



**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.

December 19, 2017  
Date Issued

  
Lavinia Zanini, P.Geol.  
For Director, *Environmental Management Act*

### Schedule A

The site covered by this Certificate of Compliance is located at 1460 Esplanade Avenue, Trail, British Columbia which is more particularly known and described as:

Lot B District Lot 230 Kootenay District Plan EPP54014 Except Plan EPP71058  
PID: 029-640-024

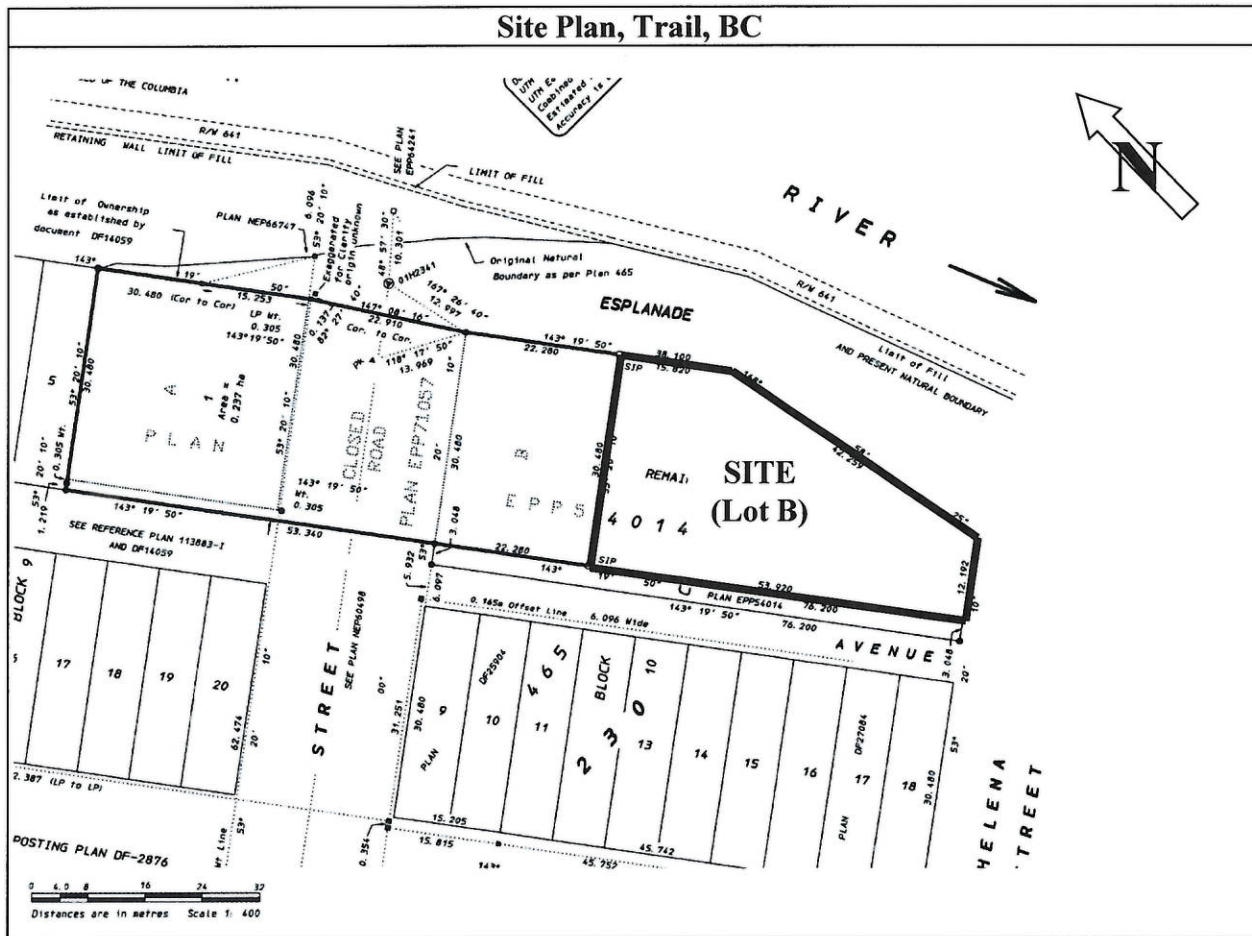
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 5' 43.39" North  
Longitude: 117° 42' 21.78" West

