



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 below has been satisfactorily remediated to meet Contaminated Sites Regulation standards for **commercial land soil and vapour use** and **freshwater aquatic life and drinking water uses**.

The site covered by this Certificate of Compliance is located at 50 Station Road, Lillooet, British Columbia which is more particularly known and described as:

Part of LOT 6 DISTRICT LOT 7576 LILLOOET DISTRICT PLAN 6965 described as follows:

Commencing at the south-east corner of said Lot 6,
Thence north-westerly along the easterly boundary 9.305 metres more or less to a point;
Thence a distance of 33.766 metres more or less on an azimuth of 236°58'26" more or less;
Thence a distance of 0.785 metres more or less on an azimuth of 105°52'296" more or less;
Thence a distance of 5.094 metres more or less on an azimuth of 298°06'45" more or less;
Thence 3.456 metres more or less on an azimuth of 255°00'59" more or less;
Thence 11.818 metres more or less on an azimuth of 228°32'15" more or less;
Thence a distance of 13.330 metres more or less on an azimuth of 102°25'23" more or less;
Thence a distance of 3.832 metres more or less on an azimuth of 55°14'37" more or less;
Thence a distance of 18.482 metres more or less on an azimuth of 146°58'26" more or less to the intersection with the southerly boundary of said Lot 6;
Thence north-easterly along the southerly boundary of said Lot 6 to the point of commencement;

PID: 007-710-429

and

Part of THAT PART OF LOT 5 DISTRICT LOT 7576 LILLOOET DISTRICT PLAN 6965 LYING NORTHEASTERLY OF DISTRICT LOT 7436 LILLOOET DISTRICT AND NORTH EASTERLY OF SOUTH EASTERLY PROLONGATION OF THE SOUTH WESTERLY BOUNDARY OF SAID DISTRICT LOT 7436 described as follows:

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Colm Condon
For Director, *Environmental Management Act*

Commencing at the aforesaid point of commencement at the south-east corner of Lot 6;
Thence south-easterly 7.466 metres more or less on the easterly boundary of said Lot 5;
Thence south-westerly 17.791 metres more or less on an azimuth of 236°58'26" to the
intersection with the northerly boundary of Lot 5;
Thence north-easterly on said northerly boundary of Lot 5 to the point of commencement.

PID: 007-710-615

as depicted in a sketch plan prepared by Underhill & Underhill, B.C. and Canada Land
Surveyors on October 23, 2012.

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

Latitude: 50° 40' 48.10"
Longitude: 121° 56' 3.18"

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

The substances for which remediation has been satisfactorily completed are listed in
Schedule "C".

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

- *Summary of Site Conditions*, prepared by O'Connor Associates Environmental Inc, a
Parsons Company, November 2013;
- *Supplemental Preliminary Site Investigation/Detailed Site Investigation/Confirmation of
Remediation/Screening Level Risk Assessment, 50 Station Road, Lillooet, British
Columbia*, prepared by O'Connor Associates Environmental Inc., a Parsons Company,
November 2013;
- *Performance Verification Plan*, prepared by O'Connor Associates Environmental Inc, a
Parsons Company, November 2013;
- *Site Decommissioning and Stage 1 and Stage 2 Preliminary Site Investigation, 50 Station
Road, Lillooet, British Columbia*, prepared by SNC-Lavalin Morrow Environmental
Consultants Inc., September 2008;
- *Site Monitoring & Sampling Report, 50 Station Road, Lillooet, British Columbia*,
prepared by SNC-Lavalin Morrow Environmental Consultants Inc., August 2007; and

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- *Site Monitoring & Sampling Report, 50 Station Road, Lillooet, British Columbia, prepared by SNC-Lavalin Morrow Environmental Consultants Inc., December 2006.*

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.

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.

