



Victoria File: 26250-20/8323
Site ID: 8323

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 – 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

Tracy Aitchison, Ministry of Citizens' Services
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Chuck Jochems, Approved Professional, Active Earth Engineering
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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.

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James Plett
For Director, *Environmental Management Act*

Schedule A

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

Lot 9, District Lot 375, Kootenay District, Plan 10059
PID: 013-004-026

Lot 1, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 012-171-255

Lot 2, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 012-171-263

Lot 3, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 012-171-271

Lot 4, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 012-171-280

Lot 5, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 012-171-298

Lot 6, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 012-171-301

Lot 7, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 012-171-361

Amended Lot 8 (See 116374I), Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 015-823-652

Amended Lot 9 (See 116374I), Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 015-823-661

Amended Lot 10 (See 116374I), Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 015-823-679

Lot 11, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 015-823-687

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Lot 12, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 012-171-310

Lot 13, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 012-171-336

Lot 14, Block 35, District Lot 267, Kootenay District, Plan 1143 Except Parcel A (See 119518I)
PID: 012-171-409

Lot 15, Block 35, District Lot 267, Kootenay District, Plan 1143 Except Parcel A (See 119518I)
PID: 012-171-433

Lot 16, Block 35, District Lot 267, Kootenay District, Plan 1143 Except Parcel A (See 119518I)
PID: 012-171-476

Parcel A (See 119518I) Lot 14, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 015-823-709

Parcel A (see 119518I) Lot 15, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 015-823-725

Parcel A (see 119518I) Lot 16, Block 35, District Lot 267, Kootenay District, Plan 1143
PID: 015-823-733

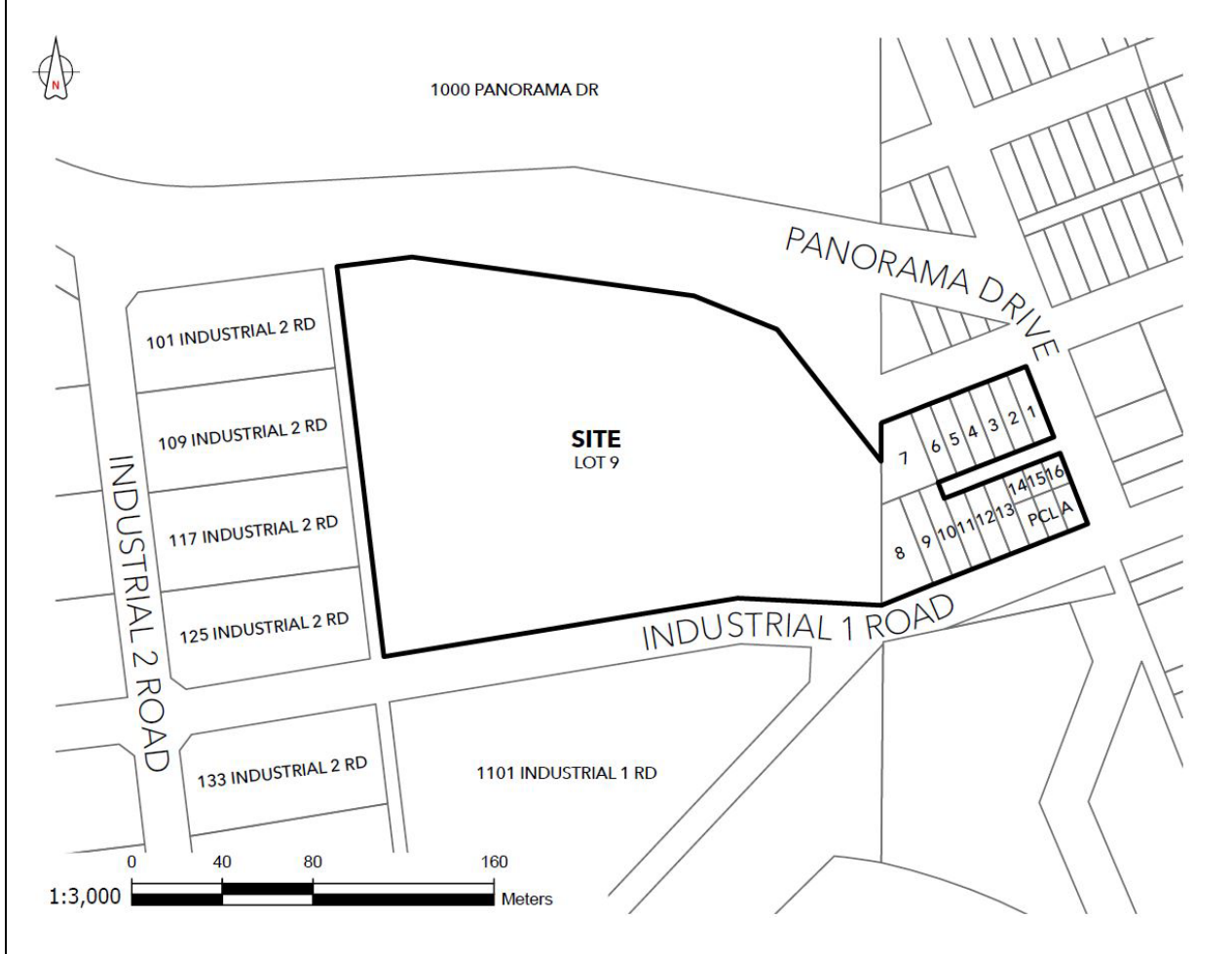
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 50° 30' 59.2"
Longitude: 116° 01' 56.7"

