



**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.

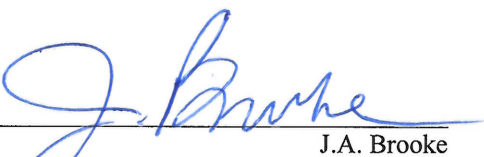
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

January 31, 2018  
Date Issued

  
J.A. Brooke  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance located at 5385 Highway 3, Elko, British Columbia, and is more particularly known and described as:

Metes and bounds description of part of Lot 1 District Lot 3054 Kootenay District British Columbia Plan 7073, which said part is more particularly described as follows:

Commencing at a point on the southerly boundary of said Lot 1, said boundary also being the northerly boundary of the Canadian Pacific Railway as shown on Plan 524 S1, and said point being along an arc of radius 406.204 metres at an arc length of 3.553 metres southeasterly from the southwest corner of said Lot 1;

Thence 5°55'14", 15.36 metres;

Thence 86°46'09", 18.15 metres;

Thence 131°14'22", 10.75 metres;

Thence 205°57'06", 20.00 metres, more or less, to a point on the southerly boundary of said Lot 1;

Thence northwesterly along an arc of radius 406.204 metres 20.962 metres, more or less, to the point of commencement.

The said portion containing 485 square metres, more or less.

PID: Portion of 005-184-525.

The site contains part of a legal parcel depicted in drawing 2442-20488-01-01, entitled "Plan of Part of Lot 1 District Lot 3054 Kootenay District Plan 7073, 'Schedule A'", prepared by McElhanney Land Surveys (Alta) Ltd., on September 22, 2017.

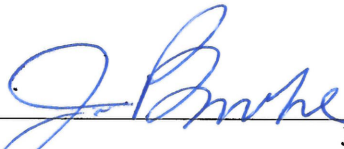
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

