



VIA EMAIL: manhasgur@gmail.com

File: 26250-20/1731
Site ID: 1731

November 29, 2021

Gurpreet Manhas
1204830 BC Ltd.
10729 71 Ave NW
Edmonton, AB TOE 0X5

Dear Gurpreet Manhas:

Re: Certificate of Compliance - 1421 9th Avenue South, Golden, 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 236-468-2228 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Janet Barrett, M.Sc., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Phil Armstrong, Manager of Development Services/Planner, Town of Golden
Phil.Armstrong@golden.ca

Greg Danyluk, Approved Professional, GD Assessments Inc.
gd@gdassessments.ca

Columbia Valley Credit Union, Mortgage and Assignments of Rents for CA8037839 and CA8037840
Shawna.degagne@cvcu.bc.ca

CSAP Society
apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
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.

November 29, 2021
Date Issued


Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1421 9th Avenue South, Golden, British Columbia which is more particularly known and described as:

Lot 4 Section 12 Township 27 Range 22 West of the 5th Meridian Kootenay District Plan 4725, Except (1) Parts Included in Plans 10306 and 11054 and (2) Part Included in SRW Plan 16417

PID: 013-347-616

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

Latitude: 51° 17' 25.20"
Longitude: 116° 58' 01.80"

November 29, 2021

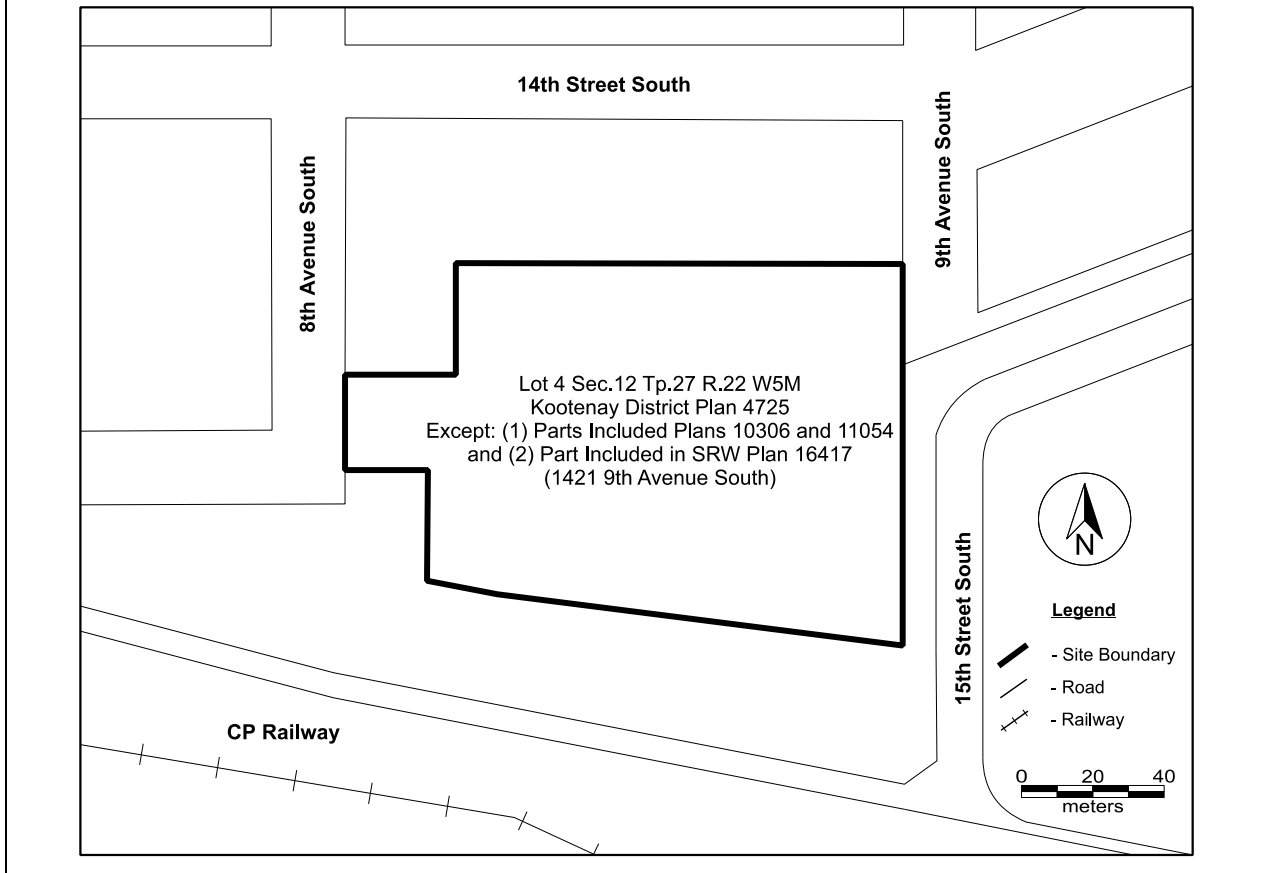
Date Issued



