



**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.

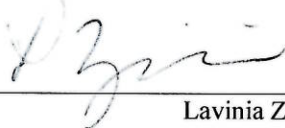
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

January 4, 2018  
Date Issued

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

## Schedule A

The Management Area covered by this Certificate of Compliance includes portions of 905 Lorne Street and Canadian National Railway Company right-of-way lands adjacent to the former bulk plant at 135 8<sup>th</sup> Avenue, Kamloops, British Columbia, which are more particularly known and described as:

<u>Legal Description:</u>	<u>PID:</u>
Portion (as defined by metes and bounds below) of the Northerly 75 feet of Lot 1 Shown on Plan B1126 Block 78 Kamloops Division Yale District Plan 193	012-708-763
Portion (as defined by metes and bounds below) of the Northerly 75 feet of Lot 2 Shown on Plan B1126 Block 78 Kamloops Division Yale District Plan 193	012-708-780
Portion (as defined by metes and bounds below) of Lot 3 Block 78 District Lot 234 Kamloops Division Yale District Plan 193 Except Plan B2078	012-709-948
That Part of Lot 4 Shown in Red on Plan B2000 Block 78 District Lot 234 Kamloops Division Yale District Plan 193 (included in metes and bounds below)	012-710-130
Lot 5 Block 78 District Lot 234 Kamloops Division Yale District Plan 193 Except Plan B2079 (included in metes and bounds below)	012-710-202
Portion (as defined by metes and bounds below) of That Part of Lot 1 District Lot 234 Kamloops Division Yale District Plan KAP58706 Which is Included Within Plan KAP58707.	023-728-191.

### Description of Canadian National Railway Company Management Area Metes and Bounds:

Commencing at the north-west corner of Lot 4 shown red on Plan B2000, Block 78, D L 234, Plan 193;

Thence southeasterly along the southerly boundary of Lorne Street on an azimuth of 124° 05' 11" more or less a distance of 36.254 metres more or less to its intersection with the line between bore holes BH104 and BH29;

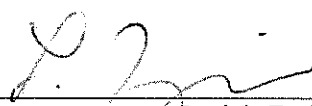
Thence southerly on an azimuth of 170° 21' 04" more or less a distance of 6.334 metres more or less to bore hole BH29;

Thence southerly on an azimuth of 190° 18' 34" more or less a distance of 16.299 metres more or less to bore hole BH28;

Thence southerly on an azimuth of 167° 12' 59" more or less a distance of 9.331 metres more or less to bore hole BH100;

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Thence southwesterly on an azimuth of 208° 56' 34" more or less a distance of 9.022 metres more or less to the intersection of the northerly boundary of the lane shown on Plan 193 with the line between bore holes BH100 and BH108;

Thence northwesterly on an azimuth of 114° 11' 34" more or less a distance of 17.706 metres more or less to the south-east corner of the part of Lot 5 shown on Plan B2079, Plan 193;

Thence northeasterly on an azimuth of 24° 26' 26" more or less a distance of 19.893 metres more or less to the north-east corner of the part of Lot 5 shown on Plan B2079, Plan 193;

Thence northwesterly on an azimuth of 304° 05' 11" more or less a distance of 46.428 metres more or less to the south-west corner of the part of Lot 3, Block 78, Plan 193, except Plan B2078;

Thence southwesterly on an azimuth of 204° 29' 55" more or less a distance of 4.313 metres more or less to the south-east corner of the northerly 75 feet of Lot 2 shown on Plan B1126, Block 78, Plan 193;

Thence northwesterly on an azimuth of 304° 04' 58" more or less a distance of 30.950 metres more or less to the south-west corner of the northerly 75 feet of Lot 1 shown on Plan B1126, Block 78, Plan 193;

Thence northeasterly along the westerly boundary of Lot 1, Block 78, Plan 193 on an azimuth of 24° 31' 39" more or less a distance of 8.567 metres more or less to its intersection with the line running parallel to the northerly boundary of the northerly 75 feet of Lot 1 shown on Plan B1126, Block 78, Plan 193 through bore hole BH144;

