



**VIA EMAIL: [Cch3@telus.net](mailto:Cch3@telus.net)**

Victoria File: 26250-20/2824  
Site ID: 2824  
App No.: 13682

January 10, 2023

Kimberly Fraser  
Steamboat Collective Corp.  
7497 Main Street W, PO Box 32  
Radium Hot Springs, BC V0A 1M0

Dear Kimberly Fraser:

**Re: Certificate of Compliance – 7497 Main St. West, Radium Hot Springs,  
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:

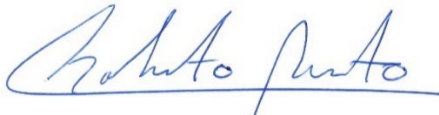
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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 [roberto.prieto@gov.bc.ca](mailto:roberto.prieto@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Roberto Prieto, P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc: The Village of Radium Hot Springs  
(VIA EMAIL) [building@radiumhotsprings.ca](mailto:building@radiumhotsprings.ca)

Chuck Jochems, Approved Professional, Active Earth Engineering Ltd.  
(VIA EMAIL) [chuck.jochems@activeearth.ca](mailto:chuck.jochems@activeearth.ca)

Anna Popova, CSAP Society  
(VIA EMAIL) [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Client Information Officer, ENV, Victoria  
(VIA EMAIL) [csp\\_cio@Victorial.gov.bc.ca](mailto:csp_cio@Victorial.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 10, 2023  
Date Issued

Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 7497 Main Street West, Radium Hot Springs, British Columbia which is more particularly known and described as:


Parcel A (Reference Plan 112319I) of District Lot 2580, Kootenay District,  
PID: 016-407-954

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

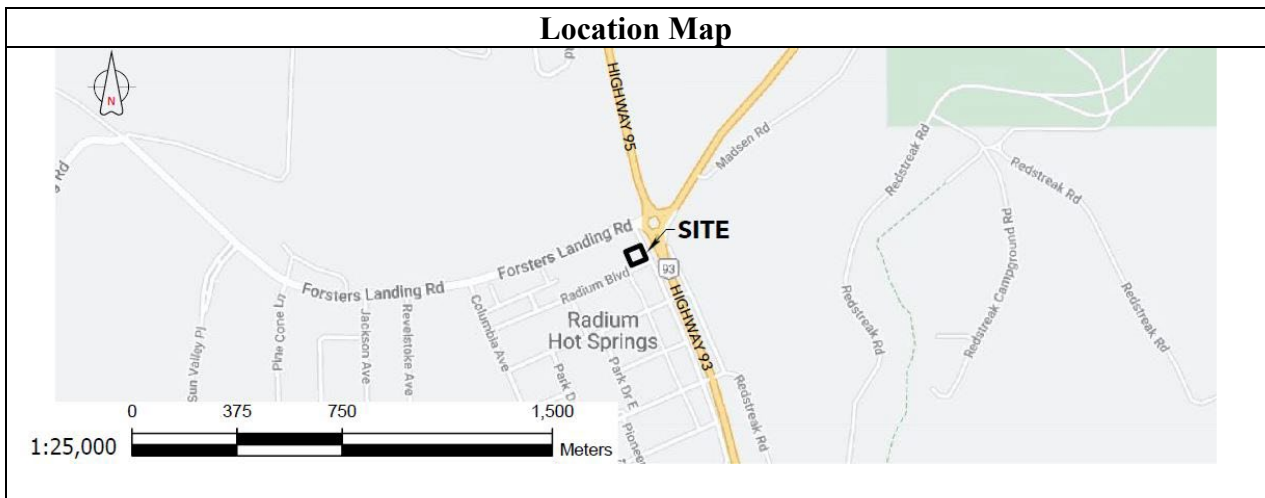
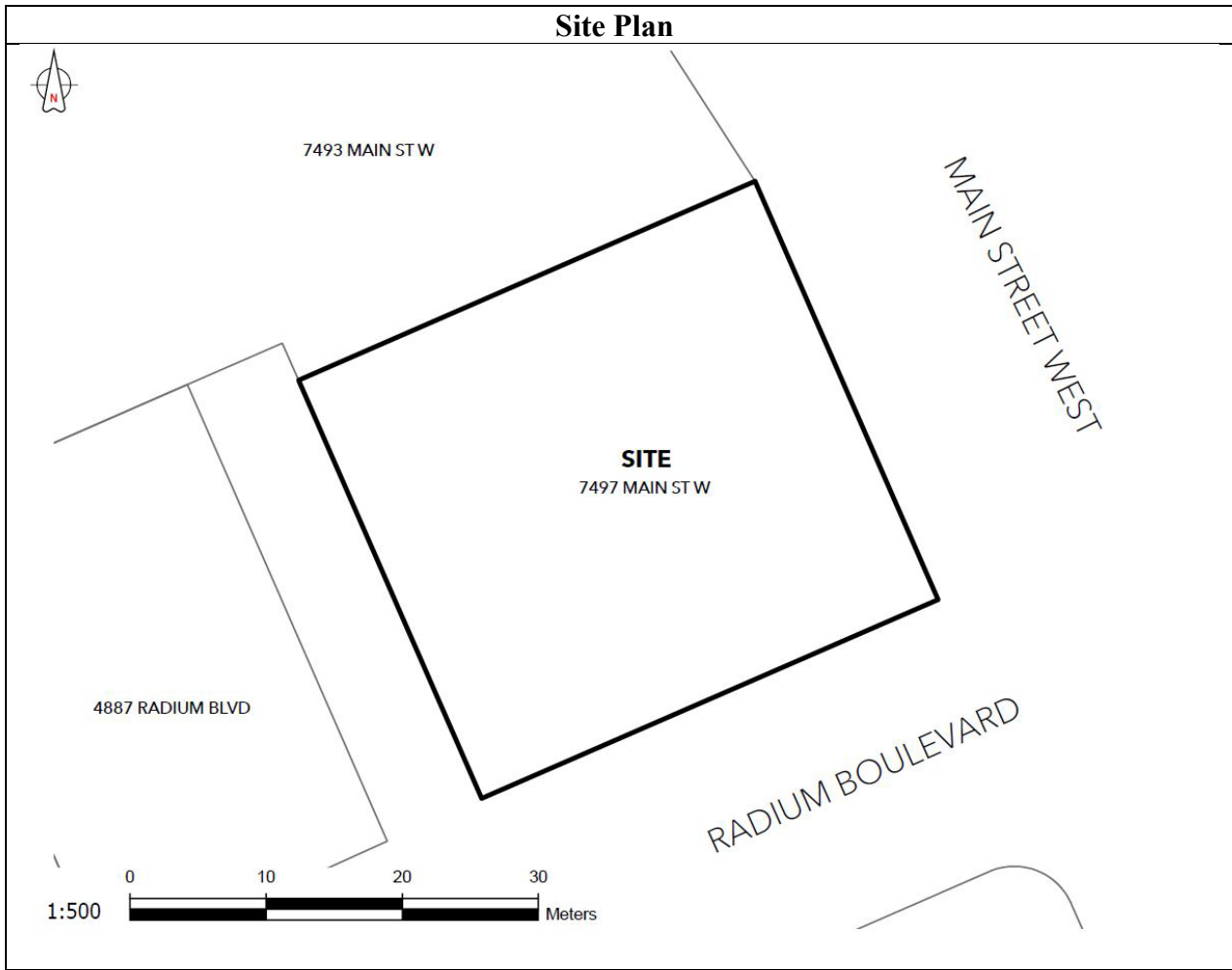
Latitude:     50°  37'  17.7"  
Longitude:   116°  04'  19.5"

