



Victoria File: 26250-20/27092
Site ID: 27092

May 18, 2023

Paul Savinkoff
Ministry of Transportation and Infrastructure
4C – 940 Blanshard Street,
Victoria, BC V8W 3E6
Paul.Savinkoff@gov.bc.ca

Dear Paul Savinkoff:

**Re: Certificate of Compliance – Northeast corner of 980 Industrial Road No. 1,
Invermere, BC**

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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: Rory Hromadnik, District of Invermere
(BY EMAIL) planning@invermere.net

Bank of Montreal, Mortgages
(BY MAIL) 1241 7th Avenue, Invermere, BC V0A1K0

Simon Helmer, Amanda Helmer, Greig Helmer, Mary Helmer-Smith & Seona Helmer,
Registered Owners
(BY EMAIL) joe@maxhelmer.ca

Chuck Jochems, Approved Professional, Active Earth Engineering
(BY EMAIL) chuck.jochems@activeearth.ca

Anna Popova, CSAP Society
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(BY EMAIL) 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.

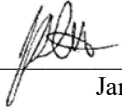
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

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.

May 18, 2023
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at the northeast corner of 980 Industrial Road No. 1, Invermere, British Columbia which is more particularly known and described as:

Lot 4, Block 36, District Lot 267, Kootenay District, Plan 1143 Except Part in SRW Plan 10095
PID: 010-581-898

Lot 5, Block 36, District Lot 267, Kootenay District, Plan 1143 Except Part in SRW Plan 10095
PID: 010-581-901

Lot 6, Block 36, District Lot 267, Kootenay District, Plan 1143 Except Part in SRW Plan 10095
PID: 010-581-910

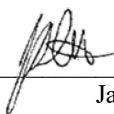
Lot 7, Block 36, District Lot 267, Kootenay District, Plan 1143 Except Part in SRW Plan 10095
PID: 010-581-928

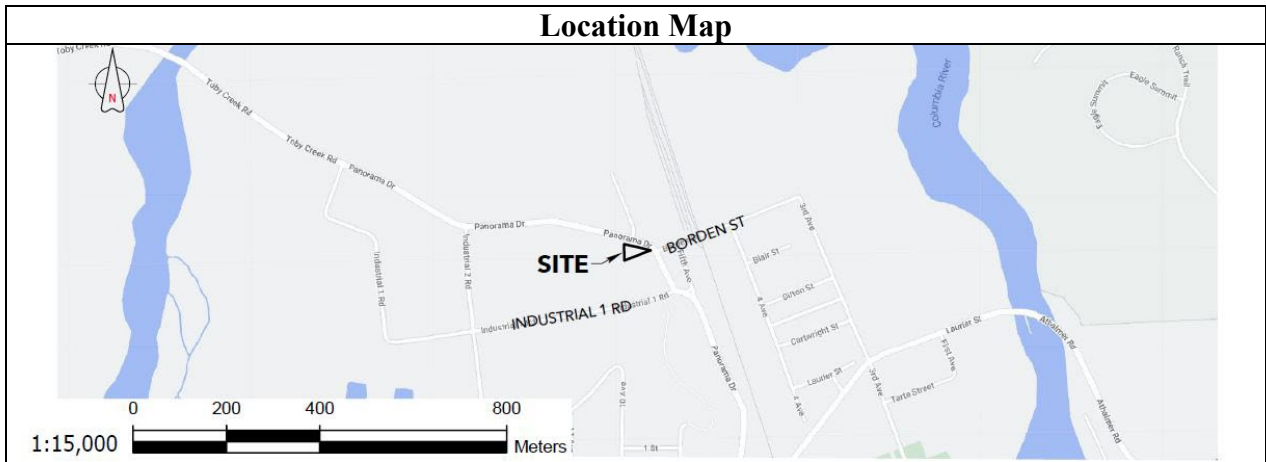
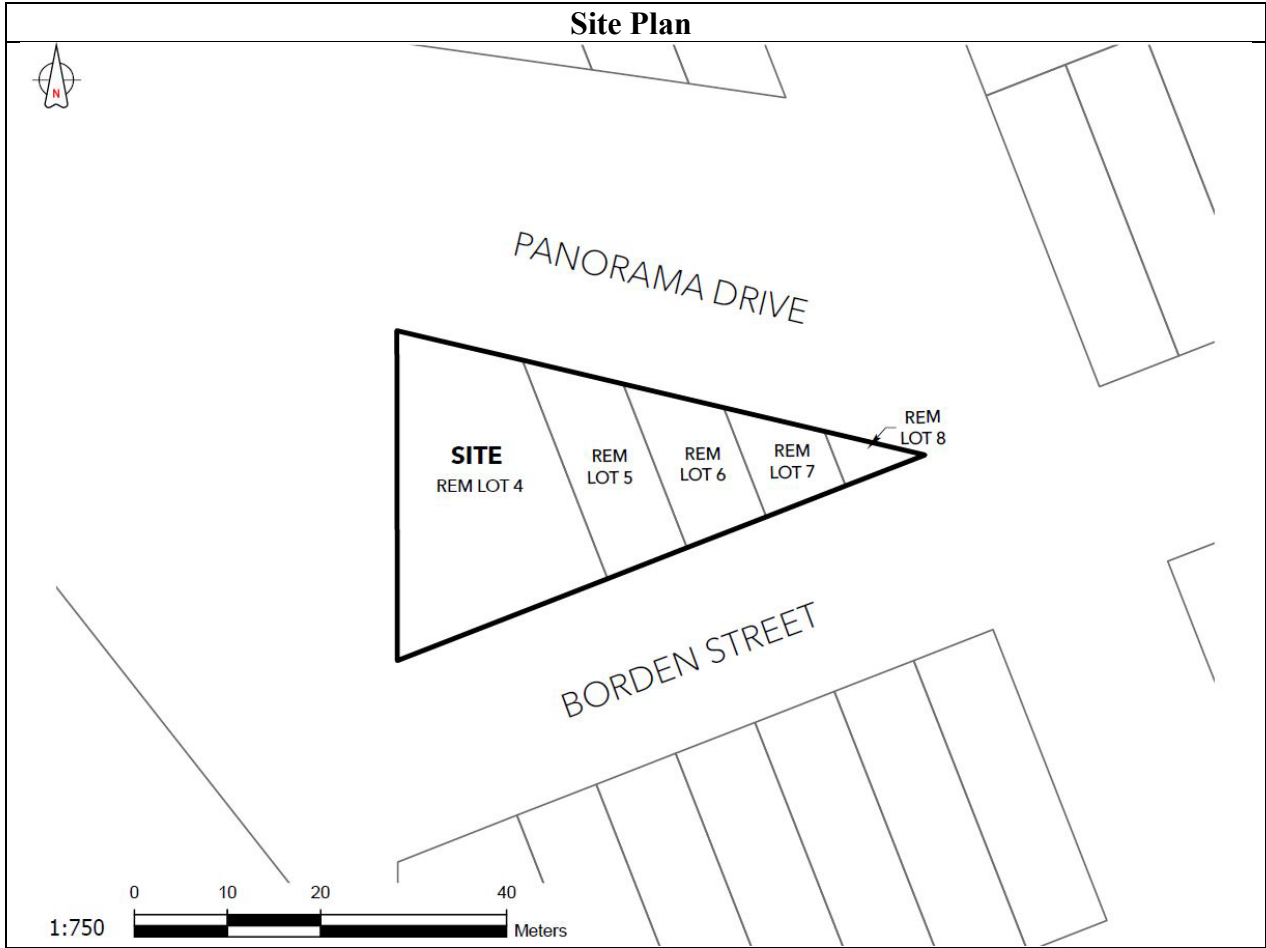
Lot 8, Block 36, District Lot 267, Kootenay District, Plan 1143 Except Part in SRW Plan 10095
PID: 010-581-936