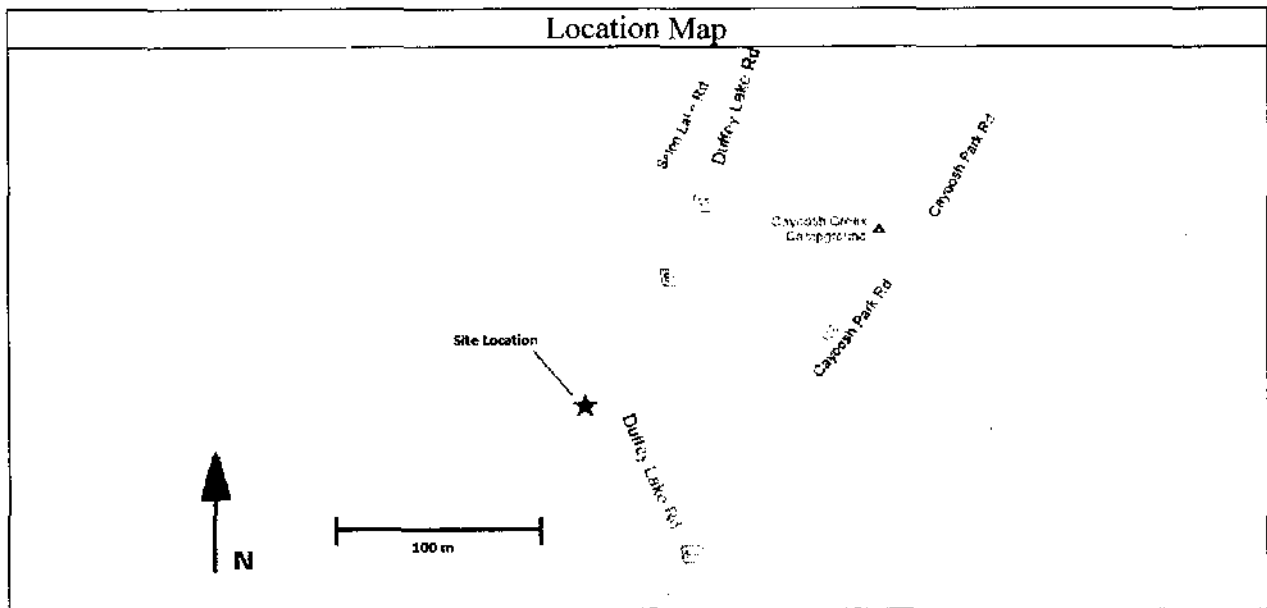
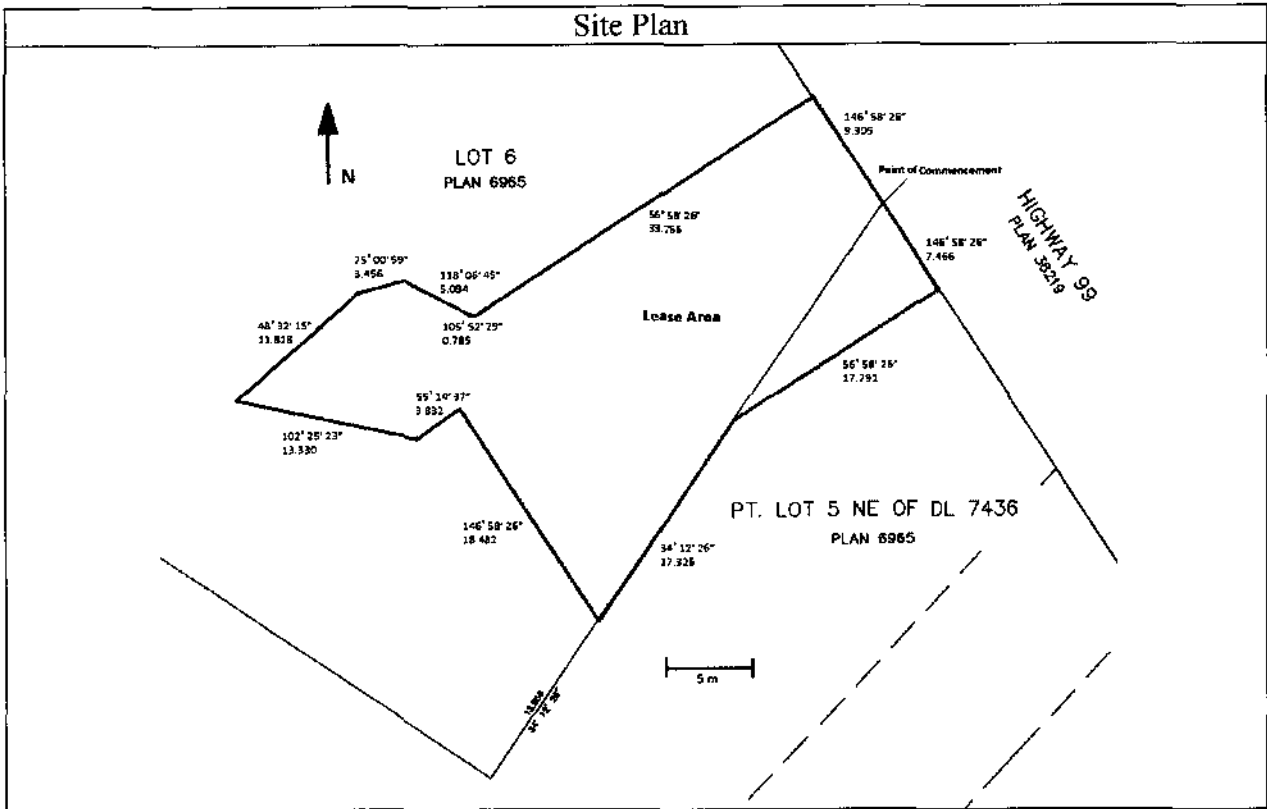
The Director may rescind this Certificate of Compliance if conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site described above.