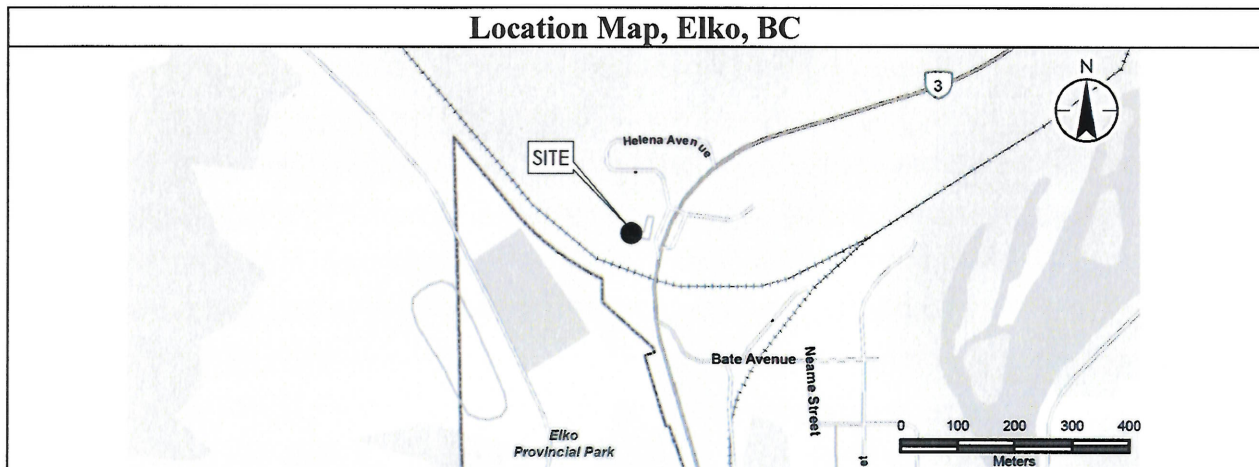
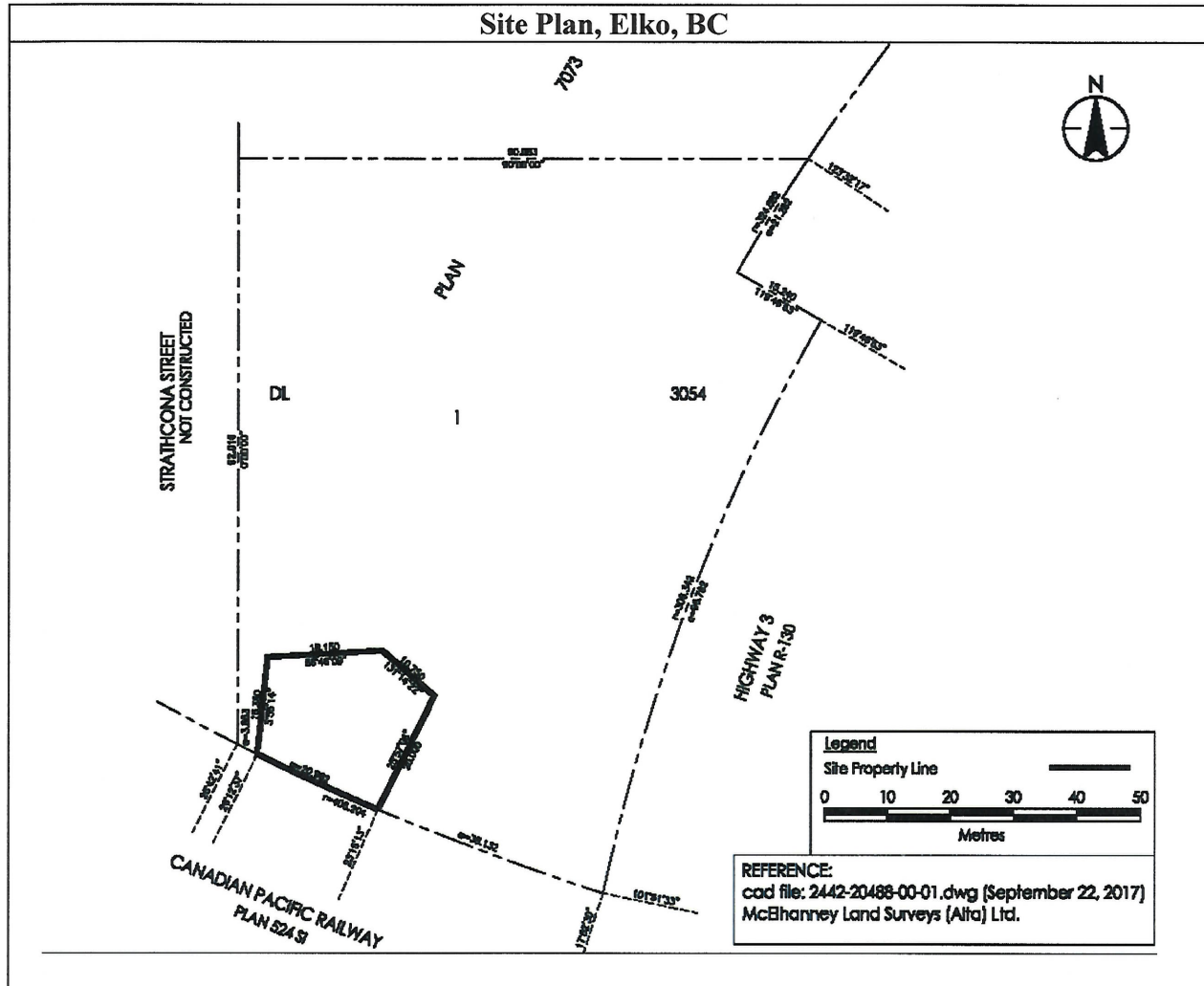
Latitude: 49° 18' 3.25"

Longitude: 115° 7' 0.00"

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Site Identification Number 15903  
 Version 8.0 R

  
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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, 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 numerical 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) Future building construction will be slab on grade with the building slab not greater than 1 m below the current grade.

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 person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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## Schedule C

### Substances and Uses

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

To meet numerical remediation standards:

- VPHs, LEPHs, and HEPHs;
- Benzene, ethylbenzene, toluene, and xylene.

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

To meet numerical remediation standards:

- Benzene, n-hexane, toluene, VPHv, and xylenes (mixture).

