



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.

October 16, 2017
Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 933 Westminster Avenue West, Penticton, British Columbia which is more particularly known and described as:

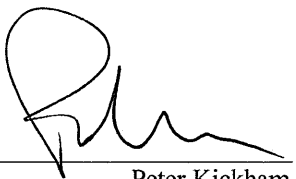
Lot A, District Lot 366, Similkameen Division Yale District, Plan 28399
PID: 004-559-631

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

Latitude:	49°	29'	52.92"
Longitude:	119°	36'	27.6"

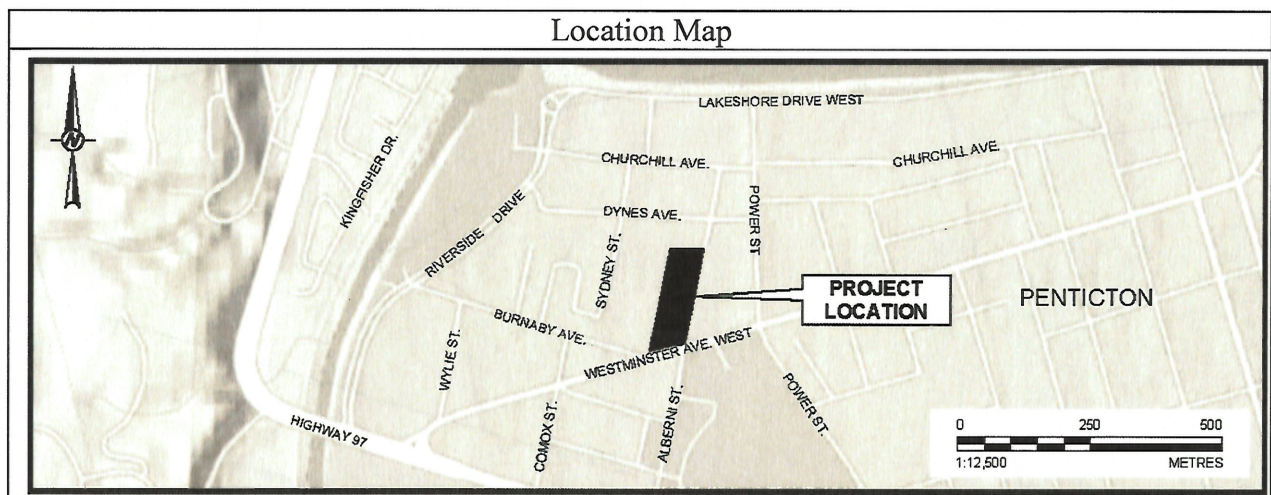
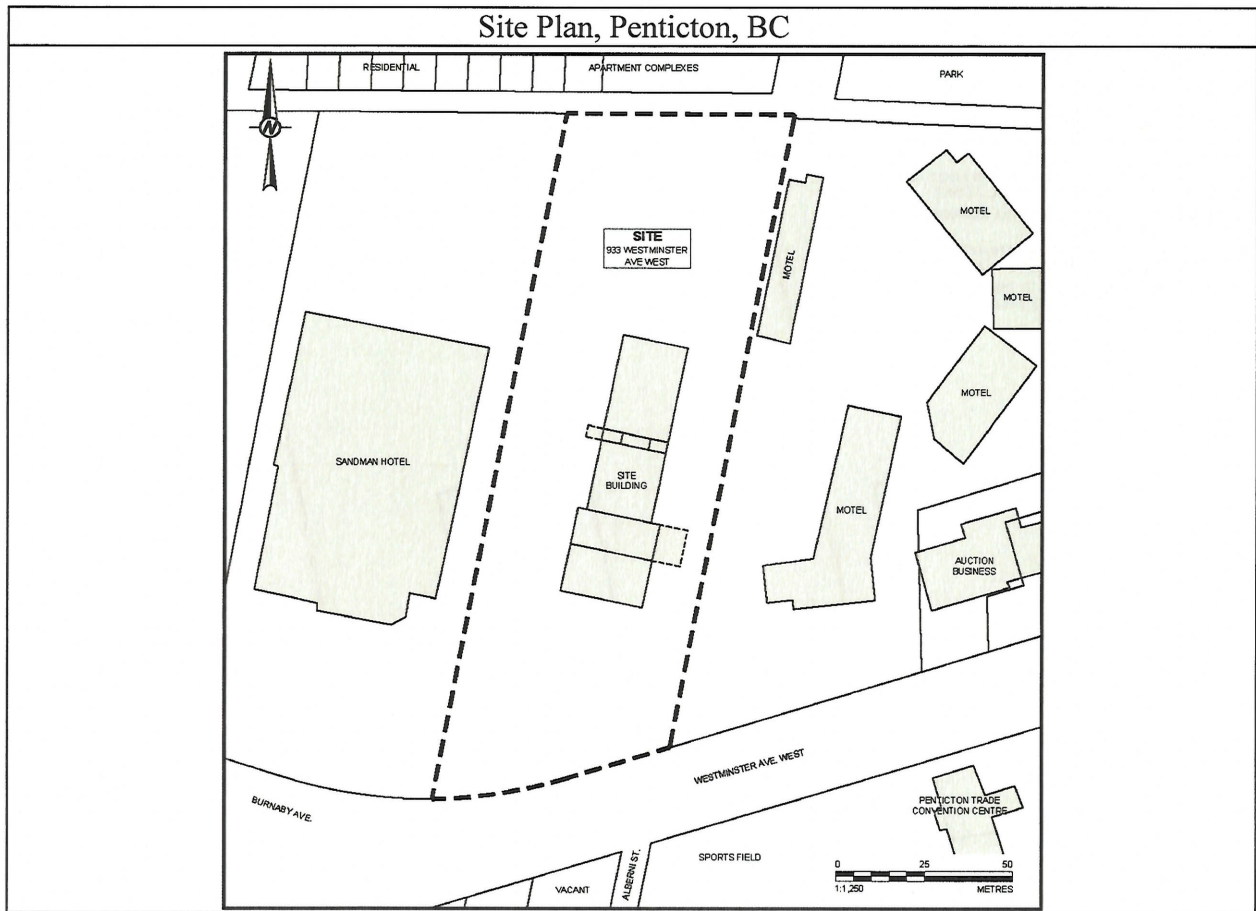
October 16, 2017