Thence southeasterly along the line through bore hole BH144 running parallel to the northerly boundary of the northerly 75 feet of Lot 1 shown on Plan B1126, Block 78, Plan 193 on an azimuth of 124° 05' 11" more or less a distance of 15.473 metres more or less to its intersection with the easterly boundary of the northerly 75 feet of Lot 1 shown on Plan B1126, Block 78, Plan 193;

Thence easterly on an azimuth of 94° 17' 13" more or less a distance of 21.908 metres more or less to bore hole BH102;

Thence easterly along the line between bore holes BH102 and BH105 on an azimuth of 102° 43' 36" more or less a distance of 8.805 metres more or less to its intersection with the northerly boundary of Lot 3, Block 78, Plan 193, except Plan B2078;

Thence southeasterly along the northerly boundary of Lot 3, Block 78, Plan 193, except Plan B2078 on an azimuth of 124° 05' 11" more or less a distance of 1.351 metres more or less to the point of commencement.

The metes and bounds of the Management Area are depicted on the Underhill & Underhill Professional Land Surveyors "Sketch Plan Showing CN Rail Metes and Bounds", prepared by Christopher de Haan, BC Land Surveyor, for SLR Consulting (Canada) Ltd. on July 21, 2017.

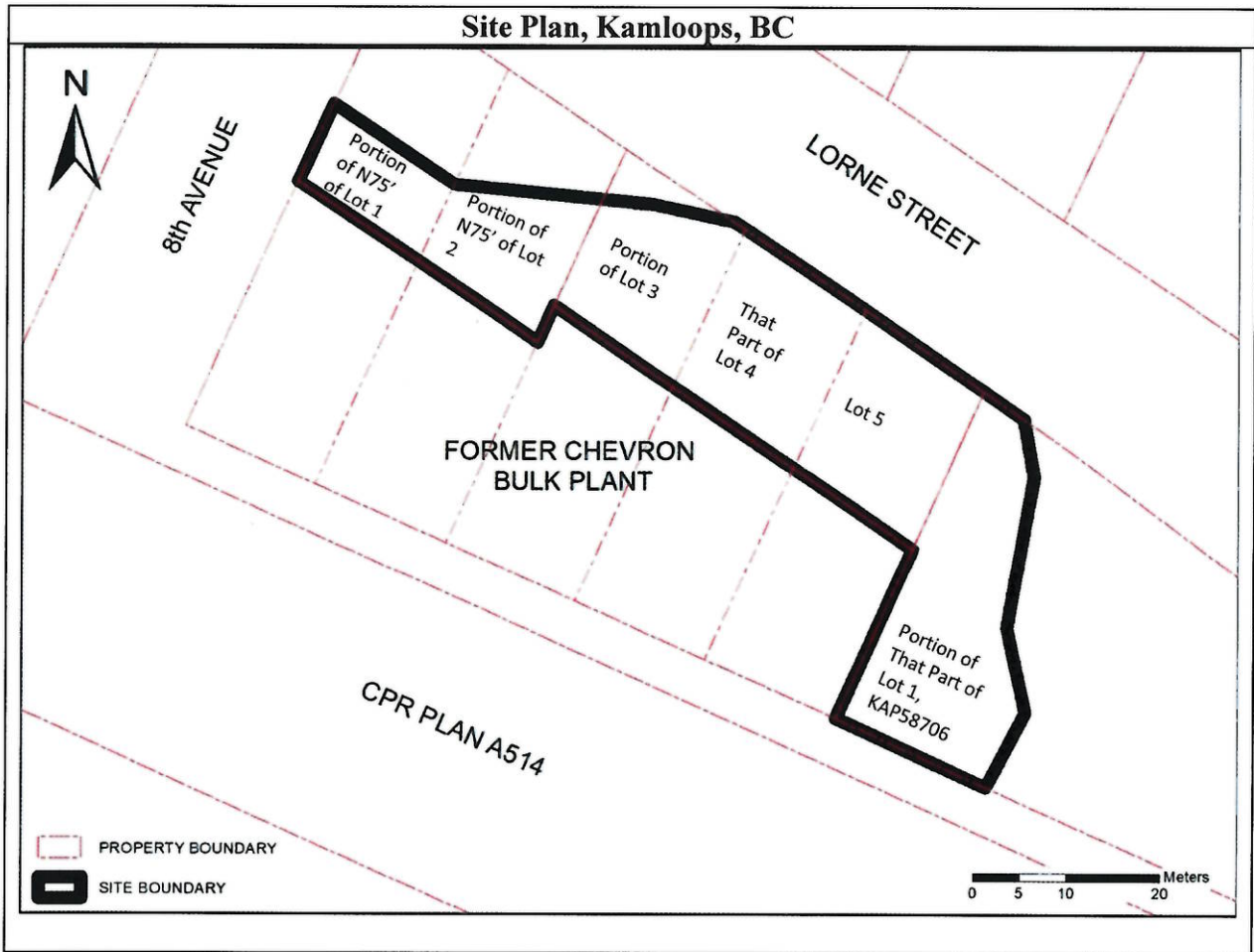
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 50° 40' 35.5"  
Longitude: 120° 19' 10.4"