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Schedule "A"



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Schedule "B"

Conditions

1. Any changes in land or water uses could invalidate this Certificate of Compliance for 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, November 2013; and
 - *Supplemental Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation/Screening Level Risk Assessment, 50 Station Road, Lillooet, British Columbia*, prepared by O'Connor Associates Environmental Inc., a Parsons Company, November 2013.

2. Any changes to the conditions described in the risk assessment could invalidate the assessment. The Director may rescind this Certificate of Compliance if the conditions imposed herein are not complied with. Risk assessment conditions and risk management measures required to satisfy risk-based standards must be present or implemented and must be maintained as described in the following document(s):
 - *Summary of Site Conditions*, prepared by O'Connor Associates Environmental Inc, a Parsons Company, November 2013; and
 - *Supplemental Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation/Screening Level Risk Assessment, 50 Station Road, Lillooet, British Columbia*, prepared by O'Connor Associates Environmental Inc., a Parsons Company, November 2013.

The principal risk assessment conditions and risk management measures which must be present or implemented and must be maintained include the following:

- a. Future land use at the property must be commercial.
- b. Exceedances of LEPHs in soil and LEPH_{w(10-19)} at approximately 5.2 to 6.2 m below ground surface are present beneath the property. No pathway for

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exposure to commercial/industrial workers or ecological receptors required evaluation in the risk assessment.

- c. Future commercial facilities to be built on the property would be limited to depths of 3.2 m below ground surface.
 - d. The property is serviced by a private water supply which will be used for drinking water purposes.
3. If requested by the Director, the responsible person(s) must provide a signed statement on whether conditions set out in this Schedule "B" are being met. This may include providing a signed statement by an Approved Professional.
 4. Performance verification must be undertaken as specified in the following plan(s):

Performance Verification Plan, 50 Station Road, Lillooet, British Columbia, prepared by O'Connor Associates Environmental Inc., a Parsons Company, November 29, 2013.

or as agreed by the Director in response to an acceptable request for modification.
 5. Up-to-date records of performance verification actions and results, if required in the Performance Verification Plan, must be maintained by the responsible person(s) or their agent. The records must be available for inspection by the Director.
 6. A qualified environmental consultant must 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 Regulation and may be encountered during any future subsurface work at the site.
 7. The documents listed in Schedule B 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. Buildings may be located anywhere on site and not deeper than 3.2 mbgs.

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

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depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule B 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:

- VPHs and HEPHs.

To meet Contaminated Sites Regulation risk-based standards:

- LEPHs.

Substances remediated in water:

To meet Contaminated Sites Regulation numerical standards:

- EPH_{w(10-19)};
- Acridine;
- Phenanthrene; and
- Pyrene.

To meet Contaminated Sites Regulation risk-based standards:

- LEPH_w.

Substances remediated in vapour:

To meet Contaminated Sites Regulation numerical standards:

- Benzene; and
- VPH_v.

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