



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.

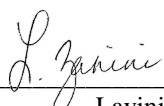
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

February 21, 2018
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is a portion of Lot 9, DL 5474 Lowhee Drive, Wells, British Columbia which is more particularly known and described as:

Commencing from the northwest corner of Lot 9, District Lot 5474, Cariboo District, Plan 26025 with PID: 007-386-273.

Thence, at a bearing of 77 degrees 12 minutes 50 seconds a distance of 18.8 m.

Thence, at a bearing of 188 degrees 15 minutes 35 seconds a distance of 16.1 m.

Thence, at a bearing of 277 degrees 24 minutes 1 second a distance of 11.8 m.

Thence, at a bearing of 337 degrees 11 minutes 50 seconds a distance of 11.1 m to the point of commencement, and comprising an area of 198 m².

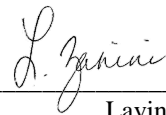
The site contains part of a legal parcel depicted in an engineering drawing 131455-702 prepared by SNC-Lavalin Inc. on October 17, 2017.

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

Latitude:	53°	06'	4.11"
Longitude:	121°	33'	50.91"

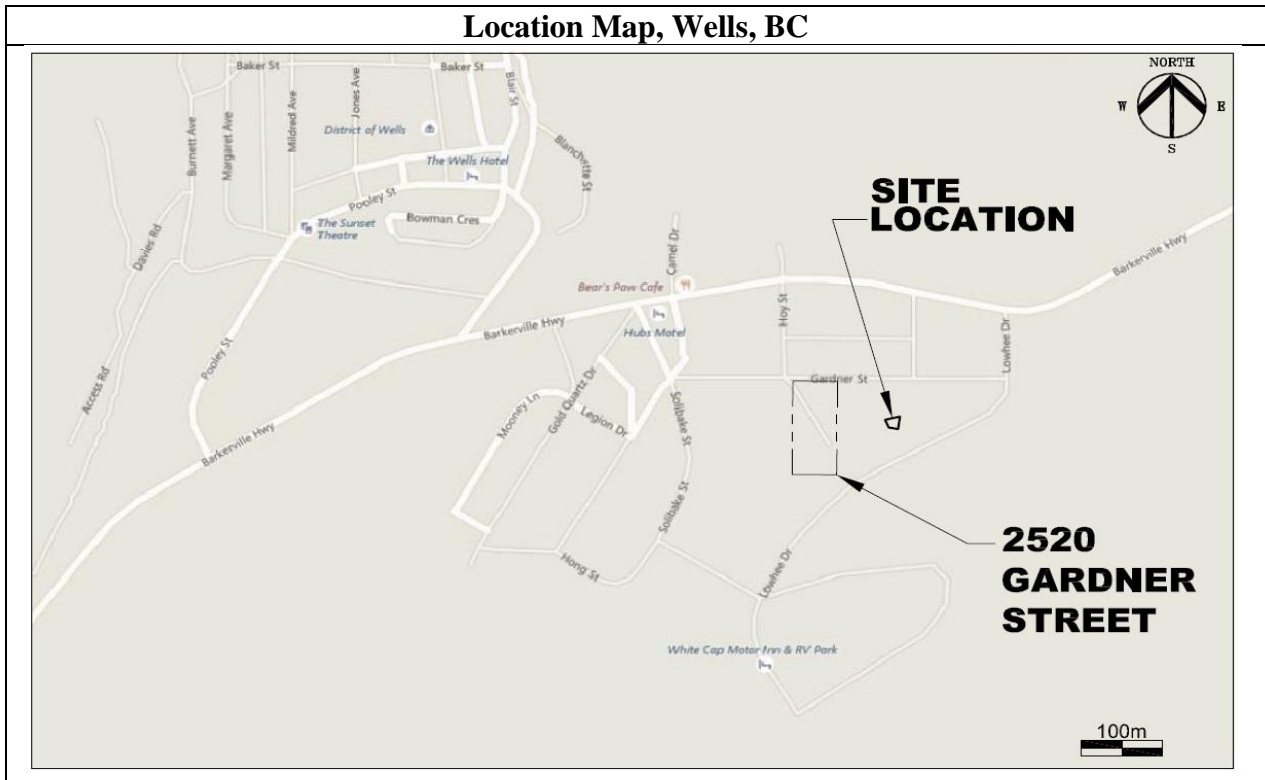
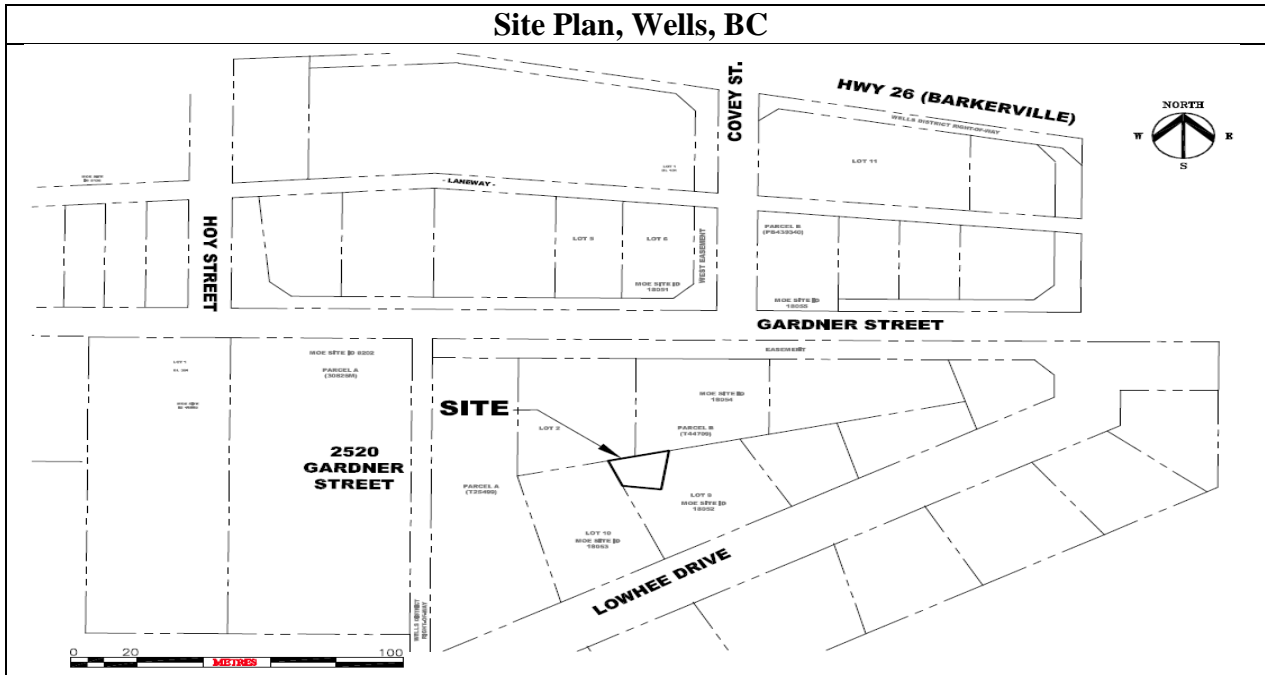
February 21, 2018

