



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.

Jan 23, 2017  
Date Issued

J. Brooke  
J.A. Brooke  
For Director, *Environmental Management Act*

**Schedule A**

The site covered by this Certificate of Compliance is located at 726 and 816 Clement Avenue, Kelowna, British Columbia which is more particularly known and described as:

That portion of LOT A SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP55948 commencing at the south-east corner of said Lot A (PoC); then  
N 87° 52' 20" W, 69.248m; then  
N 1° 59' 50" E, 37.176m; then  
S 87° 47' 35" E, 69.248m then  
S 1° 59' 50" W, 37.080m to (PoC).  
PID: 023-332-077  
726 Clement Ave

And

That portion of LOT 2 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP34493 commencing at the south-east corner of said Lot 2 (PoC); then  
N 87° 52' 20" W, 28.506m; then  
N 2° 07' 41.7" E, 0.75m; then  
N 87° 52' 20" W, 41.00m; then  
S 2° 07' 41.7" W, 0.75m; then  
N 87° 52' 20" W, 11.0m; then  
N 1° 59' 50" E, 37.080m; then  
S 87° 47' 35" E, 80.595m; then  
S 2° 07' 40" W, 36.969m to (PoC).  
PID: 029-228-557  
816 Clement Ave

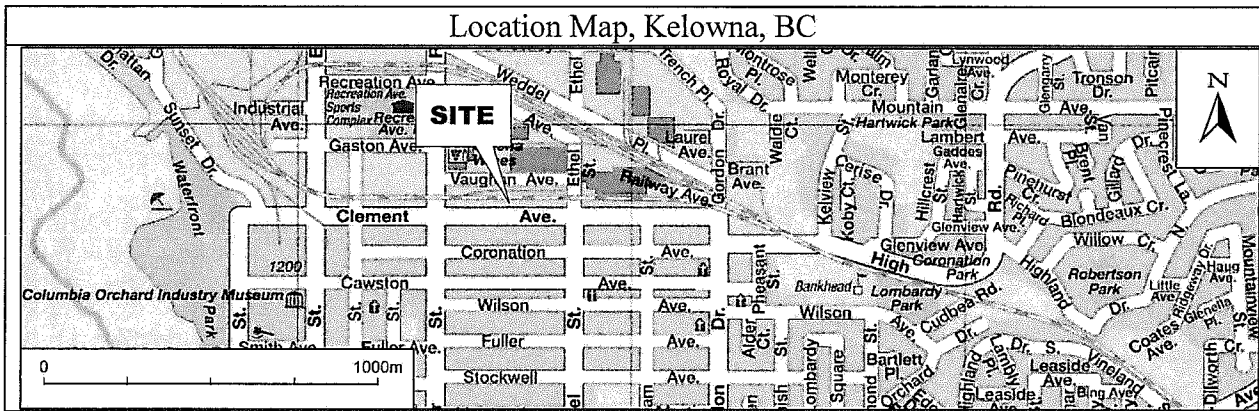
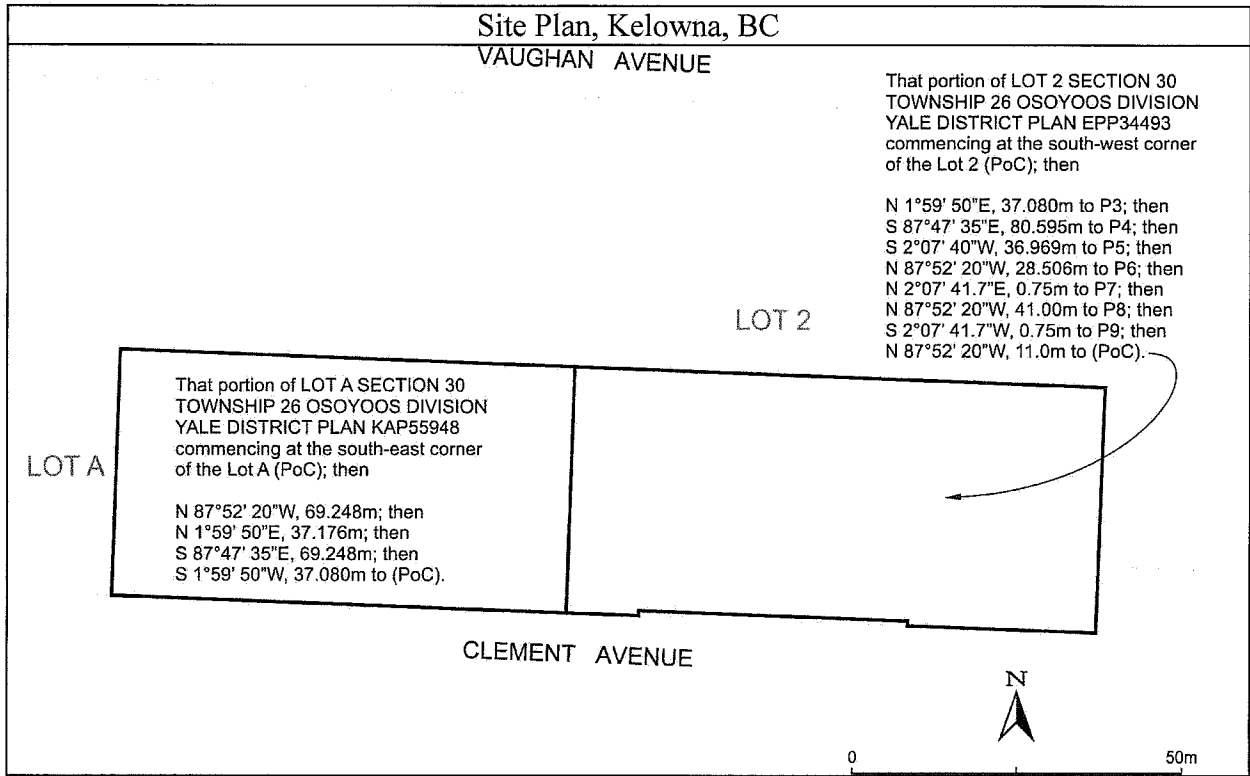
The site contains part of two legal parcels as depicted in an engineering drawing prepared by PGL Environmental on December 22, 2016

