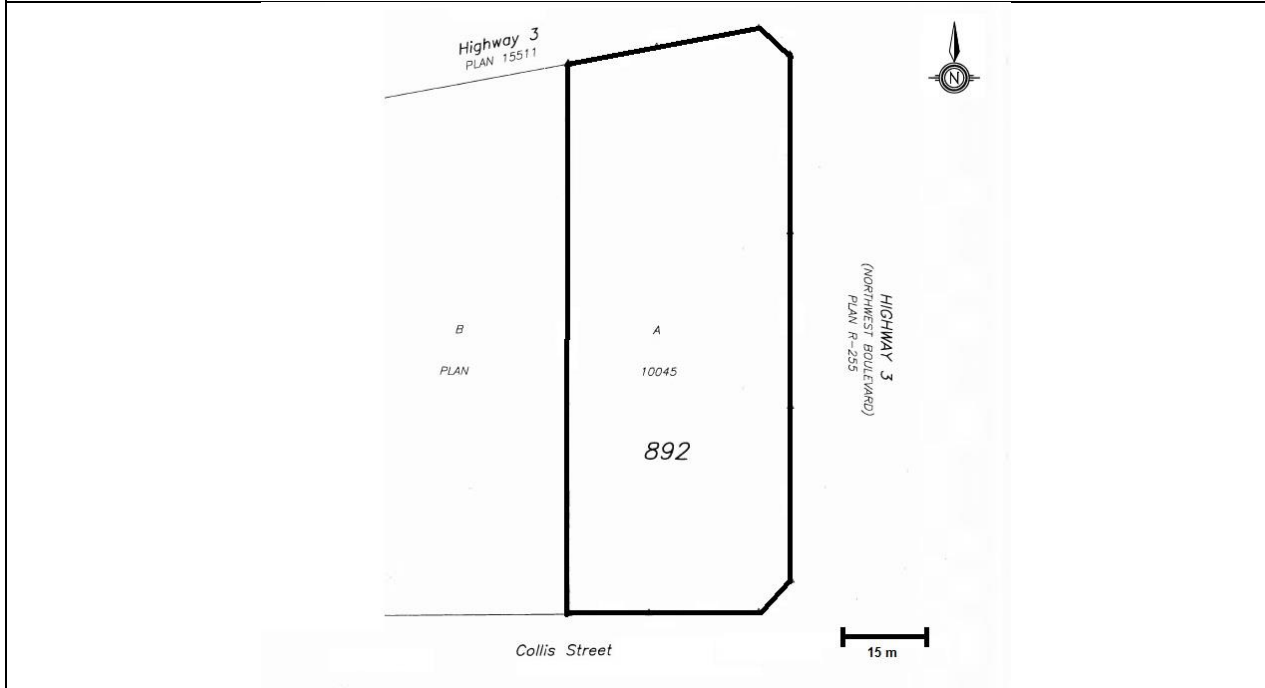
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### Site Plan (Creston, British Columbia)



### Location Map (Creston, British Columbia)



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Site Identification 12105  
Version 8.0 R

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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 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 and risk-based 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) Consistent with the future land use assumptions of the vapour assessment in the Detailed Site Investigation, future buildings erected on the subject property 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 subject property 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 expected to extend below 1.2 metres below ground surface (mbgs) shall not be planted within the area presented on Figure 1.

The area presented on Figure 1 is described as:

All those lands lying within the limits of Lot A, District Lot 892, Kootenay Land District, Plan 10045 as described as follows:

Commencing 38.5 m south of the northwest corner of Lot A, District Lot 892, Kootenay Land District, Plan 10045 thence easterly on a bearing of 270° 00' 00" more or less a distance of 31.5 m more or less; thence southerly on a bearing of 181° 18' 45" more or less a distance of 45 m

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more or less; thence westerly on a bearing of 90° 00' 00" more or less a distance of 31.5 m more or less; thence northerly on a bearing of 01°42' 14" more or less a distance of 45 m more or less to the point of commencement with the portion containing an area of 1417.5 m<sup>2</sup>.

- (b) Soil contamination within the subject property must remain at a depth of at least 1 m below future grade and not be redistributed as surface soil, nor is a change permitted in future grade elevation from the current elevation that would cause current soil contamination to be within 1 m of grade.
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.
  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 plans described in clause 4 above; and

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(d) Supporting documentation.

### Schedule C

#### Substances and Uses

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

To meet risk-based remediation standards:

- VPHs and LEPHs, and
- Xylene.

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

To meet numerical remediation standards:

- VHW<sub>6-10</sub>,
- Ethylbenzene, and
- Naphthalene.

To meet risk-based remediation standards:

- VPHw and LEPHw.

