



Victoria File: 26250-20/23337
Site ID: 23337

June 3, 2020

Michael Roberts mroberts@cdcco.com
UCANCO General Partners Inc.
1500, 222 3rd Avenue SW
Calgary, AB T2P 0B4

Dear Mr. Roberts:

Re: Certificate of Compliance - Portion of Canadian Pacific Railway Right-of-Way Plan 1382, Revelstoke, British Columbia

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. 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.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

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, P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Steve Black, Director of Engineering, City of Revelstoke
PO Box 170, Revelstoke BC V0E 2S0, SBlack@revelstoke.ca

Mr. Peter Pagenkopf, Specialist System Environmental Remediation
Canadian Pacific Railway
Building 1, 7550 Ogden Dale Road SE, Calgary, AB T2C 4X9
Peter_Pagenkopf@cpr.ca

Reg North, Approved Professional Core6 Environmental Ltd.
305-1166 Alberni Street, Vancouver, BC V6E 3Z3, rnorth@core6.ca

Marc Cameron, Approved Professional Core6 Environmental Ltd.
305-1166 Alberni Street, Vancouver, BC V6E 3Z3, mcameron@core6.ca

CSAP Society, apopova@csapsociety.bc.ca

Site Information Advisor, ENV, Victoria advisor.siteinformation@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.

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.

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

Schedule A

The site covered by this Certificate of Compliance is located at Canadian Pacific Railway Right-of-Way, Revelstoke, British Columbia, which is more particularly known and described as:

Defined by the following metes and bounds (coordinates based on UTM Zone 11 NAD 83)

Starting at the southeast corner of Lot A, Section 27, Township 23, Range 2, W6M, Kootenay District, Plan 13821.

- The point of commencement;
- Thence 23° 51' 15" for 1.000 meters;
- Thence 113° 51' 15" for 12.000 meters;
- Thence 203° 50' 45" for 69.267 meters;
- Thence 293° 49' 30" for 12.000 meters;
- Thence 23° 49' 30" for 19.862 meters;
- Thence 23° 51' 15" for 48.407 meters;
- Returning to the point of commencement

The site contains part of a legal parcel depicted in an engineering drawing prepared by Core6 Environmental on March 2019.

