



VIA EMAIL

Victoria File: 26250-20/15261
Site ID: 15261

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 – Church Property, 2240 Jaffray Shop Road
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

Troy Gibb – Facilities Manager
Church of Jesus Christ of Latter-day Saints, 2240 Jaffray Shop Road Jaffray, BC

CSAP Society, apopova@csapsociety.bc.ca

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

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 2240 Jaffray Shop Road, Jaffray, British Columbia which is more particularly known and described as:

Area 1

Point of commencement located at the Northeast corner of Lot A, District Lot 6206, Kootenay District, Plan 15618; Thence, Westerly, along the North boundary of Lot A Plan 15618, at an azimuth of $258^{\circ}37'35''$, said azimuth being astronomic derived from Plan 15618, a distance of 27.0m; Thence, Southerly, at an azimuth of $184^{\circ}12'55''$ a distance of 16.059m; Thence, Easterly, at an azimuth of $78^{\circ}37'35''$ a distance of 27.0m more or less to the east boundary of said Lot A; Thence, Northerly, at an azimuth of $4^{\circ}12'55''$ along the East boundary of said Lot A, a distance of 16.059m more or less to the point of commencement.

Area 2

Point of commencement located at the Southwest corner of Lot A, District Lot 6206, Kootenay District, Plan 15618; Thence, Easterly, along the south boundary of Lot A Plan 15618, at an azimuth of $78^{\circ}37'35''$, said azimuth being astronomic derived from Plan 15618, a distance of 49.979m; Thence, Northwesterly, at an azimuth of $303^{\circ}49'38''$ a distance of 55.373m more or less to the intersection with the West boundary of Lot A; Thence, Southerly along the West boundary of Lot A, at an azimuth of $184^{\circ}12'55''$ a distance of 40.792m more or less to the point of commencement.

PID: portion of 009-253-084

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 February 26, 2020.

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

Area 1

Latitude NE corner:	49°	22'	44.62"
Longitude NE corner:	115°	16'	55.91"