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## Schedule D

### Documents

*Supplemental Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 222 Collis Street, Creston, British Columbia* by Parsons Inc. (July 11, 2017);

*Screening Level Risk Assessment, 222 Collis Street and Portions of Highway 3A Adjacent 222 Collis Street, Creston, British Columbia* by Parsons Inc. (July 11, 2017);

*Summary of Site Conditions, 222 Collis Street, Creston, British Columbia* by Parsons Inc. (July 11, 2017);

*Performance Verification Plan, 222 Collis Street, Creston, British Columbia* by Parsons Inc. (July 11, 2017);

*Environmental Status Update for the Ministry of Transportation and Infrastructure (MOTI) Property, Affected Lands Located to the East of 222 Collis Street, Creston, British Columbia* by Parsons Inc. (May 3, 2017);

*Stage 1 and Stage 2 Preliminary Site Investigation, 222 Collis Street, Creston, British Columbia* by O'Connor Associates Environmental Inc. (March 2, 2011);

*Former Texaco Bulk Plant and Service Station, 222 Collis Street, Creston, British Columbia* by O'Connor Associates Environmental Inc. (March 23, 1992); and

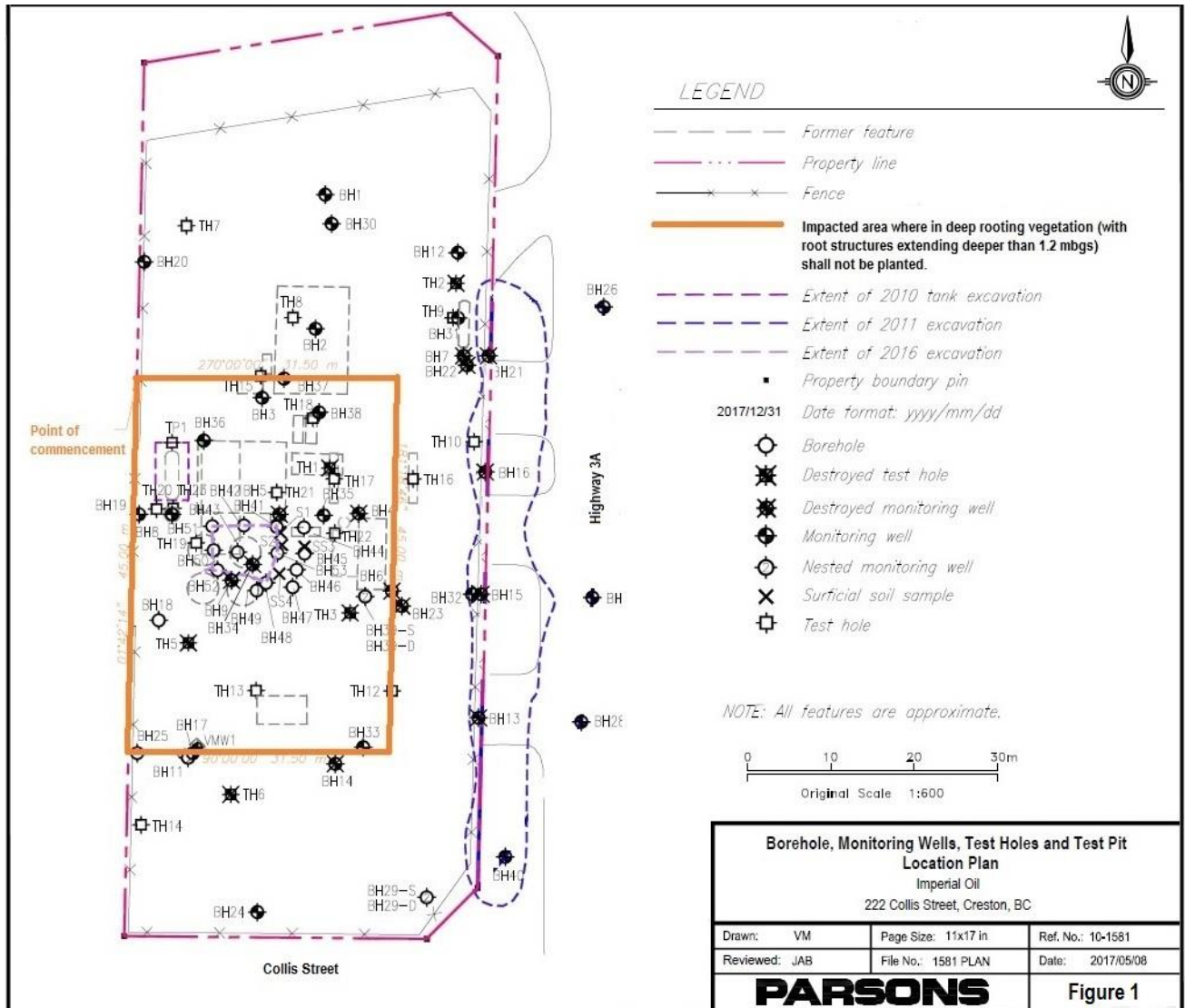
*Former Texaco Bulk Plant and Service Station, 222 Collis Street, Creston, British Columbia* by O'Connor Associates Environmental Inc. (August 27, 1990).

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