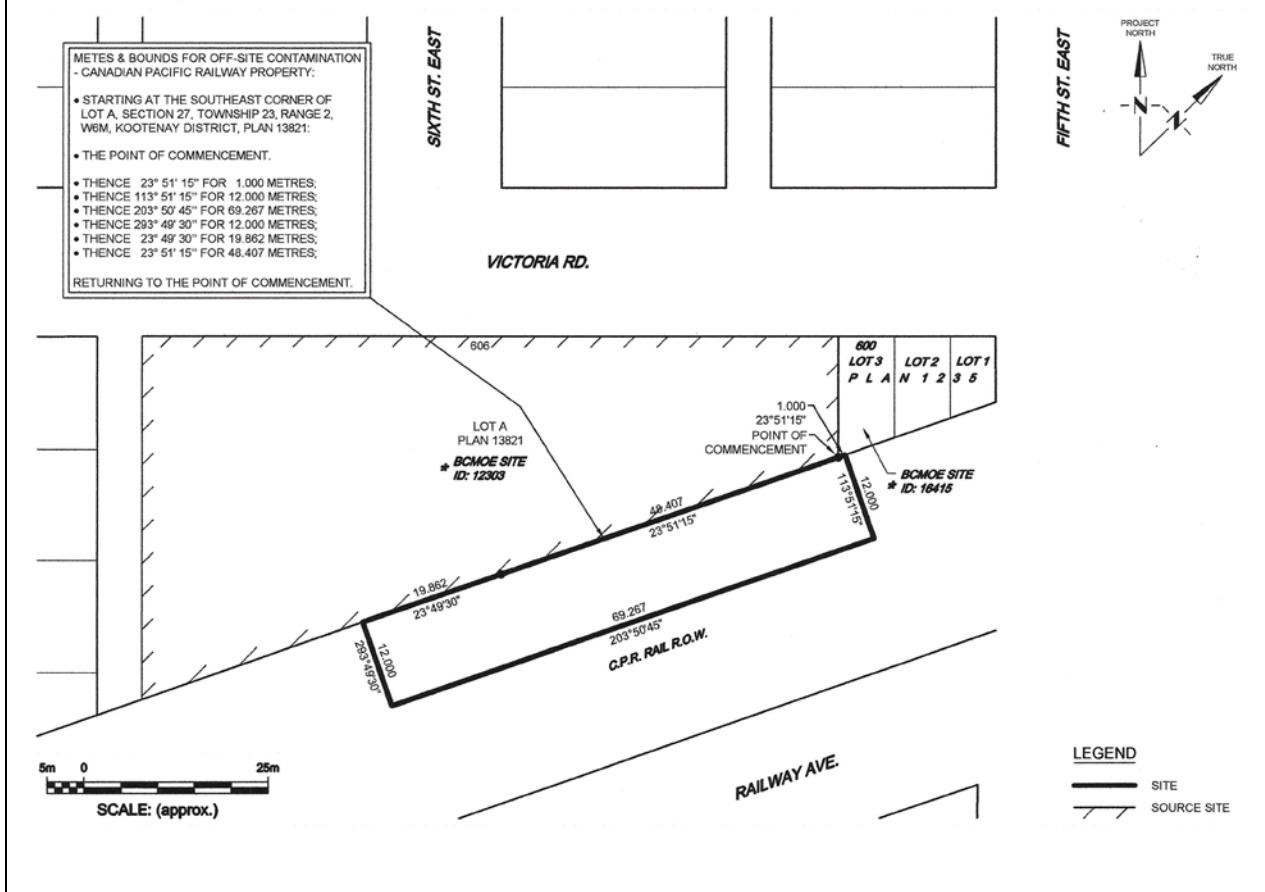
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 50° 59' 32.30"
Longitude: 118° 11' 35.00"

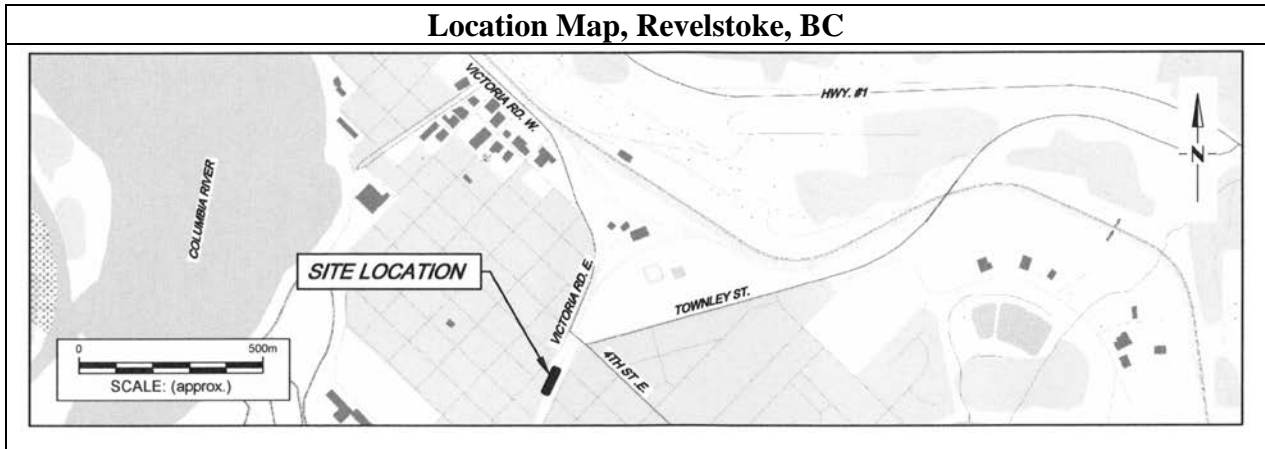
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Site Plan, Revelstoke, BC