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Version 8.0 R

  
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## Schedule D

### Documents

- *Addendum Letter Report, Application No. 17-102, Site ID 15903*, prepared by Stantec Consulting Ltd., November 17, 2017;
- *Summary of Site Condition* prepared by Stantec Consulting Ltd., November 17, 2017;
- *Confirmation of Remediation Report, Elko Hilltop Service Ltd., 5385 Highway 3, Elko, British Columbia*, prepared by Stantec Consulting Ltd., October 23, 2017;
- *Stage 1 Preliminary Site Investigation and Detailed Site Investigation, Elko Hilltop Service Ltd, 5385 Highway 3, Elko, British Columbia* prepared by Stantec Consulting Ltd., October 23, 2017;
- *Supplemental Drilling Program, Hilltop Service Station, 5385 Highway 3, Elko, British Columbia, Zurich Claim Number TP1050613* prepared by Stantec Consulting Ltd., January 30, 2017;
- *Soil Vapour Assessment, Hilltop Service Station, 5385 Highway 3, Elko, British Columbia* prepared by Stantec Consulting Ltd., September 9, 2016;
- *Annual Report - 2015 SVE System Operation, Hilltop Service Station, 5385 Highway 3, Elko, British Columbia, Zurich Claim Numbers TP1016945 & TP1050613* prepared by Stantec Consulting Ltd., March 17, 2016;
- *Summary of 2015 Environmental Activities, Hilltop Service Station, 5385 Highway 3, Elko, British Columbia, Zurich Claim Numbers TP1016945 & TP1050613* prepared by Stantec Consulting Ltd., March 17, 2016;
- *Request to Increase Soil Vapour Concentration Discharge Limit of Approval #106774, 5385 Highway 3, Elko, British Columbia* prepared by Stantec Consulting Ltd., May 29, 2014;
- *Request to Suspend Approval #106774, 5385 Highway 3, Elko, British Columbia* prepared by Stantec Consulting Ltd., March 24, 2014;
- *Application for Authorization to Discharge Waste, Pre-Authorization Number 106774, Tracking Number 293289* prepared by Stantec Consulting Ltd., March 24, 2014;

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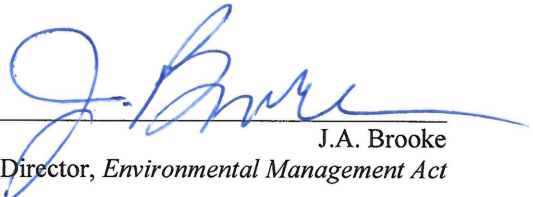
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- *Summary of Remedial Methods and Schedule for Remediation, 5385 Highway 3, Elko, British Columbia PID:005-184-525 prepared by Stantec Consulting Ltd., March 7, 2014;*
- *Notification of Non-Compliance – Approval #106774, 5385 Highway 3, Elko, British Columbia prepared by Stantec Consulting Ltd., December 6, 2013;*
- *Supplementary Information in Support of the Application for an Authorization to Discharge Waste under the Environmental Management Act, 5385 Highway 3, Elko, British Columbia PID: 005-184-525 prepared by Stantec Consulting Ltd., October 25, 2013;*
- *Emergency Remediation Air Discharge Summary (Second Event), 5385 Highway 3, Elko, British Columbia PID: 005-184-525 prepared by Stantec Consulting Ltd., October 11, 2013;*
- *Emergency Remediation Air Discharge Summary, 5385 Highway 3, Elko, British Columbia PID: 005-184-525 prepared by Stantec Consulting Ltd., August 1, 2013;*
- *2011 Soil Vapour Extraction Pilot Test, South Country Services, 5385 Highway #3, Elko, British Columbia prepared by Stantec Consulting Ltd., January 2012; and*
- *Phase II Environmental Site Assessment & Proposed Vapour Extraction Pilot Test, 5385 Highway 3, Elko, British Columbia, Zurich Canada Claim No. TP1016945, Zurich US Claim No. 441-0091356 prepared by Stantec Consulting Ltd., July 22, 2011.*

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