



Ministry of  
Environment

**CERTIFICATE OF COMPLIANCE**  
(Pursuant to Section 53 of the *Environmental Management Act*)

**THIS IS TO CERTIFY** that as of the date indicated below, the lands identified below have been satisfactorily remediated to meet Contaminated Sites Regulation standards for *commercial land soil and vapour uses*.

The lands covered by this Certificate of Compliance are located at 1221 11<sup>th</sup> Avenue North, Golden, British Columbia, which may be more particularly known and described as:

Lot A, Section 13 and 14, Township 27, Range 22, West of the 5<sup>th</sup> Meridian, Kootenay District, Plan 18714

PID: 015-599-370

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

Latitude: 51° 18' 49.22"  
Longitude: 116° 58' 39.82"


A site plan is attached as Schedule "A" to this Certificate of Compliance.

I have issued this Certificate of Compliance based on the information summarized in:

- *Summary of Site Condition*, prepared by O'Connor Associates Environmental Inc, a Parsons Company, December 20, 2013;
- *Supplemental Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 1221 11<sup>th</sup> Avenue North, Golden, British Columbia*, prepared by O'Connor Associates Environmental Inc., a Parsons Company, December 20, 2013; and
- *Stage 1 and Stage 2 Preliminary Site Investigation, 1221 11<sup>th</sup> Avenue North, Golden, British Columbia*, prepared by O'Connor Associates Environmental Inc., a Parsons Company, February 2011.

April 29/14

Date Issued

  
John E. H. Ward  
For Director, *Environmental Management Act*

This Certificate of Compliance is qualified by the conditions described in Schedule "B" which is attached to and is part of this Certificate of Compliance. The substances for which remediation has been satisfactorily completed are listed in Schedule "C".

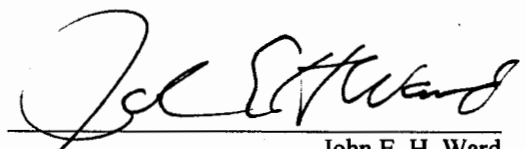
This Certificate of Compliance is based on the most recent information provided to the ministry regarding the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.

A Director may rescind this Certificate of Compliance if 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 on the site described above.