Date Issued



Lavinia Zanini, P.Geol.

For Director, *Environmental Management Act*



February 21, 2018
Date Issued

L. Zanini
Lavinia Zanini, 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 Management Area. These vapour attenuation factors were selected based on assumptions about the structures expected at the site. These assumptions include the following:

- (a) Building(s) at the site will can have subgrade structures to a maximum depth of 6.0 m below 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.

February 21, 2018
Date Issued


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

Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet risk-based remediation standards:

- VPHs, LEPHs.

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, LEPH_w; and
- Acenaphthene, acridine, anthracene, benzo[a]pyrene, fluorene, fluoranthene, naphthalene, phenanthrene, pyrene, quinoline.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

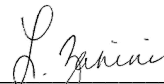
- VHw.

To meet risk-based remediation standards:

- EPHw₁₀₋₁₉;
- Benzo[a]pyrene; and
- Manganese.

February 21, 2018

Date Issued



Lavinia Zanini, P.Geol.

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 – Off-Site Management Area 4, Portion of Lot 9, District Lot 5474 Cariboo District Plan 26025, 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, dated October 17, 2017, prepared by SNC-Lavalin Inc.*
- *Stage 1 Preliminary Site Investigation Update and Supplemental Detailed Site Investigation, Former Wells Highway Yard, Parcel A and Associated Management Areas, Wells, BC, dated October 17, 2017, prepared by SNC-Lavalin Inc.*
- *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.*

February 21, 2018
Date Issued


Lavinia Zanini, P.Ge.
For Director, Environmental Management Act