



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 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.

**NOV 27 2015**

\_\_\_\_\_  
Date Issued

\_\_\_\_\_  
Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1491 Sutherland Avenue, Kelowna, British Columbia which is more particularly known and described as:

Lot 1, District Lot 137, Osoyoos Division Yale District, Plan 11332 except plan  
KAP46325  
PID: 009-499-172

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

Latitude: 49° 52' 48.1"  
Longitude: 119° 27' 58.2"

**NOV 27 2015**

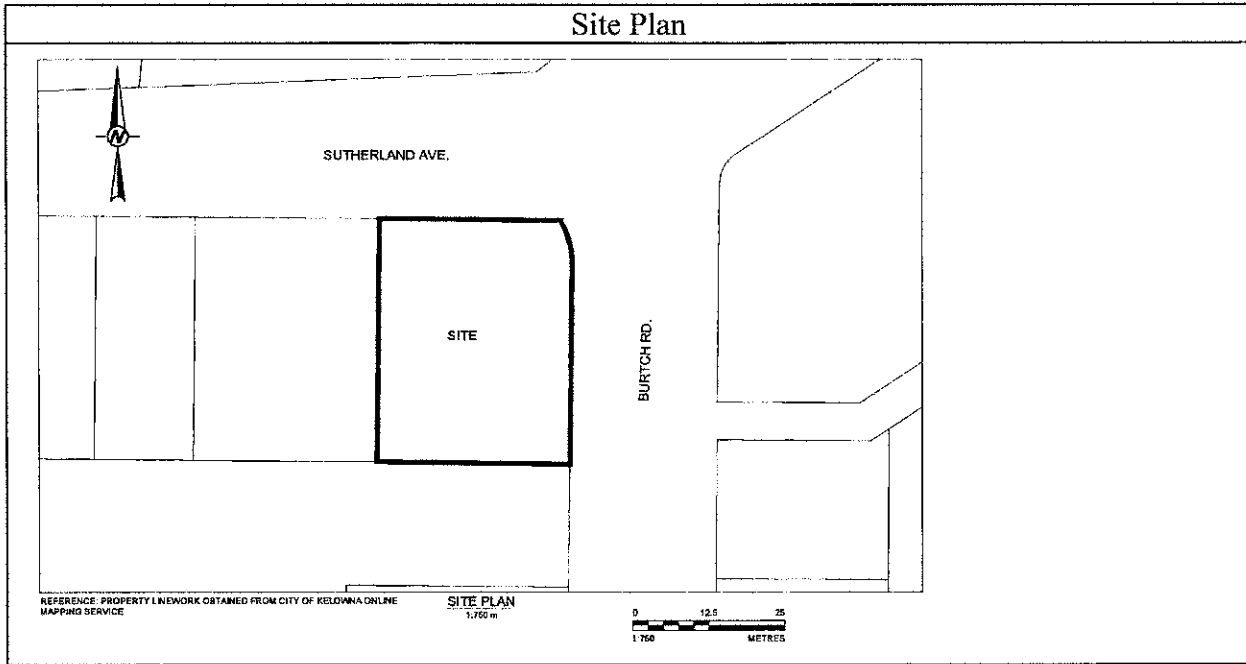
Date Issued



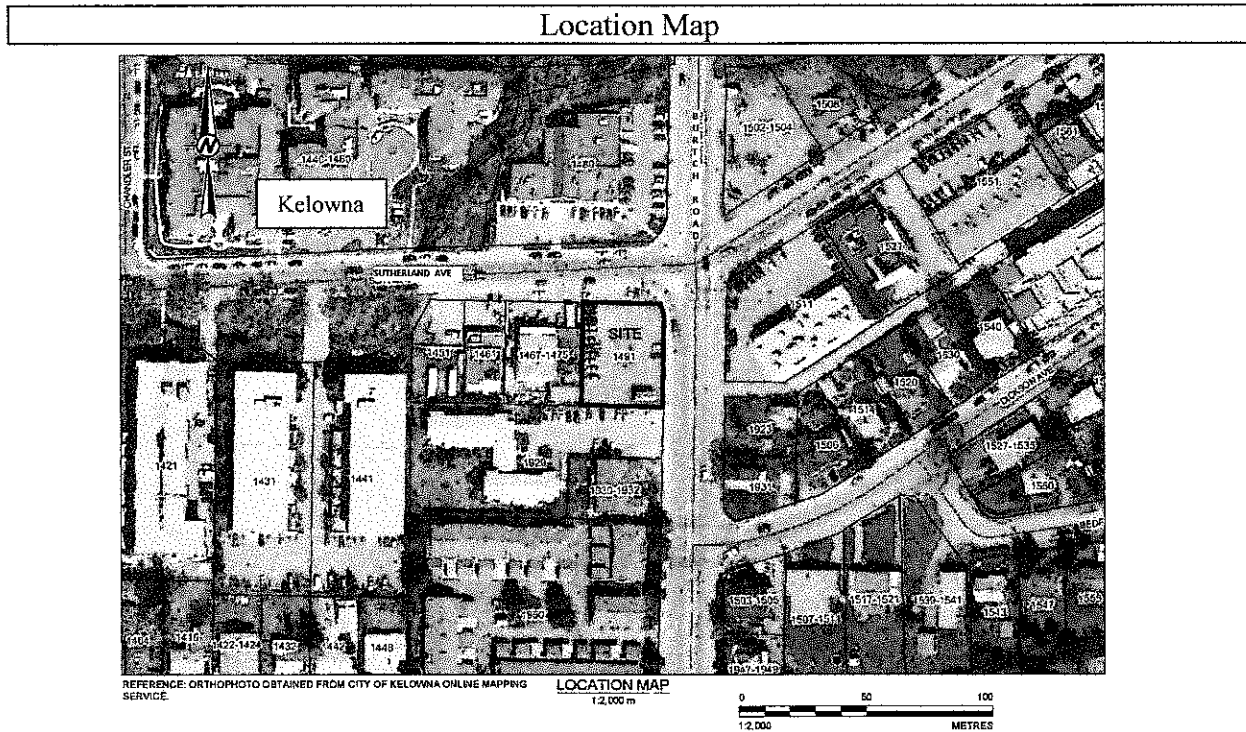
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### Site Plan



### 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 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.

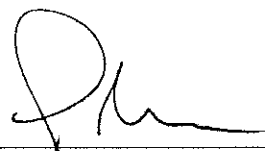
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Indoor exposure for commercial use only;
- (b) Outdoor exposure; and
- (c) No groundwater contact with any building foundation or building slab erected at the Site.

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 proposed or constructed buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D 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 and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

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

#### *Substances remediated in water for freshwater aquatic life water use:*

##### To meet numerical remediation standards:

- LEPH<sub>w</sub>.