Area 2

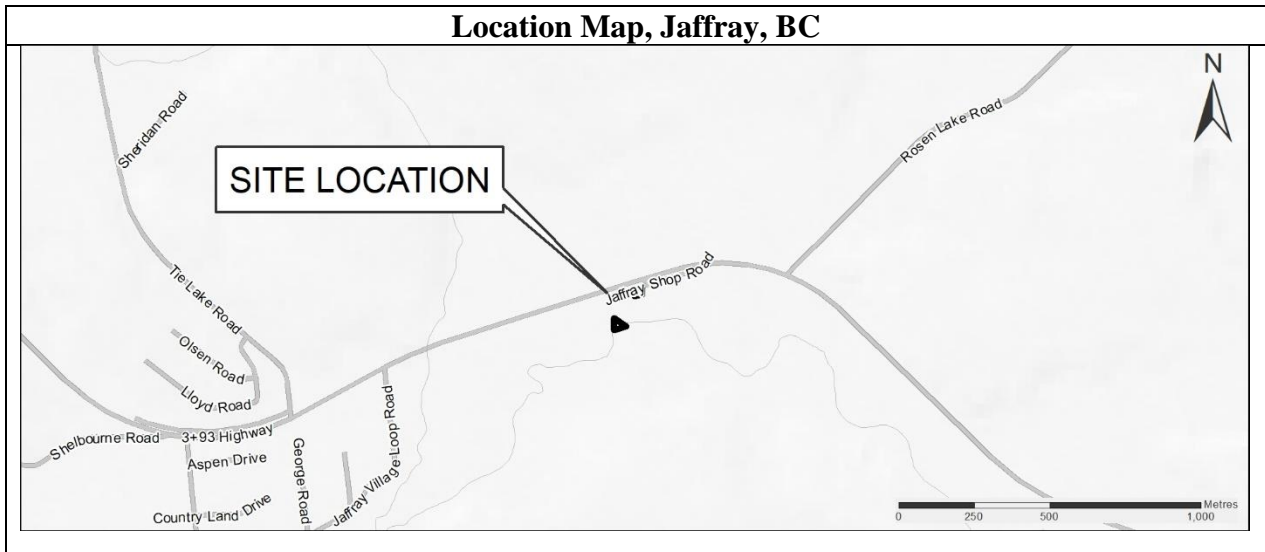
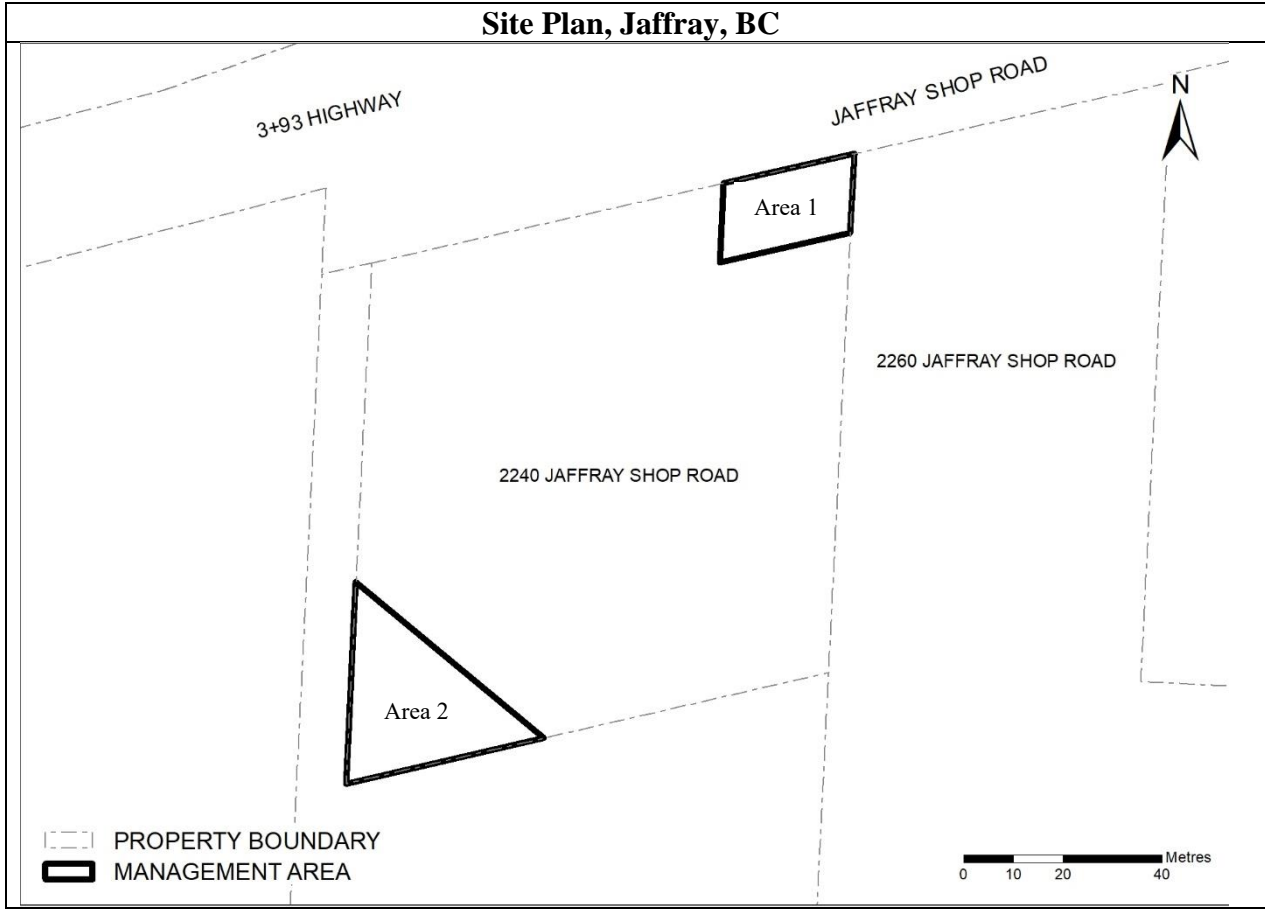
Latitude SW corner:	49°	22'	41.49"
Longitude SW corner:	115°	16'	59.56"

February 25, 2021

Date Issued



A. Mortensen
For Director, *Environmental Management Act*



February 25, 2021

Date Issued

A. Mortensen
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 numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at the site. These assumptions include the following:

(a) *Any future buildings located in Area 1 must be slab-on-grade construction.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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.

February 25, 2021

Date Issued



A. Mortensen

For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Area 1

Substances remediated in soil to commercial land soil use:

To meet numerical remediation standards:

- VPHs NA
- xylenes 1330-20-7

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- LEPHw NA
- naphthalene 91-20-3
- VPHw NA
- xylenes 1330-20-7

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- ethylbenzene 100-41-4
- methylnaphthalene, 2- 90-12-0
- naphthalene 91-20-3
- xylenes 1330-20-7

Area 2

Substances remediated in water for irrigation water use:

To meet numerical remediation standards:

- chloride ion 16887-00-6

February 25, 2021

Date Issued



A. Mortensen
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, SLR Consulting (Canada) Ltd., March 2020.

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.

Off-site Detailed Site Investigation and Soil Vapour Assessment Report, EBA Engineering Consultants Ltd., November 23, 2010.

On-site Detailed Site Investigation and Soil Vapour Assessment, EBA Engineering Consultants Ltd., November 23, 2010.

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

Screening Level Risk Assessment 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.

Bioremediation Cell Closure Report, EBA Engineering Consultants Ltd., December 19, 2006.

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

BC Building Corporation 2001 Remediation Activities Report, EBA Engineering Consultants Ltd., April 11, 2002.

Investigation Report Summary and Review, EBA Engineering Consultants Ltd., October 6, 2000.

Soil and Groundwater Investigation Report, EBA Engineering Consultants Ltd., December 2000.

February 25, 2021

Date Issued



A. Mortensen
For Director, *Environmental Management Act*

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.

February 25, 2021

Date Issued



A. Mortensen
For Director, *Environmental Management Act*