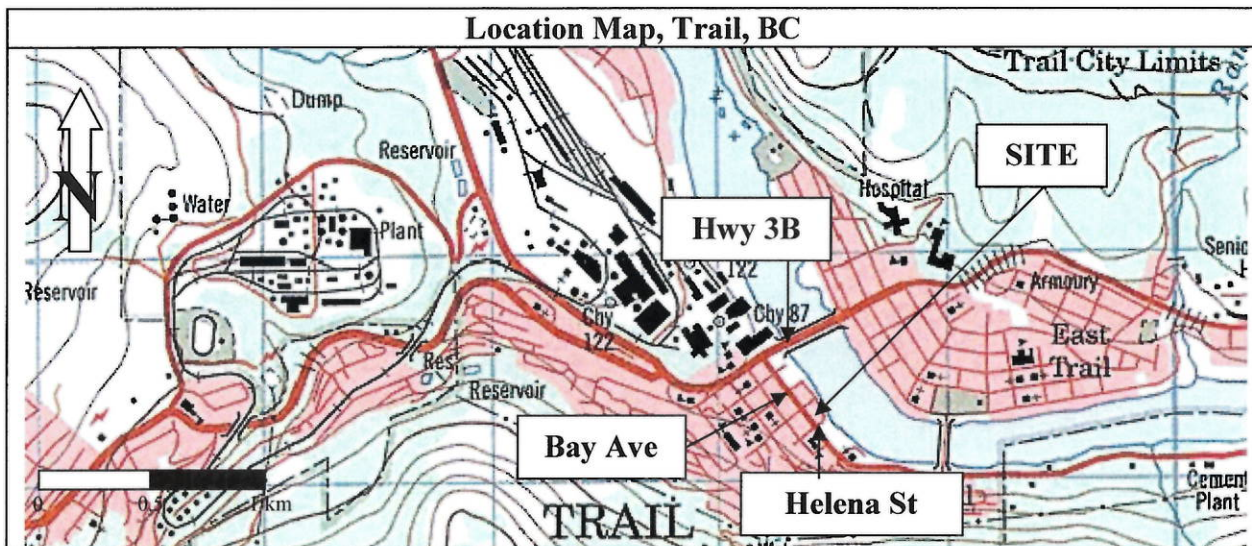
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### Site Plan, Trail, BC



### Location Map, Trail, BC



December 19, 2017

Date Issued

*[Signature]*  
 P.Geo.  
 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 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 Contaminated Sites Regulation risk-based standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Building foundations will not be in contact with groundwater.

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) Existing paved surfaces must remain paved.
  - (b) Play structures for children must not be installed unless designed to prevent direct human contact with contaminated soils.
  - (c) Child daycare must not occur at ground level.
3. If requested by the Director, the responsible person 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.

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P. Geo.  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

##### To meet risk-based remediation standards:

- Antimony, Arsenic, Barium, Cadmium, Copper, Lead and Zinc.

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

##### To meet risk-based remediation standards:

- Chloroform.

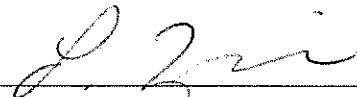
#### *Substances remediated in water for freshwater aquatic life water use:*

##### To meet risk-based remediation standards:

- Cadmium.

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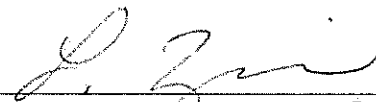
## Schedule D

### Documents

- *Summary of Site Condition*, dated September 28, 2017;
- *Final Report – Stage 1 & 2 Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI), Trail Esplanade Properties: Trail Esplanade Properties: Lot 1 District Lot 230 Kootenay District Plan EPP71058, & Lot B District Lot 230 Kootenay District Plan EPP54014 Except Plan EPP71058*, Prepared by Bear Environmental Ltd., dated August 2017; and
- *Human Health and Ecological Risk Assessment, Trail Esplanade Properties, Trail, BC*. Prepared by Steer Environmental Associates Ltd., dated August 2017.

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P. Geo.

For Director, *Environmental Management Act*