



VIA EMAIL

Victoria File: 26250-20/15056
Site ID: 15056

February 25, 2021

Paul Savinkoff
Ministry of Transportation and Infrastructure
PO BOX 9850, STN PROV GOVT
Victoria, BC V8W 9T5

Dear Mr. Savinkoff:

Re: Certificate of Compliance – Anderson Property, 2234 Highway 3/93, Jaffray, 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. 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 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 site@gov.bc.ca.

Yours truly,



Annette Mortensen, Ph.D., P.Eng
Senior Contaminated Sites Officer

Enclosure

cc: Andrew McLeod – Planning and Development Services Manager
dsmanager@rdek.bc.ca

Kristie and Brendan Anderson
2234 Highway 3/93, Jaffray, BC V0B 1T1

Toronto-Dominion Canada Trust Branch
1924 8th St N, Unit A, Cranbrook, BC V1C 3N3

Jackie Smith (jackie-smith@slrconsulting.com) and Cindy Ott (cott@slrconsulting.com),
Approved Professionals, SLR Consulting (Canada) Ltd.

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 neighboring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

February 25, 2021
Date Issued

A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2234 Highway 3/93, Jaffray, British Columbia which is more particularly known and described as:

Part of PID:

Commencing at a point on the Easterly boundary of Lot A, District Lot 6206, Kootenay District, Plan NEP91497, said point of commencement located on the East boundary, 78.742m Northerly of the Southeast corner of the lot; Thence Westerly, bearing of 274° 12' 40" a distance of 90.000m; Thence Northerly, at a bearing of 4° 12' 40" a distance of 25.000m; Thence Northeasterly, at a bearing of 74° 04' 29" a distance of 95.859m more or less to the intersection with the East boundary; Thence Southerly along the East boundary at a bearing of 184° 12' 40" a distance of 58m more or less to the to the point of commencement.

The site contains part of a legal parcel depicted in a metes and bounds survey prepared by Ward Engineering and Land Surveyors Ltd. of Nelson, BC on March 1, 2018.

