



Victoria File: 26250-20/23140  
Site ID: 23140

January 30, 2020

Roger Patenaude  
Carpenter Mountain Ranch  
P.O. Box 577  
150 Mile House, BC V0K 2G0  
[rjpatenaude@telus.net](mailto:rjpatenaude@telus.net)

Dear Mr. Roger Patenaude:

**Re: Certificate of Compliance – Carpenter Mountain Ranch, 2008 Likely Road,  
150 Mile House, British Columbia and in Particular PID 004-002-768**

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 778-698-4885 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



J. Brooke  
Senior Contaminated Sites Officer

Enclosure

*Performance Verification Plan, Carpenter Mountain Ranch, 150 Mile House, BC.* Meagan Gourley, Trillium Environmental Ltd., January 27, 2020

cc: Cariboo Regional District  
Suite D 180 North 3<sup>rd</sup> Avenue Williams Lake BC V2G 2A4

Ministry of Indigenous Relations and Reconciliation: Patrick Richmond  
[Patrick.Richmond@gov.bc.ca](mailto:Patrick.Richmond@gov.bc.ca)

Royal Bank of Canada: 51 4th Avenue N Williams Lake BC V2G 4S1

Allan Morrison, Approved Professional, McElhanney Ltd.  
[amorrison@mcelhanney.com](mailto:amorrison@mcelhanney.com)

Stefan Quaglia, Approved Professional, Trillium Environmental Ltd.  
[squaglia@trilliumenviro.com](mailto:squaglia@trilliumenviro.com)

CSAP Society  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer  
Land Remediation Section, ENV  
[csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)



**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 30, 2020

Date Issued

J.A. Brooke

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 2008 Likely Road,  
150 Mile House, British Columbia which is more particularly known and described as:

Lot C District Lots 129 8890 and 8891 Cariboo District Plan 28377      PID: 004-002-768

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

Latitude:      52° 12' 1.18"  
Longitude:    121° 57' 26.36"