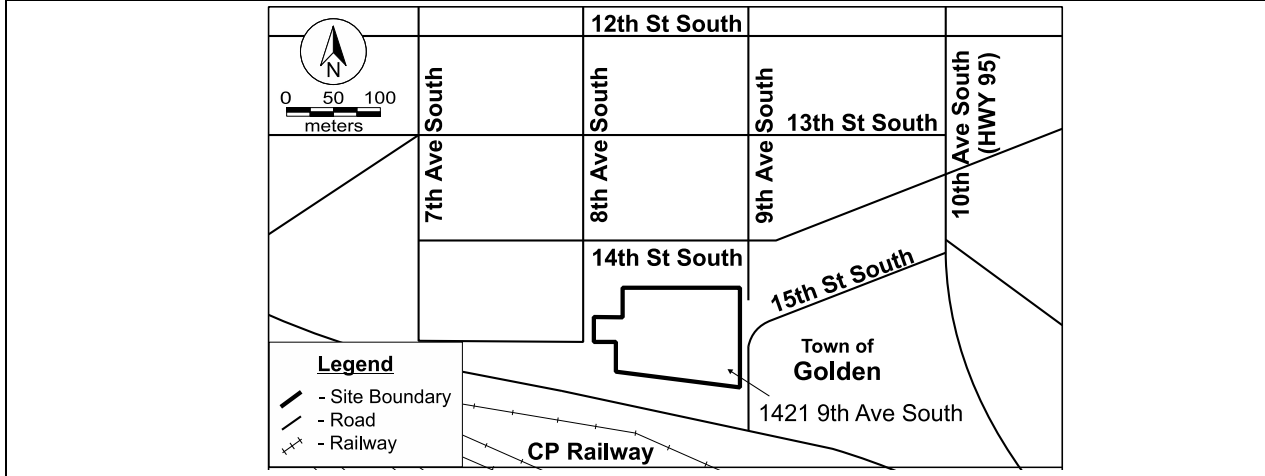
Janet Barrett

For Director, *Environmental Management Act*

Site Plan, Golden, BC



Location Map, Golden, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour and 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.

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For Director, *Environmental Management Act*

Schedule C
Substances and Uses

Substances remediated in soil for residential low density land soil use:

To meet numerical remediation standards:

lead	7439-9-1
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For Director, *Environmental Management Act*


Schedule D

Documents

- *Summary of Site Condition*, prepared by Greg Danyluk / GD Assessments Inc., dated September 14, 2021;
- *Preliminary and Detailed Site Investigation and Remediation Confirmation - 1421 9th Avenue South, Golden, British Columbia*, prepared by Greg Danyluk / GD Assessments Inc., dated August 18, 2021;
- *Final Determination - 1421 9th Avenue South, Golden, British Columbia*, Ministry of Environment & Climate Change Strategy, dated April 1, 2021;
- *Environmental Site Assessment, Golden Truck Terminal+ District Co. Ltd.*, prepared by Kucera Engineers Inc., dated May 31, 1995; and
- *Environmental Site Assessment, Golden Truck Terminal+ District Co. Ltd.*, prepared by Kucera Engineers Inc., dated February 16, 1995.

November 29, 2021

Date Issued



Janet Barrett

For Director, *Environmental Management Act*