



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.

February 21, 2018
Date Issued


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

Schedule A

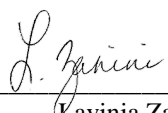
The site covered by this Certificate of Compliance is located at 2520 Gardner Street, Wells, British Columbia which is more particularly known and described as:

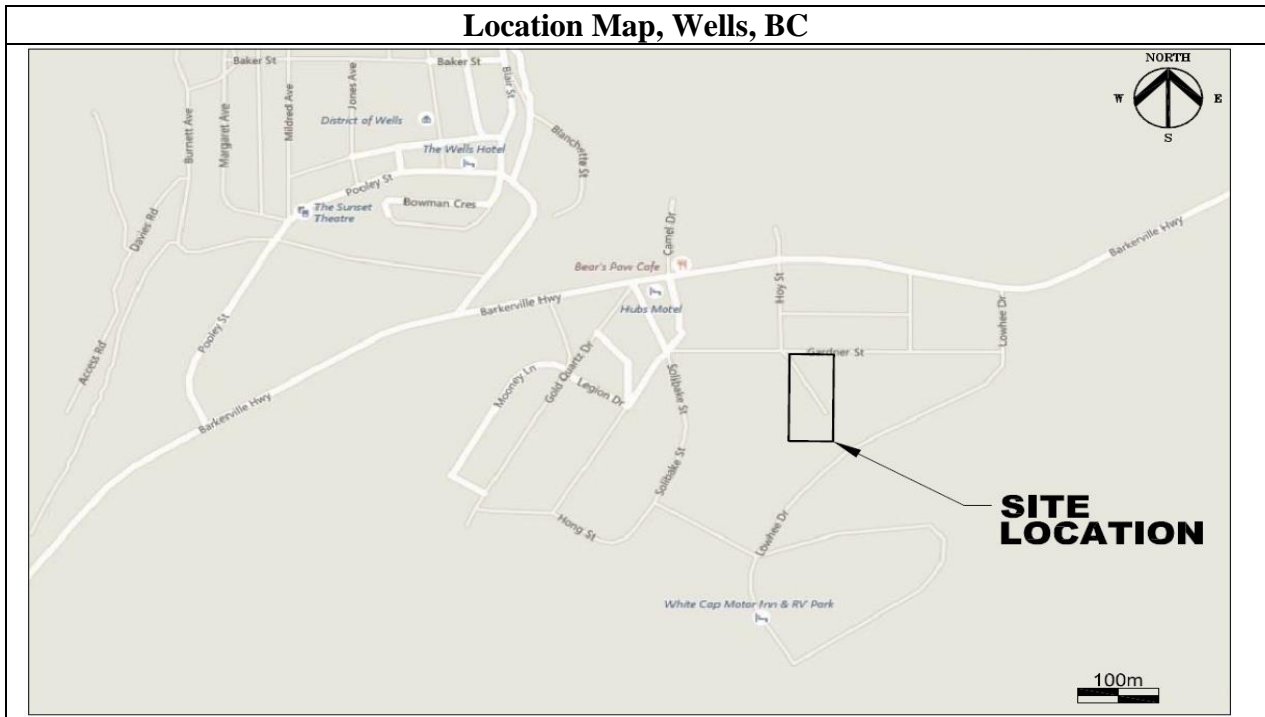
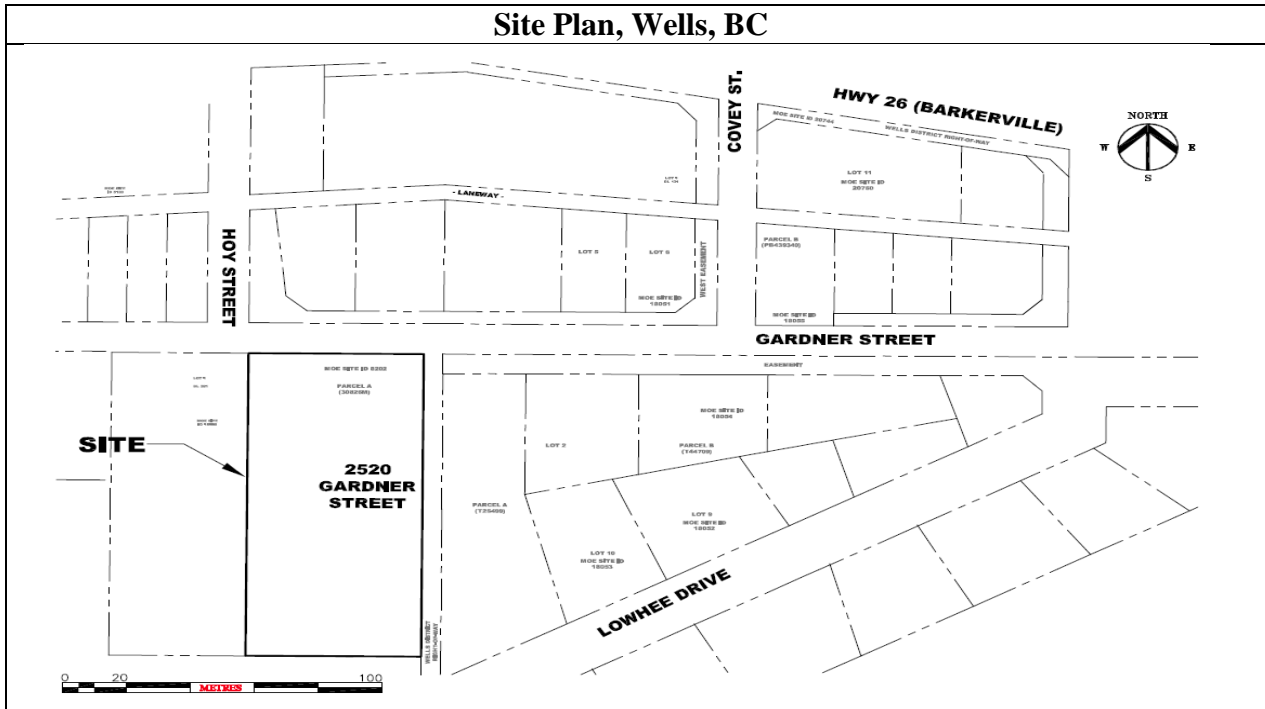
Parcel A (30826M) of Block 14C, District Lot 391, Cariboo District, Plan 2662
PID 013-814-745.

