



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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

**NOV 27 2015**

Date Issued

A handwritten signature in black ink, appearing to be "Peter Kickham".

Peter Kickham

For Director, *Environmental Management Act*

## Schedule A

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

Part of Sutherland Avenue, District Lot 137 ODYD, City of Kelowna, adjacent to Lot 1, Plan 11332. District Lot 137, Osoyoos Division of Yale District, except KAP46325, more particularly described as follows:

Commencing at the northwest corner of said Lot 1, thence north one degree, fifty-nine minutes, twenty-six seconds, UTM grid bearings, ten metres (10.00) horizontal ground distance;

Thence ninety-one degrees, fifty-six minutes twenty-seven seconds, UTM grid bearings twenty-nine decimal seven one seven metres, (29.717 ) horizontal ground distance;

Thence southerly to the northeastern corner of said Lot 1, ten metres, (10.00) horizontal ground distance more or less;

Thence westerly, following the northern boundary of said Lot 1, twenty-nine decimal seven two six, (29.726) horizontal ground distance more or less, to the point of commencement;

Such area to contain two hundred ninety-seven decimal two square metres (297.2 m<sup>2</sup>), more or less.

The site contains part of a legal parcel depicted in a legal Sketch Plan of Part of Sutherland Avenue, Kelowna BC prepared by Van Gorp and Company, B.C. Land Surveyor on August 07, 2014.

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

Latitude:	49°	52'	48.8"
Longitude:	119°	27'	58.5"

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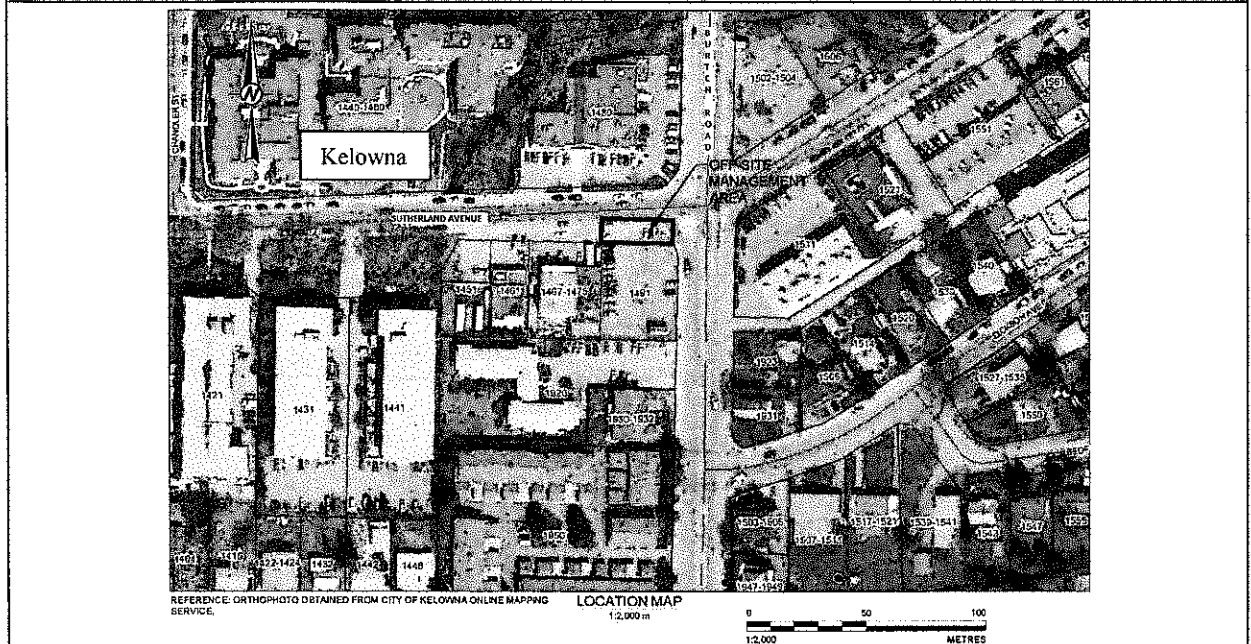


Peter Kickham  
For Director, *Environmental Management Act*

# 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:

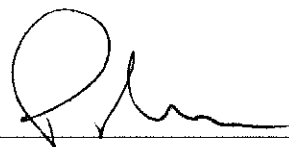
- a) The site will continue to be used as a roadway.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed at the site and the range of structures, locations and depths of trenches 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - a) Intrinsic control - at least 1 m clean soil over residual contaminated soil.
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.

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## Schedule C

### Substances and Uses

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

To meet risk-based remediation standards:

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

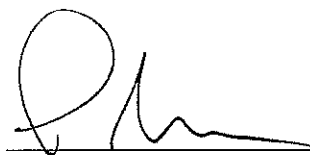
#### *Substances remediated in water for drinking water use:*

To meet numerical remediation standards:

- Benzene and ethylbenzene.

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## Schedule D

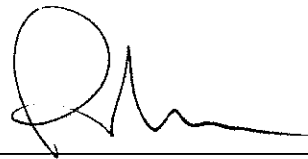
### Documents

- *Summary of Site Condition*, prepared by Guy Patrick, dated 17 Jun 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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