January 10, 2023  
Date Issued


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Roberto Prieto  
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 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 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) *“Any buildings constructed at the Site will be slab-on-grade”.*

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.

January 10, 2023

Date Issued



Roberto Prieto

For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical standards:

- lead (7439-92-1)
- LEPHs (N/A)
- VPHs (N/A)
- xylenes (1330-20-7)

##### To meet local background concentrations:

- arsenic (7440-38-2)

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## Schedule D

### Documents

*Summary of Site Condition, 7497 Main Street West, Radium Hot Springs, BC, prepared by Active Earth Engineering Ltd. dated October, 2022.*

*Stage 1 Preliminary Site Investigation Update, 7497 Main Street West, Radium Hot Springs, BC, prepared by Active Earth Engineering Ltd. dated October 13, 2022.*

*Supplemental Site Investigation, 7497 Main Street West, Radium Hot Springs, BC, prepared by Active Earth Engineering Ltd. dated October 13, 2022.*

*Investigation and Remediation Summary and Protocol 2 Assessment, 7497 Main Street West, Radium Hot Springs, BC, prepared by Active Earth Engineering Ltd. dated October 13, 2022.*

*Request for Determination of Background Arsenic in Soil, 7497 Main Street West, Radium Hot Springs, BC, prepared by BC ENV. dated August 10, 2022.*

*Stage 2 Preliminary Site Investigation, 7497 Main Street West, Radium Hot Springs, BC, prepared by Bear Environmental Ltd., dated March 2021.*

*Stage 1 Preliminary Site Investigation, 7497 Main Street West, Radium Hot Springs, BC, prepared by Bear Environmental Ltd., dated March 2021.*

*Former Chevron Service Station Site, Highway 93/95 Radium, BC, Location No. SS1858, prepared by BC ENV, dated June 7, 1994.*

*Former Chevron Service Station Site, Highway 93/95 Radium, BC, Location No. SS1858, prepared by O'Connor Associates Environmental Inc., dated February 15, 1994.*

*Radium Chevron Service Station, Highway 93 and Highway 95, Radium, BC, prepared by O'Connor Associates Environmental Inc., dated September 2, 1993.*

January 10, 2023

Date Issued



Roberto Prieto

For Director, *Environmental Management Act*