April 29/14

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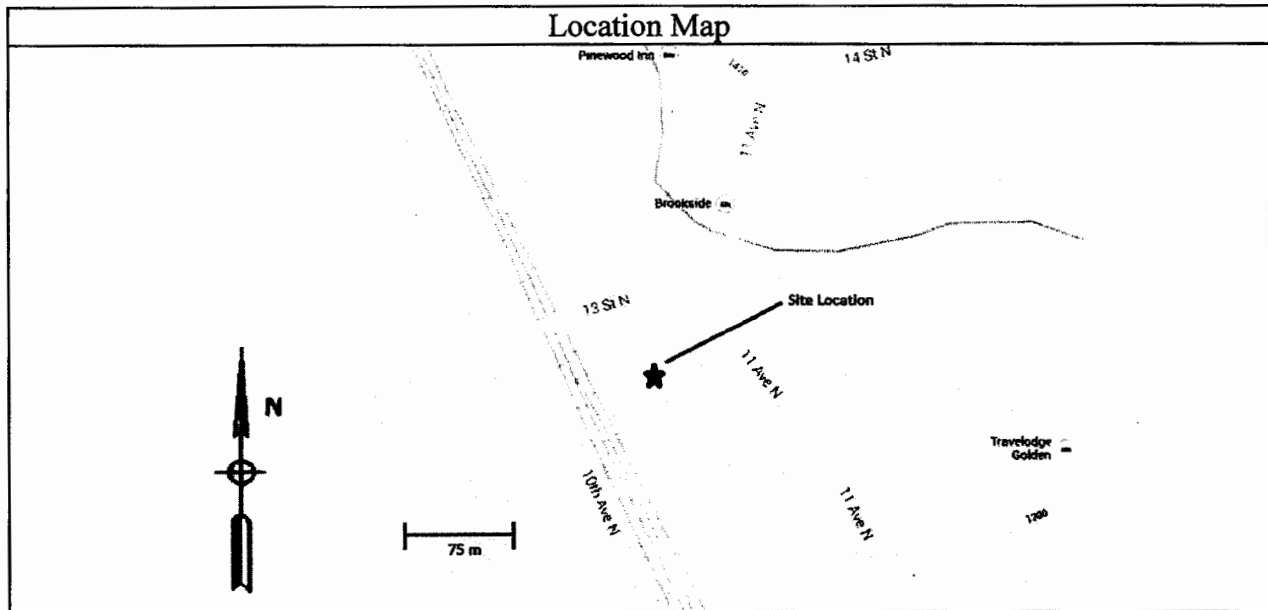
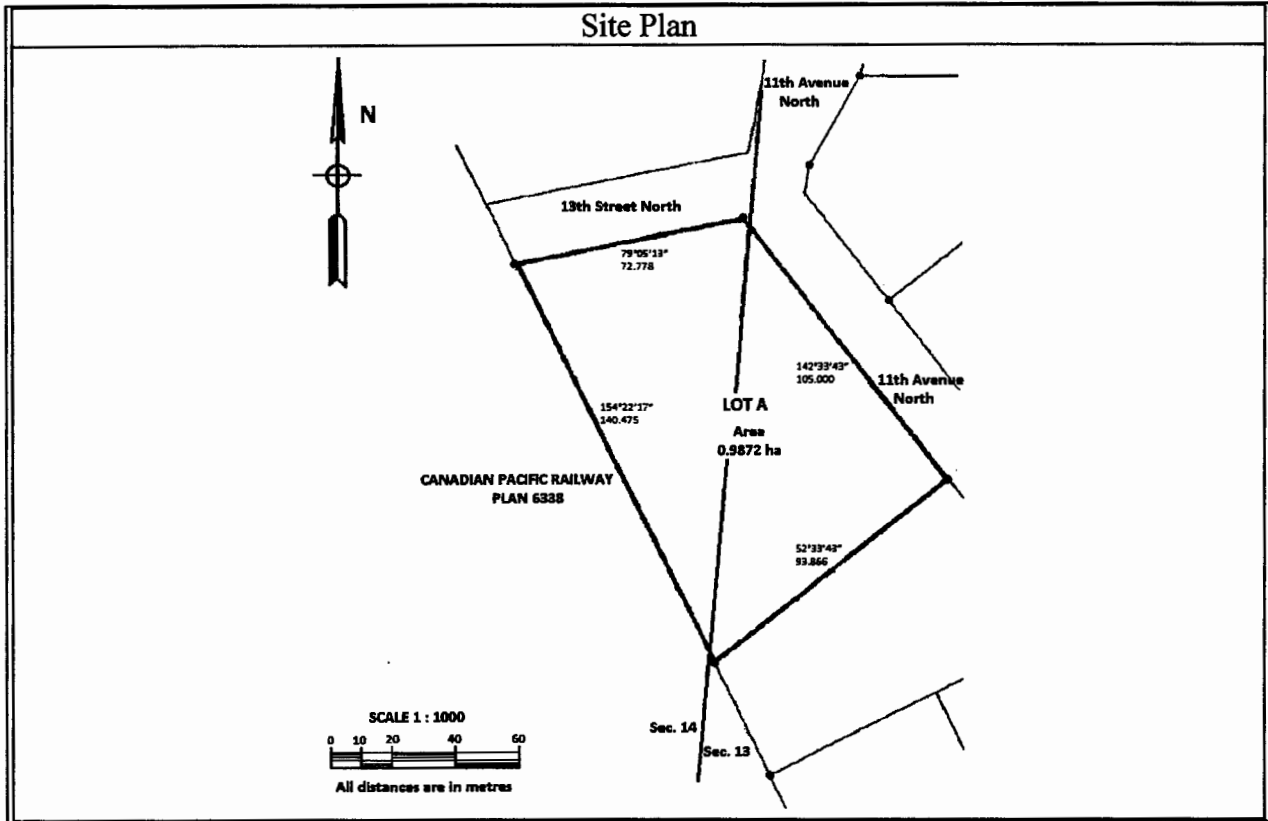


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For Director, *Environmental Management Act*

Site Identification Number 12187

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# Schedule "A"



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## Schedule "B"

### Conditions

Any changes in land use could invalidate remediation of the site to numerical standards. Any of these changes must be promptly identified by the responsible person(s) in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The Director may rescind this Certificate of Compliance if the conditions imposed herein are not complied with. The use(s) to which this condition applies is described in:

- *Summary of Site Conditions*, prepared by O'Connor Associates Environmental Inc, a Parsons Company, December 20, 2013; and
  - *Supplemental Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 1221 11<sup>th</sup> Avenue North, Golden, British Columbia*, prepared by O'Connor Associates Environmental Inc., a Parsons Company, December 20, 2013.
2. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated, or may be encountered during any future subsurface work at the site.
  3. The documents listed in this Certificate of Compliance indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:
    - (a) There will be no buildings deeper than 7 m below grade that could contact the groundwater.

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 this Certificate of Compliance must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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## Schedule "C"

### Substances remediated in soil:

To meet Contaminated Sites Regulation numerical standards:

- Benzene; ethylbenzene, toluene and xylene;
- VPHs, LEPHs and HEPHs; and
- Arsenic.

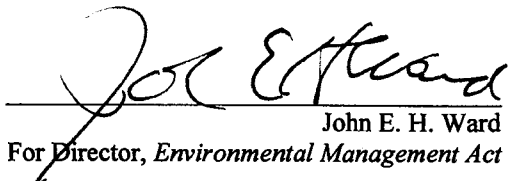
### Substances remediated in vapour:

To meet Contaminated Sites Regulation numerical standards:

- Benzene, 1,2-dichloroethane, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene and VPHv.

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