Location Map, Revelstoke, BC



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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 persons 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 buildings on the site must be built with a concrete foundation, a concrete floor slab on the lowest level at or above the geodetic elevation of 454 metres.*

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) *Groundwater from the site must not be used for drinking water; and*
 - (b) *Future buildings on the site must be built with a concrete foundation, a concrete floor slab on the lowest level at or above the geodetic elevation of 454 metres.*
3. If requested by the Director, the responsible persons 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 numerical remediation standards:

Benzene (CAS# 71-43-2)
LEPHs (No CAS)

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

Arsenic (CAS 7440-38-2)
EPHw10-19 (No CAS#)
Lead (CAS 7439-92-1)
2-Methylnaphthalene (CAS 91-57-6)
Xylenes, total (CAS 1330-20-7)

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Schedule D

Documents

Document Title	Author / Company	Document Date
<i>Summary of Site Condition</i>	Core6 Environmental Ltd.	February, 2020
<i>Administrative Guidance 11 Memorandum - 606 Victoria Road, Revelstoke</i>	Tom Hudson / Core6 Environmental Ltd.	February, 2020
<i>Human Health and Ecological Risk Assessment - 606 Victoria Road, Revelstoke, British Columbia</i>	Core6 Environmental Ltd.	January, 2020
<i>Stage 1 Preliminary Site Investigation Update and Detailed Site Investigation - 606 Victoria Road, Revelstoke, British Columbia</i>	Core6 Environmental Ltd.	January, 2020
<i>Re: Site Risk Classification, 606 Victoria Road East, Revelstoke, British Columbia, PID: 010-532-773</i>	British Columbia Ministry of Environment and Climate Change Strategy	February 14, 2018
<i>Assessment of LNAPL Mobility at 606 Victoria Road East, Revelstoke, BC (Site ID#12030)</i>	Core6 Environmental Ltd.	November 10, 2017
<i>Draft Stage 1 Preliminary Site Investigation, 606 Victoria Road East, Revelstoke, BC</i>	Nichols Environmental (Canada) Ltd	November 2, 2015
<i>Draft Stage 2 Preliminary Site Investigation and Detailed Site Investigation, Former Shell Bulk Plant, 606 Victoria Road East, Revelstoke, BC</i>	Nichols Environmental (Canada) Ltd	March 30, 2015
<i>Letter to Shell Canada Products, re: Soil, Water and Soil Vapour Investigation Results, Former Shell Bulk Plant at 606 Victoria Road, Revelstoke, BC</i>	SNC Lavalin Environment Inc.	September 5, 2013
<i>Former Shell Bulk Plant and Cardlock, 606 Victoria Road East, Revelstoke, BC, Prepared for Shell Canada Products Ltd.</i>	Morrow Environmental Consultants Inc.	April 17, 2001
<i>Phase II Environmental Assessment, Revelstoke Bulk Plant and Card Lock, Prepared for Shell Canada Products Ltd.</i>	Morrow Environmental Consultants Inc.	September 1, 1993
<i>Phase II Environmental Assessment, Revelstoke Bulk Plant and Card Lock, 606 Victoria Road East, Revelstoke, BC, Prepared for Shell Canada Products Ltd.</i>	Morrow Environmental Consultants Inc.	May 18, 1993
<i>Environmental Assessment, Revelstoke Bulk Plant and Card Lock, 606 Victoria Road East,</i>	Morrow Environmental Consultants Inc.	October 28, 1992

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<i>Revelstoke, BC, Prepared for Shell Canada Products Ltd.</i>		
<i>LUST Program Soil Assessment at Revelstoke Bulk Plant, Prepared for Shell Canada Products Ltd.</i>	Morrow Recovery Systems Inc.	May 22, 1990

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