



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 site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards and.

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.

September 6, 2017
Date Issued


Lavinia Zanini, P.Ge
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1802 Versatile Drive, Kamloops, British Columbia, which is more particularly known and described as:

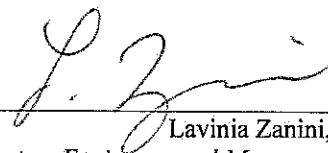
Lot 5, Section 35, Township 19, Range 18 West of the 6th Meridian Kamloops Division Yale
District Plan 30204 Except Plan 41264
PID: 004-026-268

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

Latitude: 50° 39' 30.91"
Longitude: 120° 23' 39.71"

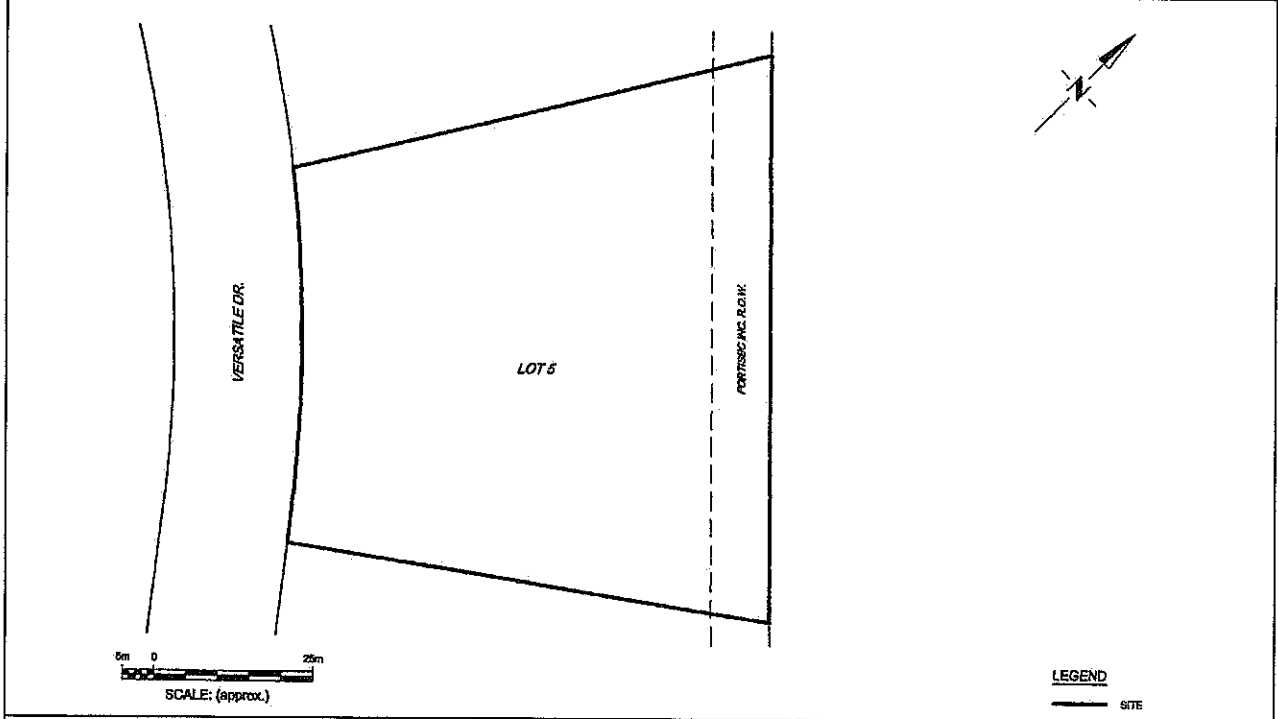
September 6, 2017

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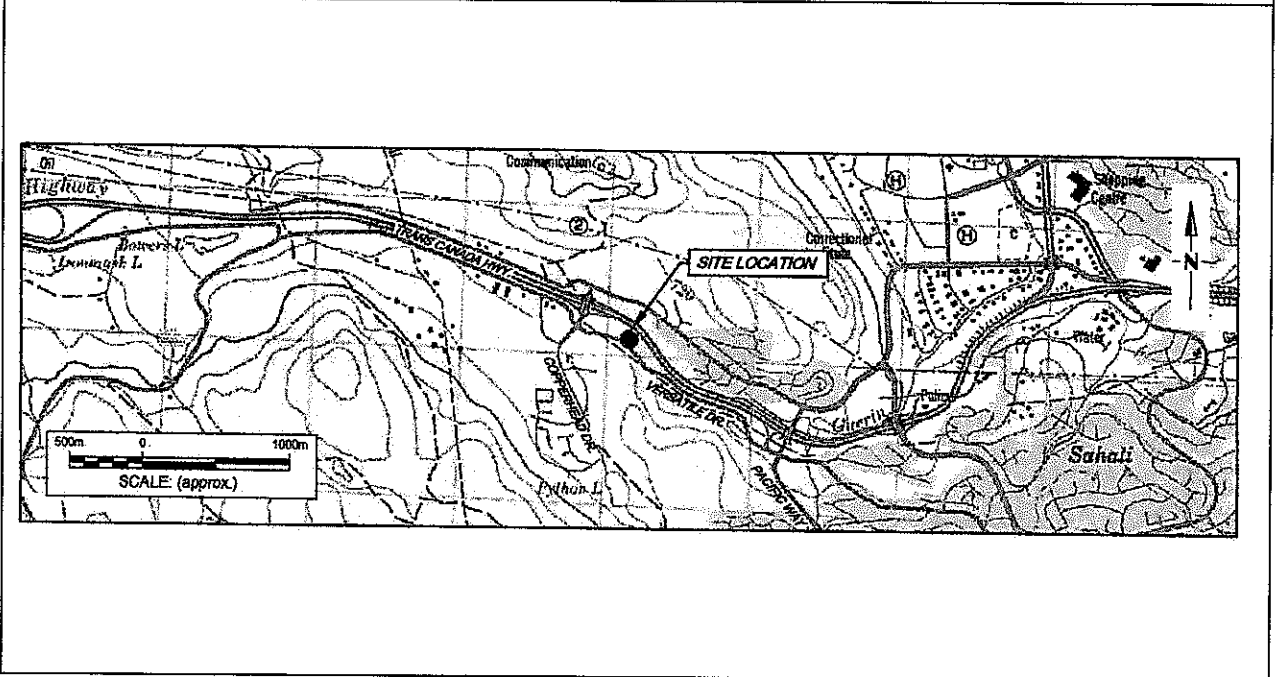