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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 or 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 building erected within Lot 1 or Lot 2 of Plan B1126 and falling within the site will have a foundation no more than 1.8 meters below the current grade and any building erected within the remainder of the site will have a foundation no more than 6.7 meters below the current grade; and groundwater will not come into contact with the building at any time of year.

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 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) Groundwater from the site must not be used as a source of drinking water.
3. If requested by the Director, the responsible person<s> 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.

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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.

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

To meet risk-based remediation standards:

- LEPH<sub>w</sub> and EPH<sub>w10-19</sub>; and
- Phenanthrene.

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

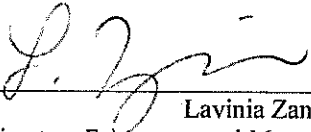
To meet numerical remediation standards:

- Arsenic and magnesium; and
- Benzene, ethylbenzene, toluene and xylenes (total).

To meet risk-based remediation standards:

- Uranium;
- EPH<sub>w10-19</sub>;
- Dichloroethane, 1,2-; and
- Benzo[a]pyrene.

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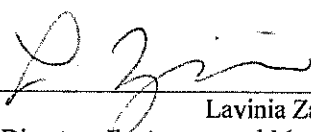
## Schedule D

### Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., October 2017.
- *Preliminary and Detailed Site Investigations, Former Chevron Bulk Plant VCN0340, 135 8<sup>th</sup> Avenue, Kamloops, BC*, BC MOE Site ID: 1638 and 1665, Erin Robson and Sam Reimer, SLR Consulting (Canada) Ltd., August 2017.
- *Human Health and Ecological Risk Assessment, Former Chevron Bulk Plant VCN0340, 135 8<sup>th</sup> Avenue, Kamloops, BC, MOE Identification No: 1638 and 1665, Ingrid Sorensen and Sam Reimer*, SLR Consulting (Canada) Ltd., August 2017.
- *Letter RE: Application for Determination of Local Background Concentration for Dissolved Selenium Concentration in Groundwater, 135 – 8<sup>th</sup> Avenue, Kamloops, British Columbia*. BC Ministry of Environment, Land Remediation Section, July 2017.
- *Letter RE: Protocol 6 Approval Application for Non-Delineation, 135 – 8<sup>th</sup> Avenue, Kamloops, British Columbia*. BC Ministry of Environment, Land Remediation Section, July 2017.
- *Letter RE: Protocol 9 Determining Background Groundwater Quality – Dissolved Selenium, 135 – 8<sup>th</sup> Avenue, Kamloops, British Columbia*. Erin Robson and Sam Reimer, SLR Consulting (Canada) Ltd., May 2017.
- *Letter RE: Protocol 6 Approval Application for Non-Delineation, 135 – 8<sup>th</sup> Avenue, Kamloops, British Columbia*. Erin Robson and Sam Reimer, SLR Consulting (Canada) Ltd., May 2017.

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