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

Latitude: 50° 31' 1.1"
Longitude: 116° 01' 53.6"

May 18, 2023
Date Issued


James Plett
For Director, *Environmental Management Act*



May 18, 2023
Date Issued


 James Plett
 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.

May 18, 2023
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

chloride ion	16887-00-6
HEPHs	N/A
LEPHs	N/A

To meet local background standards:

arsenic	7440-38-2
---------	-----------

To meet site-specific numerical standards:

barium	7440-39-3
--------	-----------

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

chloride ion	16887-00-6
sodium ion	17341-25-2

To meet local background standards:

lithium	7439-93-2
---------	-----------

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

chloride ion	16887-00-6
--------------	------------

May 18, 2023

Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, Northeast corner of 980 Industrial Road No. 1, Invermere, BC, prepared by Active Earth Engineering Ltd., dated January 10, 2023.

Communication Records, Max Helmer Construction Ltd., BC, prepared by Active Earth Engineering Ltd., dated December 7, 2022.

Summary of Results, Summer 2022 Groundwater Sampling, Invermere Highways Yard, BC, prepared by Active Earth Engineering Ltd., dated November 30, 2022.

Stage 1 Preliminary Site Investigation Update, 980 Industrial Road 1, Invermere, BC, prepared by Active Earth Engineering Ltd., dated November 7, 2022.

Supplemental Site Investigation, Invermere Highways Yard, 980 Industrial Road No. 1, prepared by Active Earth Engineering Ltd., dated September 2021.

P6 Pre-approval – Definition of Helmer Property, Lots 4-8, 980 Industrial Road No. 1, Invermere, BC, prepared by Active Earth Engineering Ltd., dated April 16, 2021.

Letter to Joe Helmer, Definition of Helmer Property, Lots 4-8, 980 Industrial Road No.1, Invermere, BC, prepared by Active Earth Engineering Ltd., dated December 30, 2020.

Supplemental Detailed Site Investigation, Invermere Highways Yard, 980 Industrial Road No. 1, Invermere, BC, prepared by SLR Consulting (Canada) Ltd., dated March 2020.

Protocol 9 Application for Determination of a Local Background Concentration for Dissolved Lithium in Groundwater, 980 Industrial Road 1, MOTI Highways Yard, Invermere, BC, prepared by BC ENV, dated December 24, 2019.

Establishing background concentration for arsenic in soil under Protocol 4 - 980 Industrial Road, Invermere, BC, prepared by BC ENV, dated July 23, 2019.

Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, Invermere Highways Yard, 980 Industrial Road No. 1, Invermere, BC, prepared by TRI Environmental Consulting Inc., dated May 2, 2016.

May 18, 2023
Date Issued


James Plett
For Director, Environmental Management Act