#### *Substances remediated in water for drinking water use:*

##### To meet numerical remediation standards:

- Benzene, ethylbenzene, and xylenes (total).

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## Schedule D

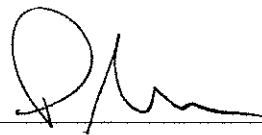
### Documents

- *Summary of Site Condition*, prepared by Guy Patrick, dated 05 Aug 2015;
- *Performance Verification Plan*, prepared by Golder Associates Ltd., dated 24 Feb 2015;
- *Detailed Quantitative Human Health and Ecological Risk Assessment, Off-Site Risk Assessment, 1491 Sutherland Avenue, Kelowna, BC*, prepared by Golder Associates Ltd., dated 24 Feb 2015;
- *Detailed Site Investigation, Site Remediation Activities and Confirmation of Remediation, 1491 Sutherland Avenue, Kelowna, BC*, prepared by Golder Associates Ltd., dated 11 Sep 2014;
- *Stage 1 and 2 Preliminary Site Investigation Update at 1491 Sutherland Avenue, Kelowna, BC*, prepared by Golder Associates Ltd., dated 11 Sep 2014;
- *Technical Memorandum: Results of Additional (2014) Soil Vapour Monitoring Conducted at 1491 Sutherland Avenue, Kelowna, BC*, prepared by Golder Associates Ltd., dated 25 Aug 2014;
- *Environmental Soil Sampling Program, 1491 Sutherland Avenue, Kelowna, British Columbia*, prepared by Golder Associates Ltd., dated 18 Aug 2004; and
- *Stage 1 and 2 Preliminary Site Investigation, 1491 Sutherland Avenue, Kelowna, BC*, prepared by EBA Engineering Consultants Ltd., dated 08 May 2001.

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