



Victoria File: 26250-20/6593
Site ID: 6593

January 21, 2020

Michael Roberts
UCANCO General Partners Inc.
203-200 Barclay Parade S.W.
Calgary, AB T2P 4R5

Dear Mr. Roberts:

Re: Certificate of Compliance – 852 Victoria Street, Kamloops, British Columbia

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

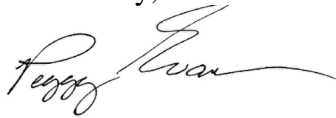
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

5. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 778-698-4855 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Peggy Evans
for Director, *Environmental Management Act*

Enclosure

cc: Allan Michener, City of Kamloops,
955 Concordia Way, Kamloops, BC, V2C 6V3

John Taylor, Approved Professional Core6 Environmental Ltd.
JTaylor@core6.ca

Marc Cameron, Approved Professional Core6 Environmental Ltd.
mcameron@core6.ca

CSAP Society
apopova@csapsociety.bc.ca



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.

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.

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Schedule A

The site covered by this Certificate of Compliance is located at 852 Victoria Street, Kamloops, British Columbia which is more particularly known and described as:

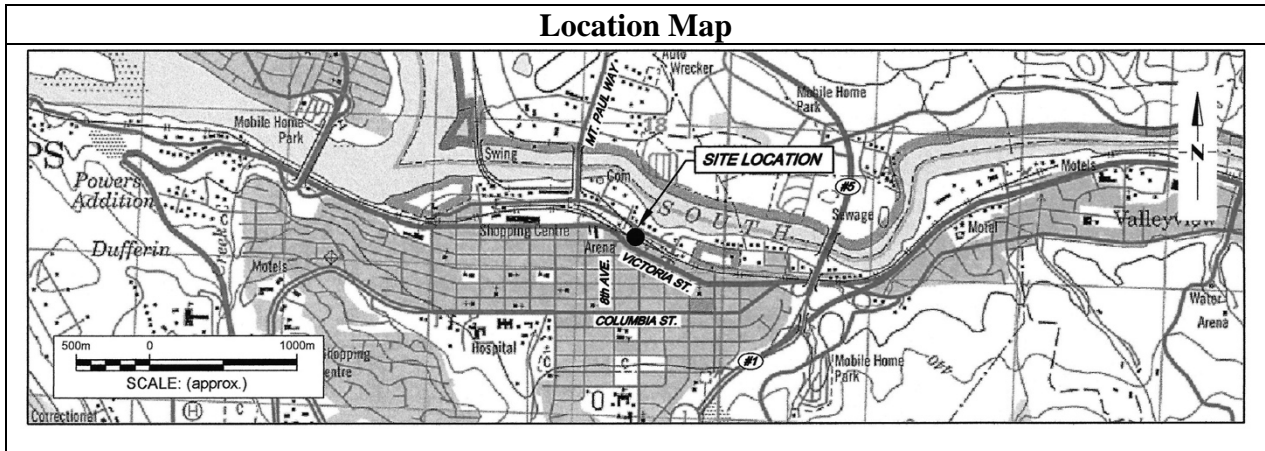
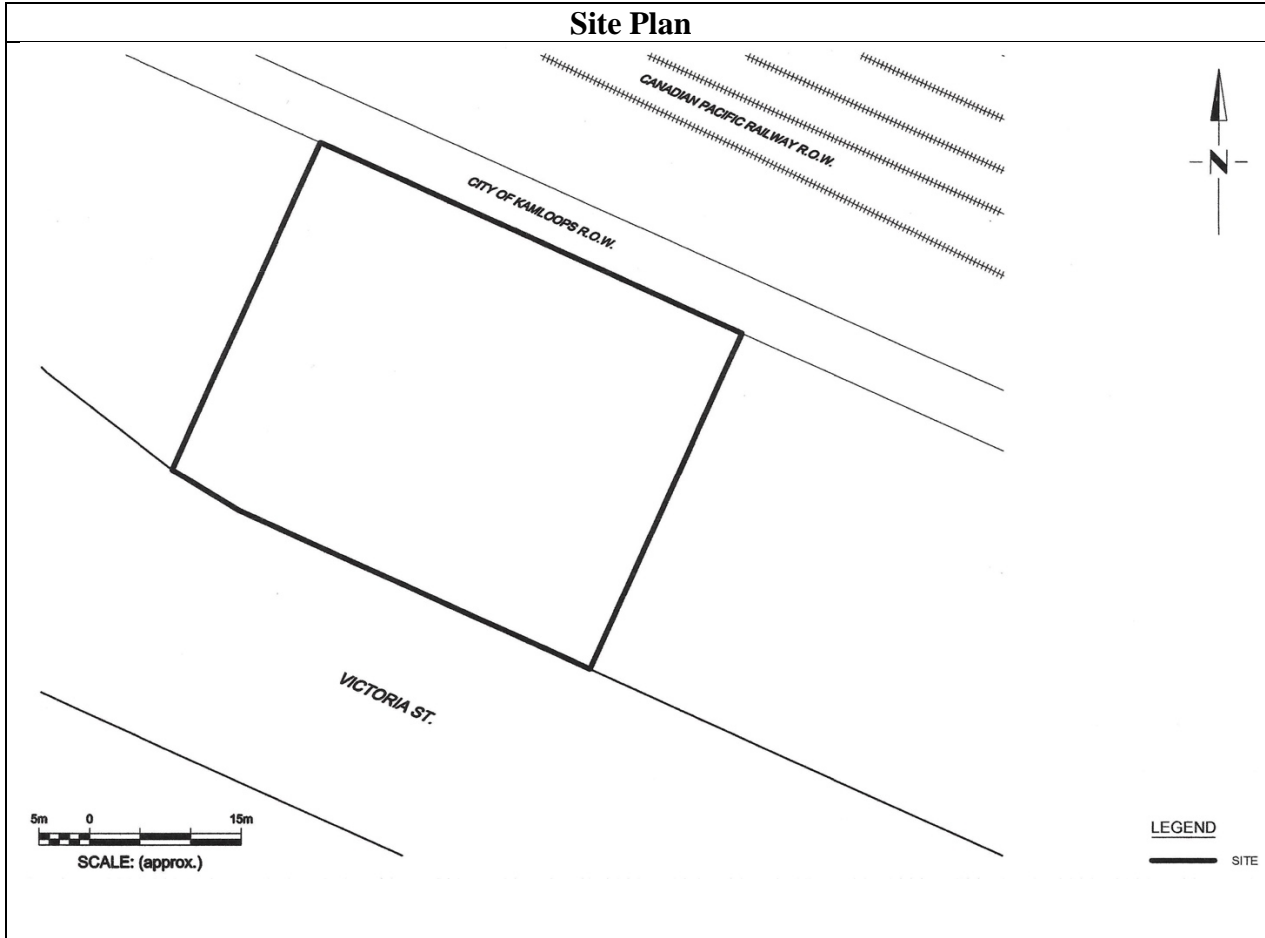
Lot A, District Lot 234, Kamloops Division Yale District Plan 23878
PID: 006-201-067