January 30, 2020

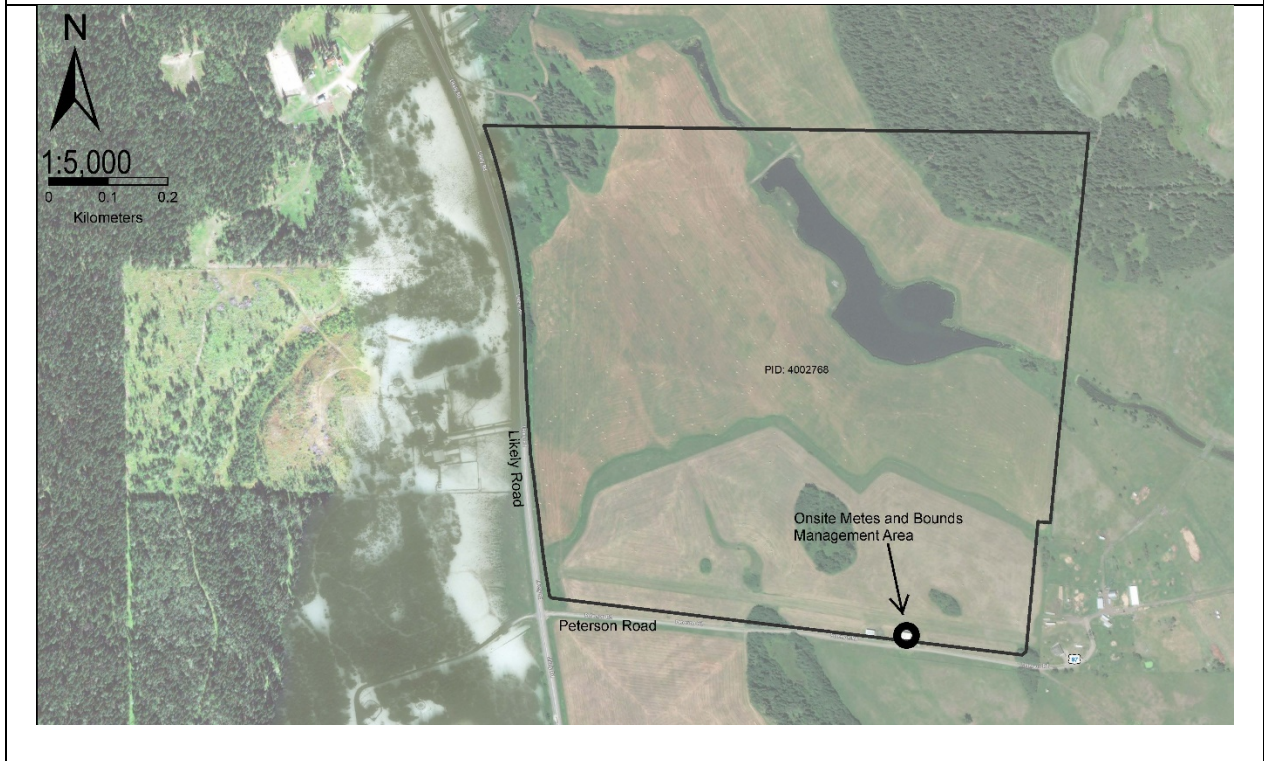
Date Issued



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### Site Plan



### Location Map



January 30, 2020

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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 a Contaminated Sites Regulation numerical and risk-based standard 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 buildings within 30 meters of the onsite metes and bounds management area boundary defined in Condition 2, on the Site as defined in Schedule A, shall have concrete foundations and slab floors.*

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) Buildings must not occupy the onsite metes and bounds management area defined by the metes and bounds description in the survey plan prepared by McElhanney Ltd., dated November 18, 2019 (attached).*
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.
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.

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**Schedule C**  
**Substances and Uses**

*Substances remediated in vapour for agricultural land vapour use:*

To meet risk-based remediation standards:

VPHv      N/A

January 30, 2020

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## Schedule D

### Documents

- *Summary of Site Condition*, Tyler Garden, McElhanney Ltd., January 29, 2020;
- *Performance Verification Plan, Carpenter Mountain Ranch, 150 Mile House, BC.* Meagan Gourley, Trillium Environmental Ltd., January 27, 2020;
- *Human Health and Ecological Risk Assessment, Carpenter Mountain Ranch, 150 Mile House, BC*, Meagan Gourley, Trillium Environmental Ltd., November 27, 2019 (Revised January 27, 2020);
- *Revision 1, Phase III Environmental Site Assessment (ESA): Carpenter Mountain Ranch, 150 Mile House, BC*, Tyler Garden, Philip Lowery, McElhanney Ltd., November 27, 2019;
- *Addendum to Phase I Environmental Site Assessment - PID 004-002-768*, Tyler Garden, Philip Lowery, McElhanney Ltd., November 22, 2019;
- *Task #1 Confirmation Sampling – Carpenter Ranch, Likely Road, 150 Mile House*, Tyler Garden, Philip Lowery, McElhanney Ltd., June 28, 2019;
- *Phase II Environmental Site Assessment, Carpenter Mountain Ranch, 150 Mile House, BC*, Erin Moran, Robert Brown, SLR Consulting Ltd., December 12, 2018; and,
- *Phase I Environmental Site Assessment (ESA) of 18 Parcels North of 150 Mile House, BC*, Tyler Garden, Philip Lowery, McElhanney Ltd., August 31, 2018.

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### Description of Management Area

A portion of land lying over a portion of Lot C, District Lots 129, 8890 and 8891, Cariboo District, Plan 28377, more particularly described as follows:

From a Point Of Commencement having a UTM NAD83 Zone 10 (2002.0) northing coordinate of 5,783,483.5 and a UTM NAD83 Zone 10 (2002.0) easting coordinate of 571,483.2, thence;

On an azimuth of 11° 25' 35" a distance of 15.900 metres, more or less, to a point, thence;

On an azimuth of 280° 27' 32" a distance of 21.850 metres, more or less, to a point, thence;

On an azimuth of 204° 58' 58" a distance of 8.660 metres, more or less, to a point, thence;

On an azimuth of 99° 57' 03" a distance of 17.826 metres, more or less, to a point, thence;

On an azimuth of 189° 34' 25" a distance of 8.907 metres, more or less, to a point, thence;

On an azimuth of 88° 26' 04" a distance of 5.921 metres, more or less, to the Point Of Commencement, containing 238.4 square metres, more or less.