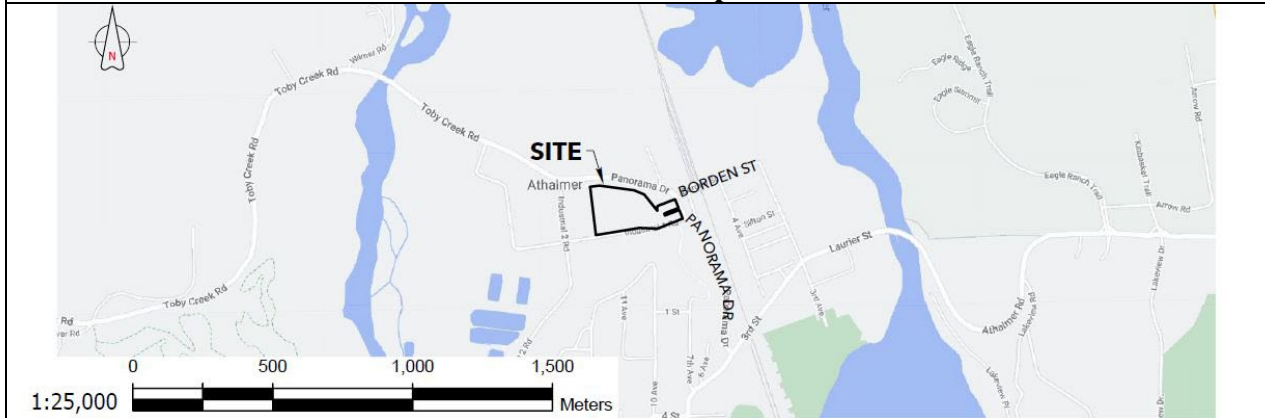
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Site Plan



Location Map



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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 risk-based 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) *“Future buildings will be slab-on-grade construction”.*

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

(a) *“Site groundwater must not be used as a potable water source”.*

3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

ethylbenzene	100-41-4
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To meet risk-based remediation standards:

benzene	71-43-2
chloride ion	16887-00-6
HEPHs	N/A
LEPHs	N/A
sodium ion	17341-25-2
toluene	108-88-3
VPHs	N/A
xylenes	1330-20-7

To meet local background concentrations:

arsenic	7440-38-2
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To meet site-specific numerical standards:

barium	7440-39-3
chloride ion	16887-00-6

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
EPHw10-19	N/A

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To meet risk-based remediation standards:

chloride ion	16887-00-6
ethylbenzene	100-41-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
sodium ion	17341-25-2
trimethylbenzene ,1,3,5-	108-67-8
toluene	108-88-3
xylenes, total	1330-20-7

To meet local background concentrations:

lithium	7439-93-2
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Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
EPHw10-19	N/A
phenanthrene	85-01-8

To meet risk-based remediation standards:

chloride ion	16887-00-6
LEPHw	N/A
naphthalene	91-20-3
toluene	108-88-3
VPHw	N/A
xylenes, total	1330-20-7

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Schedule D

Documents

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

Communication Records, District of Invermere, BC, prepared by Active Earth Engineering Ltd., dated January 6, 2023.

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

Human Health and Ecological Risk Assessment, Invermere Highways Yard, 980 Industrial Road No. 1, Invermere, BC, prepared by Steer Environmental Associates Ltd., dated December 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 Detailed Site Investigation, Invermere Highways Yard, 980 Industrial Road No. 1, Invermere, BC, prepared by SLR Consulting (Canada) Ltd., dated March 2020.

Human Health and Ecological Risk Assessment, 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.

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