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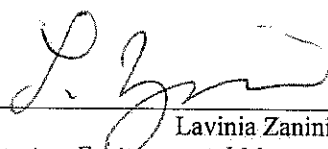
Site Plan, Kamloops, BC



Location Map, Kamloops, BC



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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 persons 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 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) Slab-on-current grade commercial development;

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 Schedule D must be promptly identified by the responsible persons 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) Future buildings at the site must be of slab-on-current grade construction;
 - (b) Deep rooting vegetation must be prevented from growing; and
 - (c) The upper metre of soil must remain uncontaminated.
3. If requested by the Director, the responsible persons 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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.

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6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plans described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards

- LEPHs and VPHs.

Substances remediated in water (standards are irrespective of site use)

To meet risk-based remediation standards:

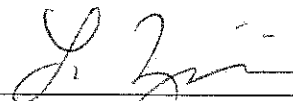
- EPH_{w10-19}.

To meet numerical remediation standards:

- VH_{w6-10}.

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Schedule D

Documents

<i>Document Title</i>	<i>Author / Company</i>	<i>Document Date</i>
<i>Summary of Site Conditions – 1802 Versatile Drive, Kamloops</i>	Core6 Environmental Ltd.	2017-06-08
<i>Performance Verification Plan – 1802 Versatile Drive</i>	Core6 Environmental Ltd.	2017-06-08
<i>Human Health And Ecological Risk Assessment 1802 Versatile Drive, Kamloops, British Columbia</i>	Core6 Environmental Ltd.	2017-07
<i>Preliminary Site Investigation Update and Supplemental Detailed Site Investigation 1802 Versatile Drive, Kamloops British Columbia</i>	Core6 Environmental Ltd.	2017-06
<i>Stage 2 Preliminary Site Investigation (Draft), 1802 Versatile Drive, Lot 5 Plan 30204, Kamloops, BC</i>	Nichols Environmental (Canada) Ltd	2015-10-26
<i>Stage 1 Preliminary Site Investigation (Draft), 1802 Versatile Drive, Lot 5 Plan 30204, Kamloops, BC</i>	Nichols Environmental (Canada) Ltd	2015-10-23
<i>Letter Report to Shell Canada Products, Re: Soil, Water and Soil Vapour Investigation Results, Former Shell Cardlock at 1802 Versatile Drive, Kamloops, BC</i>	SNC Lavalin Environmental	2013-08-30
<i>Letter Report to Shell Canada Products, Re: Subsurface Monitoring Results, City of Kamloops Right of Way, Adjacent to 1802 Versatile Drive, Kamloops, BC</i>	SNC Lavalin Environmental	2013-07-29
<i>City of Kamloops Permit Application</i>	SNC Lavalin Environmental	2012-06-11
<i>Conceptual Site Model</i>	SNC Lavalin Environmental	2011-07-28
<i>Letter to Shell Canada Products Ltd, Re: Spill Response 1996-03-06, Remedial Excavation 1996-03-06 and 1996-04-18 and Soil Disposal 1996-10-17, Shell Cardlock, Kamloops, BC</i>	Morrow Environmental Consultants	1997-02-13
<i>Letter to BC Ministry of Environment, Lands and Parks, Re: Request for Approval to Dispose Soil from Shell Cardlock, Kamloops, BC.</i>	Morrow Environmental Consultants	1996-06-05
<i>Letter to Shell Canada Ltd Re: Kamloops Shell Cardlock, 1801 Versatile Drive, Kamloops, BC</i>	O'Connor Associates Environmental Inc.	1993-06-14
<i>Letter to Shell Canada Ltd Re: Kamloops Shell</i>	O'Connor Associates	1993-03-31

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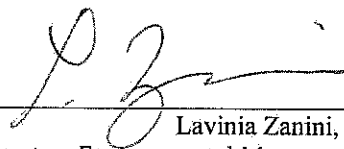
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<i>Cardlock, 1801 Versatile Drive, Kamloops, BC</i>	Environmental Inc.	
<i>Letter to Shell Canada Ltd Re: Kamloops Shell Cardlock, 1801 Versatile Drive, Kamloops, BC</i>	O'Connor Associates Environmental Inc.	1992-11-06
<i>Letter Report to Shell Canada Ltd Re: Kamloops Shell Cardlock, 1801 Versatile Drive, Kamloops, BC</i>	O'Connor Associates Environmental Inc.	1992-11-06
<i>Report entitled: Subsurface Investigation, Shell Cardlock, Kamloops, BC</i>	O'Connor Associates Environmental Inc.	1992-11-06

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