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

Latitude: 53° 06' 03.6"
Longitude: 121° 33' 56.00"

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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.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the Management Area. These vapour attenuation factors were selected based on assumptions about the structures expected at the site. These assumptions include the following:

- (a) Current and future buildings at the Site are/will be slab-on-grade at current grade.

Any inconsistencies that arise between the structures, locations and depths of proposed range of structures, 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

- (a) Groundwater from the site must not be used as a drinking water source.

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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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Xylene;
- VPHs, LEPHs; and
- Arsenic.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- VHw and VPHw.

To meet risk-based remediation standards:

- EPHw₁₀₋₁₉, LEPHw; and,
- Acridine, anthracene, benzo[a]pyrene, naphthalene, phenanthrene, pyrene, quinoline.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Benzene, methyl tertiary butyl ether; and,
- VHw.

To meet risk-based remediation standards:

- Ethylbenzene;
- EPHw₁₀₋₁₉;
- Benzo[a]pyrene; and
- Arsenic, iron, manganese.

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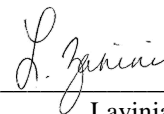
For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Communication in Regards to the Certificate of Compliance Applications for 2520 Gardner Street and Portions of Affect Properties within the Off-Site Management Area, Wells, British Columbia (SITE ID: 8202), prepared by SNC-Lavalin Inc., dated October 25, 2017.*
- *Summary of Site Condition, Former Wells Highways Yard - 2520 Gardner Street, Wells, BC, dated October 25, 2017, prepared by SNC-Lavalin Inc.*
- *Human Health and Ecological Risk Assessment, Former Wells Highways Yard, Parcel A and Associated Management Areas, prepared by SNC-Lavalin Inc., dated October 17, 2017.*
- *Stage 1 Preliminary Site Investigation Update and Supplemental Detailed Site Investigation, Former Wells Highway Yard, Parcel A and Associated Management Areas, Wells, BC, prepared by SNC-Lavalin Inc., dated October 17, 2017.*
- *Updated Stage 1 Preliminary Site Investigation and Supplemental Detailed Site Investigation, Wells Highways Yard Adjacent Properties, Wells, BC, prepared by SNC-Lavalin Inc., dated October 17, 2013.*
- *Summary of Additional Environmental Investigation Work Fiscal Year 2008/2009 Wells Highways Yard and Adjacent Properties, Wells, BC, prepared by SNC-Lavalin Inc., July 8, 2009.*
- *November 2007 Groundwater Monitoring and Sampling Event Wells Highways Yard, Wells, BC, prepared by SNC-Lavalin Inc., dated March 17, 2008.*
- *Detailed Site Investigation, Wells Highways Yard and Adjacent Lands, Wells, BC, prepared by SNC-Lavalin Inc., dated August 27, 2007.*
- *Stage 1 & 2 Preliminary Site Investigation, Lot 1 "Old Generating Station" Wells Highways Yard, Wells, British Columbia, prepared by AMEC Earth and Environmental Ltd., dated August 28, 2001.*
- *Detailed Site Investigation, Wells Highways Yard, Gardner Street, Wells, British Columbia, prepared by AGRA Earth and Environmental Ltd., dated October 12, 1999.*
- *Stage 1 & 2 Preliminary Site Investigation, Wells Highways Yard, Gardner Street, Wells British Columbia, prepared by AGRA Earth and Environmental Ltd., dated March 12, 1999.*

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