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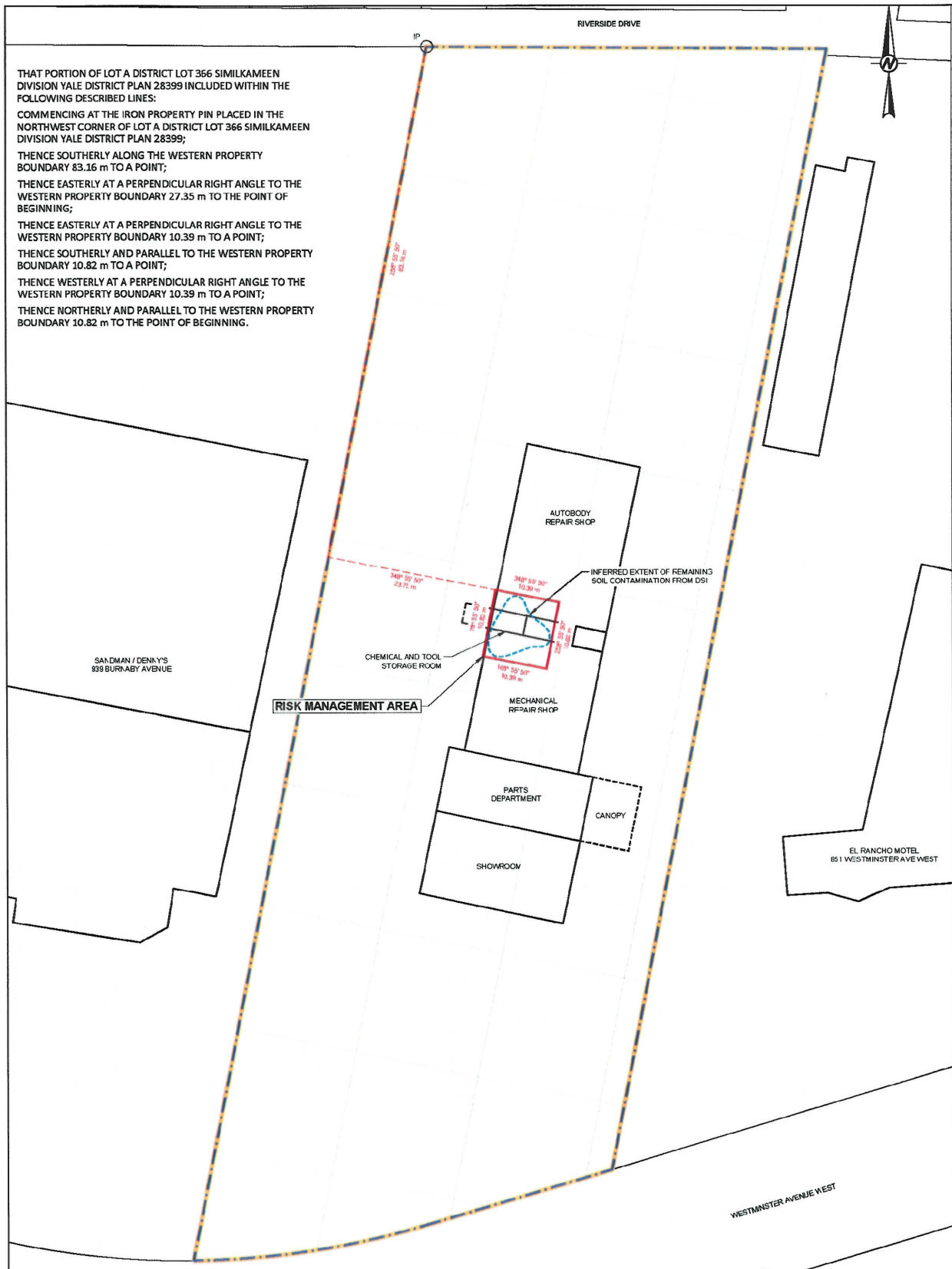
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Schedule B

Requirements and Conditions

1. Any changes in land vapour or water uses must be promptly identified by the responsible person 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.