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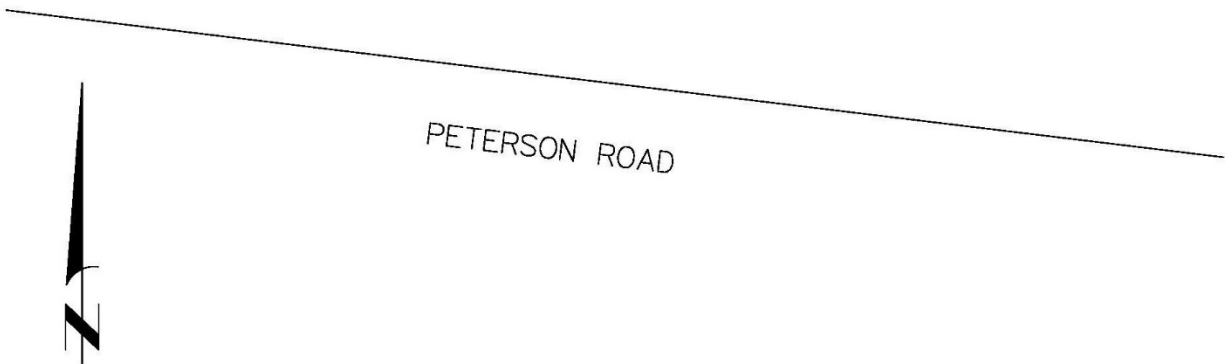
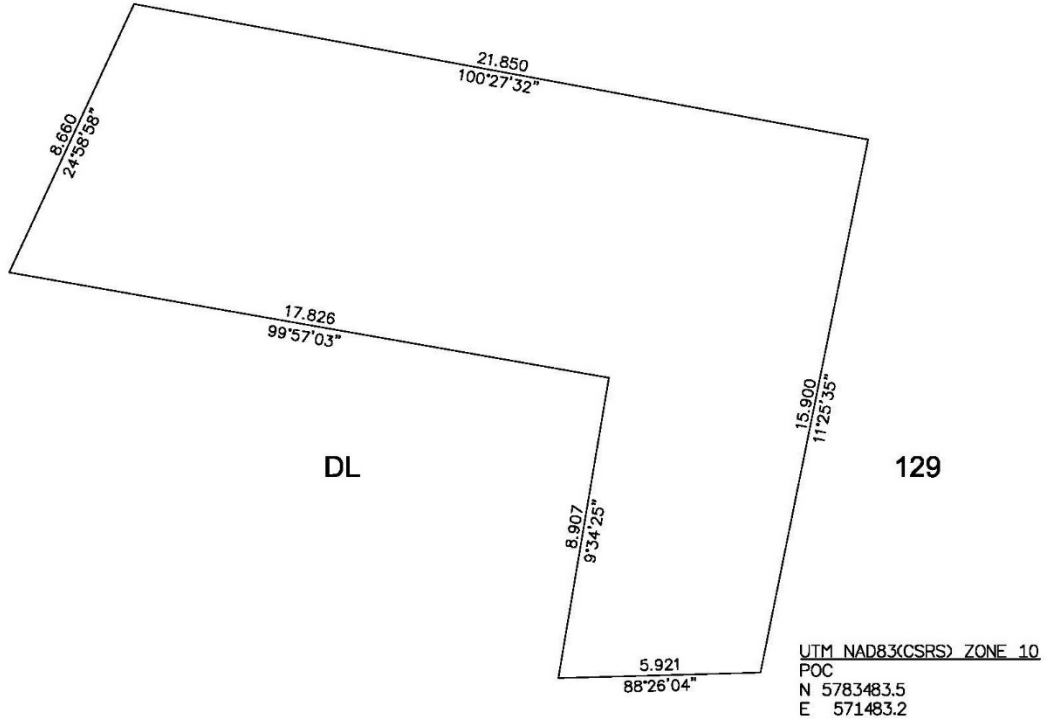
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LOT C  
PLAN 28377



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For Director, Environmental Management Act