



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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants 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 on a portion of the Ministry of Transportation and Infrastructure (MOTI) lands beneath Highway 3A and its shoulder located to the east of 222 Collis Street, Creston, British Columbia which is more particularly known as the Management Area on the MOTI Property and described as:

All those lands lying within a portion of shoulder and road, being Highway 3A in Creston, British Columbia, adjacent to the easterly boundary of Lot A, District Lot 892, Kootenay Land District, Plan 10045 described as follows:

Commencing at the most easterly corner of the southeast corner of Lot A District Lot 892 Kootenay District Plan 10045,
thence a distance of 23 m more or less at a bearing of 31° more or less to Borehole 28,
thence a distance of 15 m more or less at a bearing of 3° more or less to Borehole 27,
thence a distance of 35 m more or less at a bearing of 0° more or less to Borehole 26,
thence a distance of 13 m more or less to a point on the easterly boundary of said Lot A
70 m north of the point of commencement, thence southerly along the said easterly
boundary 70 m to the point of commencement.

The site contains part of a legal parcel depicted on an engineering drawing prepared by WSP Surveys (BC) Limited Partnership on March 30, 2017.

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

Latitude: 49° 07' 03.72"
Longitude: 116° 31' 25.13"

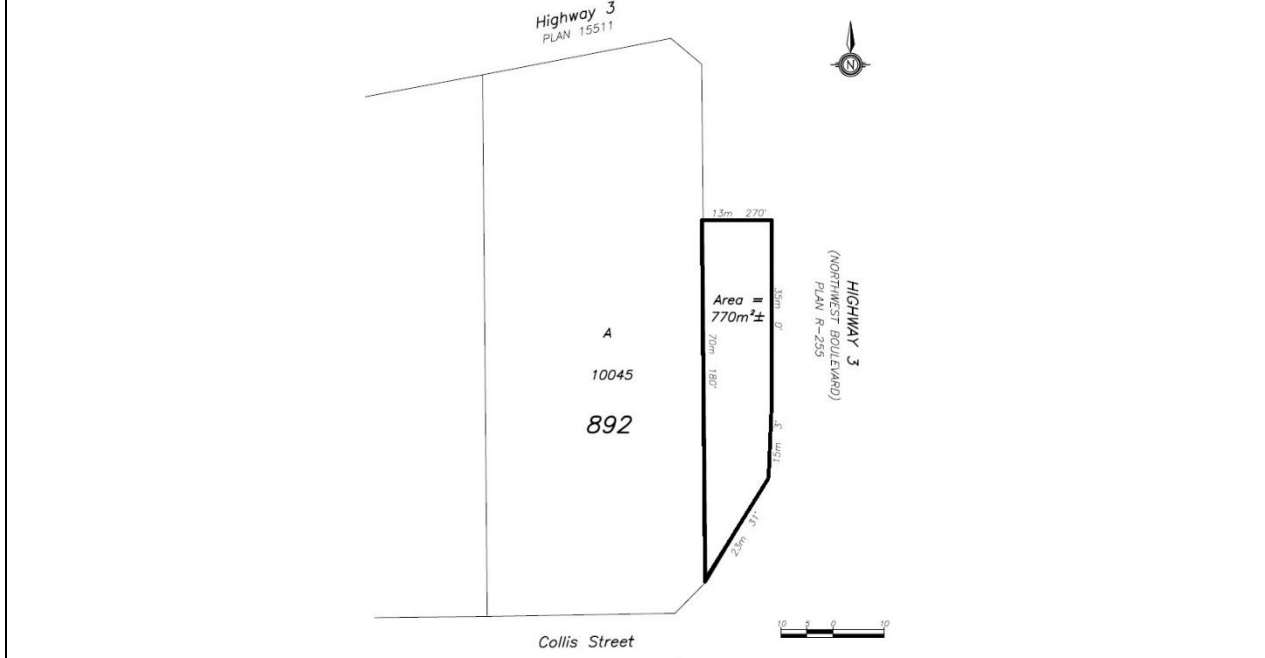
September 26, 2017

Date Issued



Liliana Jerade
For Director, *Environmental Management Act*

Site Plan (Creston, British Columbia)



Location Map (Creston, British Columbia)



September 26, 2017

Date Issued

Site Identification Number 20859
Version 8.0 R

Liliana Jerade
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 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 and trenches 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, the land located within the Management Area on the MOTI Property will continue to be used as a roadway or roadway shoulder.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the Management Area on the MOTI 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) Soil contamination within the Management Area on the MOTI 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.

September 26, 2017

Date Issued



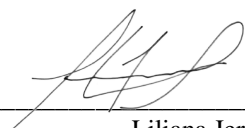
Liliana Jerade

For Director, *Environmental Management Act*

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
 - (d) Supporting documentation.

September 26, 2017

Date Issued



Liliana Jerade
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

- Ethylbenzene and xylenes.

To meet risk-based remediation standards:

- VPHs.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- VPHw and LEPHw.

September 26, 2017

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*

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, Ministry of Transportation and Infrastructure Lands to the East of 222 Collis Street, Creston, British Columbia by Parsons Inc. (July 11, 2017);

Performance Verification Plan, Ministry of Transportation and Infrastructure Lands to the East of 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).

September 26, 2017

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*