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

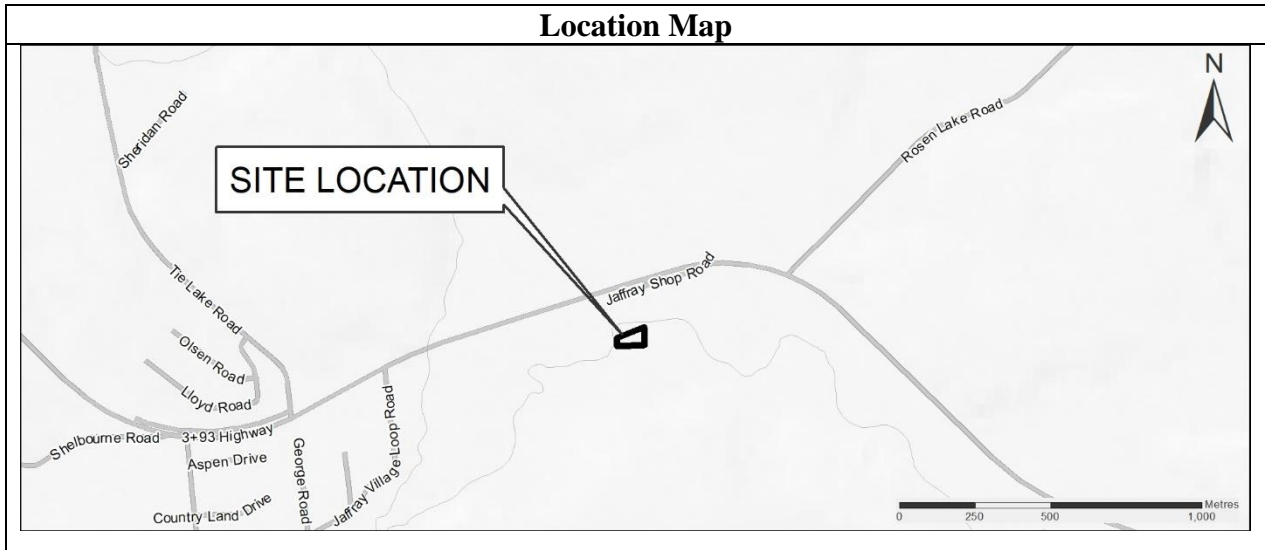
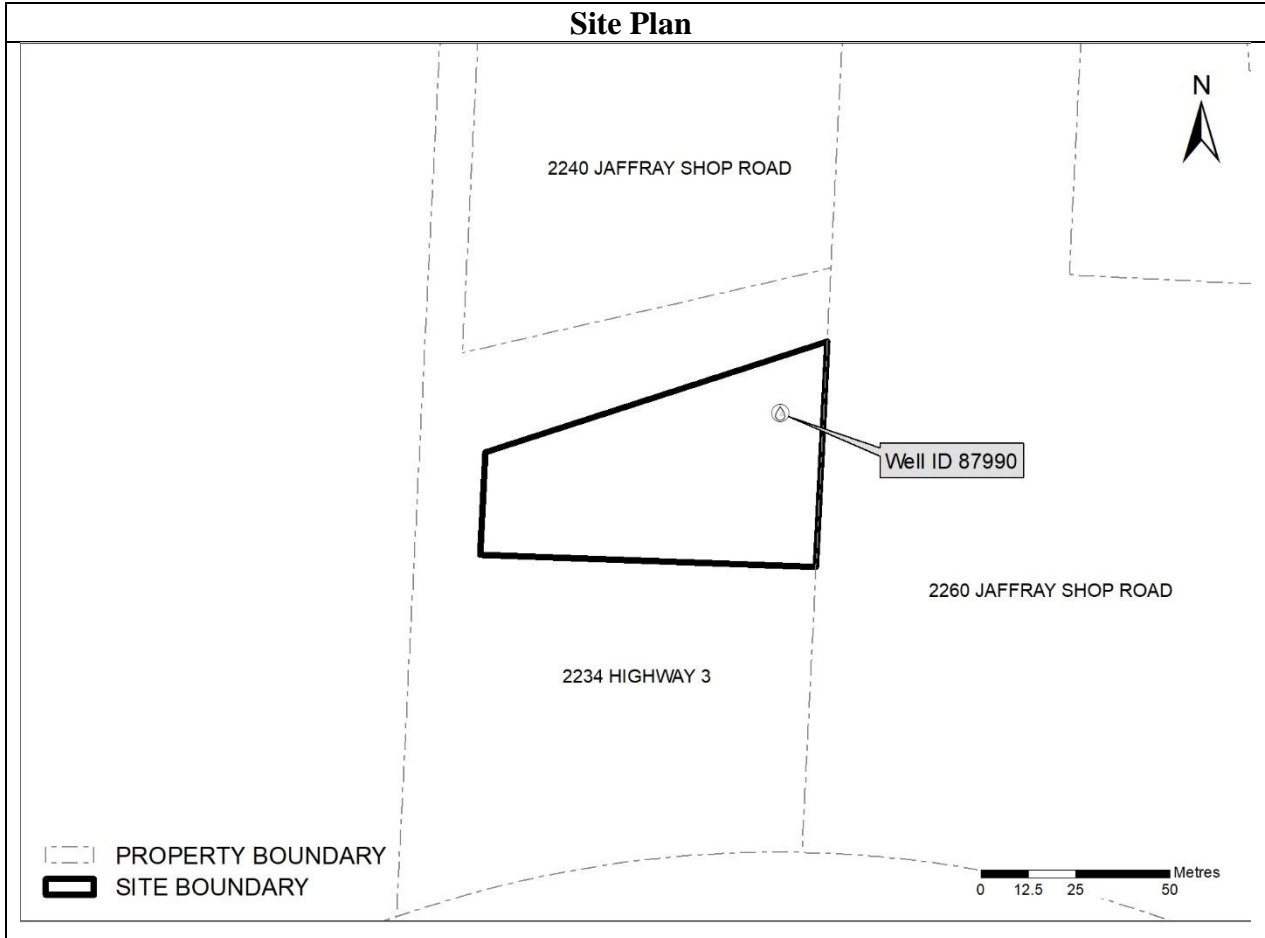
Latitude: 49° 22' 39.48"
Longitude: 115° 16' 56.31"

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A. Mortensen
For Director, *Environmental Management Act*



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 For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) *The Certificate of Compliance is valid for the existing water well (well tag number 87990) as a potable water source.*

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Schedule C
Substances and Uses

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- sodium ion 17341-25-2

To meet risk-based remediation standards:


- chloride ion 16887-00-6

Substances remediated in water for irrigation water use:

To meet risk-based remediation standards:

- chloride ion 16887-00-6

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Schedule D

Documents

Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report, 2260 Jaffray Shop Road Hwy 3/93, Jaffray, BC. SLR Consulting (Canada) Ltd., March 2020.

Human Health and Ecological Risk Assessment, Former Highways Yard and Associated Management Areas, 2260 Highway 3/93, Jaffray, BC. SLR Consulting (Canada) Ltd., March 2020.

Site Risk Reclassification, 2234 Highway 3/93, Jaffray, BC, British Columbia Ministry of Environment and Climate Change Strategy, March 4, 2020.

Request for Protocol 6 Approval for the Derivation of a Toxicity Reference Value for Chloride in Irrigation Water, Jaffray, BC, British Columbia Ministry of Environment and Climate Change Strategy, March 3, 2020.

Stage 2 Preliminary Site Investigation Report, EBA Engineering Consultants Ltd., February 19, 2010.

Stage 1 Preliminary Site Investigation and Preliminary Soil Vapour Assessment Report, EBA Engineering Consultants Ltd., October 22, 2009.

BC Building Corporation Offsite Detailed Site Investigation and Post Remediation Groundwater Monitoring Report, EBA Engineering Consultants Ltd., March 26, 2003.

Detailed Site Investigation Jaffray Highways Maintenance Yard, Technology Resource Inc. September 23, 1999.

Preliminary Site Investigation – Jaffray Study Route 5, Technology Resource Inc., Technology Resource Inc., March 4, 1999.

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