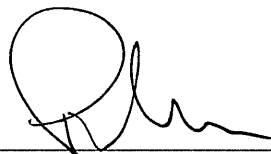
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation risk-based standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected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

- (a) Building design is limited to slab-on-grade construction in the risk management area defined in Schedule A, at the site grade as of October 13, 2017.

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 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) Building design is limited to slab-on-grade construction in the risk management area defined in Schedule A, at the site grade as of October 13, 2017.
 - (b) Water wells will not be installed at the Site for drinking water purposes.
3. If requested by the Director, the responsible person 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. 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:

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- (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
6. 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 plan 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 numerical remediation standards:

- VPHs.

To meet risk-based remediation standards:

- LEPHs, HEPHs.

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

- Trichloroethylene (TCE).

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

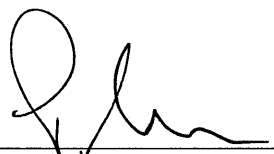
- Dichlorobenzene, 1,2-, dichlorobenzene, 1,4-.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- LEPHw;
- Dichlorobenzene, 1,2-.

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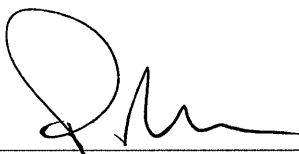

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Schedule D

Documents

- *Submission Addendum for Site ID 11859*, prepared by Golder Associates Ltd., 2017f, dated 14 July 2017;
- *Supplemental Site Investigations, 933 Westminster Avenue West, Penticton, BC*, prepared by Golder Associates Ltd., 2017e, dated 12 July 2017;
- *Screening Level and Detailed Quantitative Risk Assessment, 933 Westminster Avenue West, Penticton, BC*, prepared by Golder Associates Ltd., 2017c, dated 13 Mar 2017;
- *Performance Verification Plan for Certificate of Compliance for Site ID 11859*, prepared by Golder Associates Ltd., 2017d, dated 13 Mar 2017;
- *Summary of Site Condition*, prepared by Golder Associates Ltd., dated 11 Mar 2017;
- *Stage 1 Preliminary Site Investigation, 933 Westminster Avenue West, Penticton, BC*, prepared by Golder Associates Ltd., 2017b, dated 20 Feb 2017;
- *Detailed Site Investigations and Post-Remediation Monitoring, 933 Westminster Avenue West, Penticton, BC*, prepared by Golder Associates Ltd., 2017a, dated 26 Feb 2017;
- *Phase II Environmental Site Assessment, Sentes Automotive, 933 Westminster Avenue West, Penticton, British Columbia*, prepared by Golder Associates Ltd., 2012b, dated 24 Mar 2012;
- *Remedial Site Activities, Sentes Chevrolet, 933 Westminster Avenue West, Penticton, British Columbia*, prepared by Golder Associates Ltd., 2012c, dated 24 Mar 2012;
- *Geotechnical Remedial Site Activities, Sentes Chevrolet, 933 Westminster Avenue West, Penticton, BC*, prepared by Golder Associates Ltd., 2012a, dated 21 Mar 2012;
- *Additional Investigation, Concrete Slab Distress, Sentes Chevrolet, Penticton, BC*, prepared by Golder Associates Ltd., 2011, dated 11 Mar 2011;
- *Preliminary Geotechnical Investigation into Slab Distress at Sentes Chevrolet, Penticton, BC*, prepared by Golder Associates Ltd., 2010, dated 23 December 2010;
- *Remediation Report, Sentes Chevrolet, 933 Westminster Avenue West, Penticton, British Columbia*, prepared by Conestoga-Rovers & Associates, 2010, dated 11 Mar 2010;
- *Phase II Environmental Site Assessment, Sentes Chevrolet, 933 Westminster Avenue West, Penticton, British Columbia*, prepared by Conestoga-Rovers & Associates, 2009b, dated 09 May 2009;

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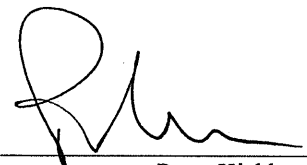

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- *Phase I Environmental Site Assessment, Sentes Chevrolet, 933 Westminster Avenue West, Penticton, British Columbia*, prepared by Conestoga-Rovers & Associates , 2009a, dated 11 Feb 2009; and
- *Investigation of Subsoil Conditions*, prepared by Okanagan Testing Services, dated 11 Dec 1977.

October 16, 2017

Date Issued

Site Identification Number 11859
Version 8.0 R



Peter Kickham

For Director, *Environmental Management Act*