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

Latitude: 50° 40' 32.28"
Longitude: 120° 19' 10.55"

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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 Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

(a) Future buildings on the site must have a foundation slab located at or above the elevation of ground surface on November 19, 2019.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 person 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:

(b) Future buildings on the site must have a foundation slab located at or above the elevation of ground surface on November 19, 2019.

(c) Groundwater from the site must not be used for drinking water;

(d) Soils located one meter or greater below ground surface (bgs) on November 19, 2019 must not be relocated to depths of less than one meter bgs;

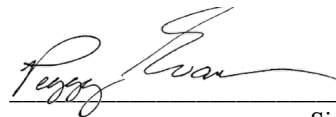
(e) Soil that is currently covered with asphalt, concrete, or gravel on November 19, 2019 must remain covered by asphalt, concrete, gravel or foundation slab; and

(f) An environmental professional should be consulted before planting deep rooting trees.

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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land use:

To meet numerical remediation standards:

Naphthalene (CAS # 91-20-3)

To meet risk-based remediation standards:

Benzene (CAS # 71-43-2)
Copper (CAS # 7440-50-8)
Ethylbenzene (CAS # 100-41-4)
Lead (CAS # 7439-92-1)
LEPHs (No CAS #)
Toluene (CAS # 108-88-3)
VPHs (No CAS #)
Xylenes (CAS # 1330-20-7)

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

Benzene (CAS # 71-43-2)
Benzo(a)pyrene (CAS # 50-32-8)
Lead (CAS # 7439-92-1)
Toluene (CAS # 108-88-3)
VHW₆₋₁₀ (No CAS #)

To meet risk-based remediation standards:

Nitrate (as N) (CAS # 14797-55-8)
Chloride Ion (CAS # 16887-00-6)
Ethylbenzene (CAS # 100-41-4)
LEPHw (No CAS #)
Methylnaphthalene, 2- (CAS # 91-57-6)
Xylenes, Total (CAS # 1330-20-7)
Naphthalene (CAS # 91-20-3)

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Schedule D

Documents

Document Title	Author / Company	Document Date
Summary of Site Condition	Core6 Environmental Ltd.	November, 2019
Administrative Guidance 11 Memorandum – 852 Victoria Street, Kamloops	Core6 Environmental Ltd.	November, 2019
Preliminary and Detailed Site Investigation, 852 Victoria Street, Kamloops, British Columbia	Core6 Environmental Ltd.	November, 2019
Human Health and Ecological Risk Assessment, 852 Victoria Street, Kamloops, British Columbia	Core6 Environmental Ltd	November, 2019
Contamination Beneath Milepost 128.00 of Shuwap Subdivision, Adjacent to 852 Victoria Street, Kamloops BC	Core6 Environmental Ltd	September, 2019
Re: Protocol 6 Preapproval Application for Relief from Delineation – Site ID 6593, 852 Victoria Street, Kamloops, BC	British Columbia Ministry of Environment and Climate Change	May, 2019
Re: Application for Determination of Local Background Concentration for Dissolved Lithium Concentrations in Groundwater, 852 Victoria Street, Kamloops, British Columbia	British Columbia Ministry of Environment and Climate Change	May, 2018
Re: Protocol 6 Preapproval Application for Relief from Delineation – Site ID 6593 – 852 Victoria Street, Kamloops, BC	British Columbia Ministry of Environment and Climate Change	May, 2018
Re: Request for Approval to Delineate 852 Victoria Street, Kamloops, BC (Site ID 6593)	Core6 Environmental Ltd	February, 2018
Re: Application for Determination of Local Background Concentration for Dissolved Magnesium, Dissolved Selenium and Dissolved Uranium Concentrations in Groundwater, 852 Victoria Street, Kamloops, British Columbia	British Columbia Ministry of Environment and Climate Change	July, 2017
Request for Access, 876 Victoria Street, Kamloops BC	Core6 Environmental Ltd	June, 2017
Notice of Contamination Migration for City of Kamloops Property located at 330 9 th Avenue, adjacent to 852 Victoria St Kamloops.	Core6 Environmental Ltd	June, 2017
Re: Notification of Likely or Actual Offsite Migration to Neighbouring Property from 852 Victoria Street, Kamloops, British Columbia	British Columbia Ministry of Environment and Climate Change	June, 2017
Contamination Beneath Milepost 128.00 Shuswap Subdivision, Adjacent to 852 Victoria Street, Kamloops BC	Core6 Environmental Ltd	May, 2017
Draft Detailed Site Investigation Former Shell Bulk Plant Update, 852 Victoria Street, Kamloops, British Columbia	Nichols Environmental (Canada) Ltd.	September, 2015
Draft Stage 1 Preliminary Site Investigation, 852 Victoria Street, Lot A; Plan 23878, Kamloops British Columbia	Nichols Environmental (Canada) Ltd.	May, 2015
Limited Right of Access Agreement for Environmental Testing with Canure Limited Partnership	Canadian Pacific Railway	January, 2015

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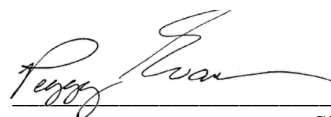