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

Latitude: 49° 53' 37.7"  
Longitude: 119° 29' 8.7"

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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 Contaminated Sites Regulation numerical standards 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) Any buildings on the site must be constructed with a concrete floor slab located at or above the site grade on December 22, 2016.

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 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.

Date Issued

*Jan 23, 2017*

For Director, *Environmental Management Act*

J.A. Brooke

## Schedule C

### Substances and Uses

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

To meet numerical remediation standards:

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

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

To meet numerical remediation standards:

- Naphthalene.

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

To meet numerical remediation standards:

- Benzene, ethylbenzene; and,
- Benzo[a]pyrene.

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Duncan Macdonald/ PGL Environmental Consultants, dated 21 Dec 2016;
- *Confirmation of Remediation - 726 and 816 Clement Avenue, Kelowna, BC*, prepared by PGL Environmental Consultants, dated 19 Dec 2016;
- *Certificate of Compliance – 726 and 816 Clement Avenue, Kelowna, BC*, prepared by BC Ministry of Environment, dated 19 June, 2014;
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation Report, Former Chevron Bulk Plant and Cardlock, 862 Clement Avenue Kelowna, BC*, prepared by SLR Consulting (Canada) Ltd., dated 12 Apr 2013; and
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Remedial Excavation Chevron Cardlock (Former Bulk Plant) No. 350, 862 Clement Avenue, Kelowna, BC*, prepared by Seacor Environmental Inc., dated 21 Apr 2005.

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*Jan 23, 2017*

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