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Site Plan	SNC Lavalin Environment	October, 2013
Transition Form, P00130	SNC-Lavalin Inc.	October, 2013
Soil, Water and Soil Vapour Investigation Results Former Shell Bulk Plant at 852 Victoria Street, Kamloops	SNC-Lavalin Environment Inc.	September, 2013
Site Risk Classification Report submitted by SNC-Lavalin, 852 Victoria Street, Kamloops, British Columbia	British Columbia Ministry of Environment and Climate Change	March, 2013
Soil Manifest. Project No. H2B-5753	HAZCO Kamloops Bioremediation Facility	June, 2012
Notification of Independent Remediation	SNC Lavalin Environment	May, 2012
Site Risk Classification Report	SNC Lavalin Environment	May, 2012
Letter to Canadian Pacific Railway, Re: CPR Owned Land, Northeast of Shell Canada Products Site at 852 Victoria Street, Kamloops (LC: P00130)	Shell Canada Products	May, 2010
Notification of Likely or Actual Offsite Migration	SNC Lavalin Environment	May, 2010
Limited Right of Access Agreement for Environmental Testing	Canadian Pacific Railway Company	July, 2009
Subsurface Monitoring Results, Canadian Pacific Railway Right-of-Way Adjacent to 862 Victoria Street, Kamloops, British Columbia	SNC-Lavalin Environment Inc.	July, 2009
Notification of Likely or Actual offsite Migration to Neighbouring Property from 852 Victoria Street, Kamloops, British Columbia	SNC-Lavalin Environment Inc.	June, 2009
Human Health Risk Assessment for Persons at 852 Victoria Street, Kamloops, British Columbia	SNC-Lavalin Environment Inc.	June, 2007
Hazardous Building Materials Survey for a Former Shell Bulk Plant Located at 852 Victoria Street, Kamloops, British Columbia	SNC Lavalin Environment Inc.	March, 2007
Limited Right of Access Agreement for Environmental Testing	Canadian Pacific Railway Company	November, 2006
Summary of Results of 2005 Environmental Sampling Events, Kamloops Shell Bulk Plant, 852 Victoria Street, Kamloops, British Columbia	SNC Lavalin Morrow Environmental Consultants Inc.	March, 2006
Letter to BC MOE Re: Community Dialogue	Shell Canada Products	February, 2002
2000 and 2001 Assessment Activities, Kamloops Shell Bulk Plant, 852 Victoria Street, Kamloops, British Columbia	Morrow Environmental Consulting Inc.	January, 2002
Letter to BC MOE, Re: Notification of Independent Remediation, Shell Bulk Plant, 852 Victoria Street, Kamloops, BC	Morrow Environmental Consultants Inc.	May, 2000
Letter to Morrow, Re: Notice of Independent Remediation for the property located at 852 Victoria Street, British Columbia	BC MOE	May, 2000
Letter to City of Kamloops, Re: Shell Bulk Plant, 852 Victoria Street	BC MOE	May, 2000
Soil and Groundwater Assessment, Shell Bulk Plant, 852 Victoria Street, Kamloops, British Columbia	Morrow Environmental Consulting Inc.	April, 2000
Stage 1, Preliminary Site Investigation, Shell Bulk Plant, 852 Victoria Street, Kamloops, British Columbia	Morrow Environmental Consulting Inc.	April, 2000

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1999 Year End Monitoring Summary, Shell Kamloops Bulk Plant and Card Lock, 852 Victoria Street, Kamloops	Morrow Environmental Consulting Inc.	February, 2000
Shell Bulk Plant and Cardlock, Kamloops, British Columbia	SRK Consulting	May, 1999
1997 Year End Monitoring Reports, Shell Kamloops Card Lock, 852 Victoria Street, Kamloops, British Columbia	Morrow Environmental Consultants Inc.	January, 1998
Phase II Environmental Assessment, Shell Kamloops Bulk Plant, 852 Victoria Street, Kamloops.	Morrow Environmental Consultants Inc.	September, 1993
Letter Report to Shell Canada Products Ltd. Re: Environmental Assessment, Kamloops Card Lock, 852 Victoria Street, Kamloops, BC, Location Code P03044	Morrow Environmental Consultants Inc.	November, 1992
Environmental Assessment, Shell Kamloops Card Lock, 852 Victoria Street, Kamloops, British Columbia	Morrow Environmental Consultants Inc.	October, 1992
Lust Program Soil Assessment, Victoria Street Card Lock	Morrow Recovery Systems Inc.	June, 1990

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