



VIA EMAIL: tara.hunter@cantire.ca

Victoria File: 26250-20/19526
Site ID: 19526

February 19, 2020

Canadian Tire Real Estate Limited
2180 Yonge Street
15th Floor North, PO Box 770, Station K
Toronto, ON M4P 2V8

Dear Tara Hunter:

Re: Certificate of Compliance – 4510 27th Street, Vernon, 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. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
5. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

6. 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Department of Engineering Development Services, City of Vernon
3001 – 32 Avenue, Vernon BC, V1T 2L8

Duncan Macdonald, PGL Environmental Consultants; dmacdonald@pggroup.com

Scott Steer, Steer Environmental Associates Ltd.; scott.steer@steerenvironmental.com

Cory Cavazzi, PGL Environmental Consultants; ccavazzi@pggroup.com

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 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.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

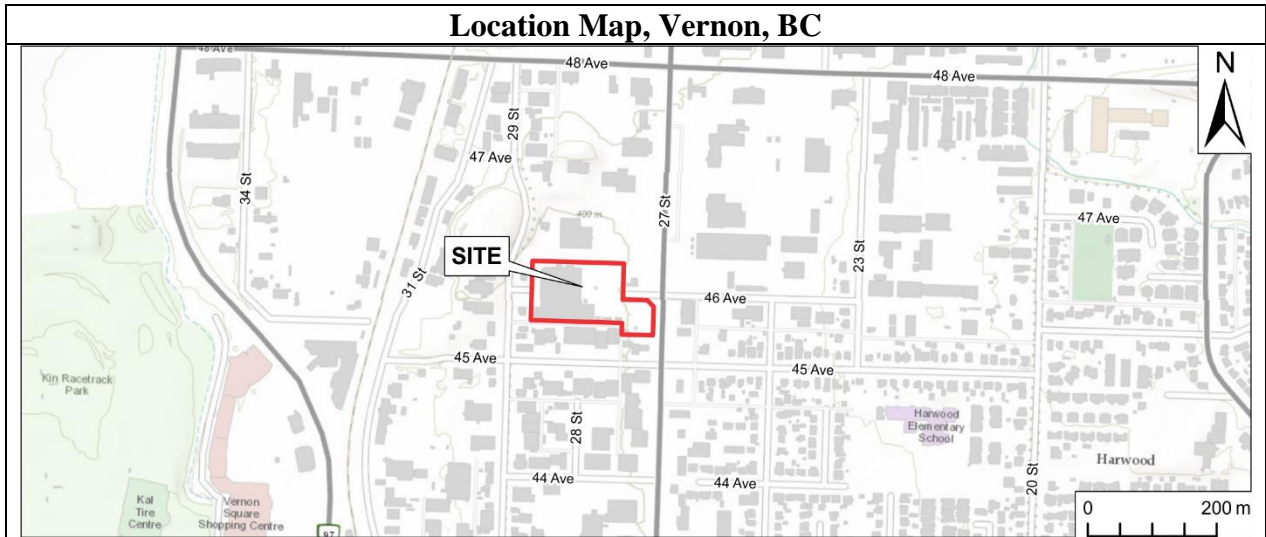
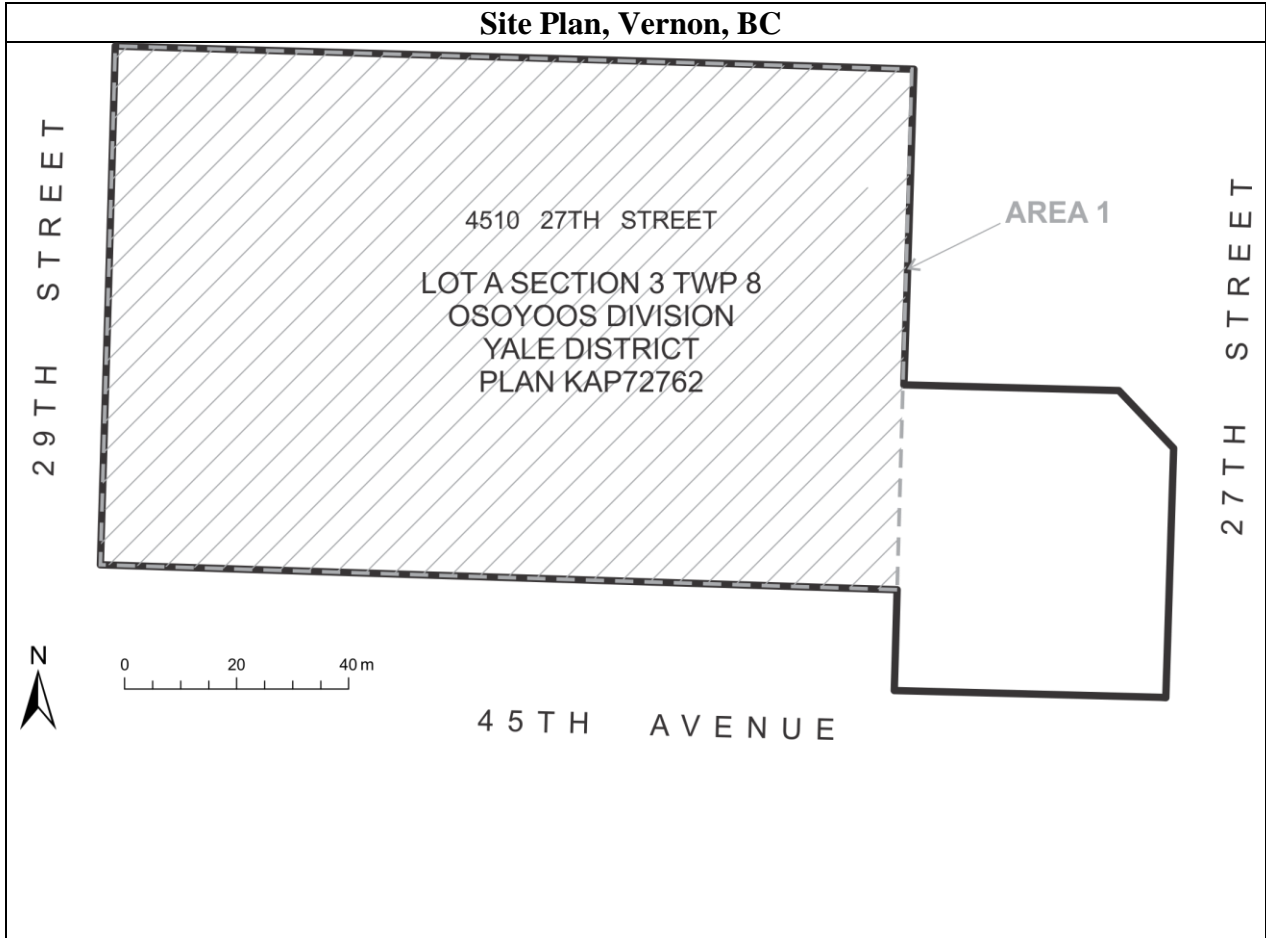
The site covered by this Certificate of Compliance is located at 4510 27 Street, Vernon, British Columbia which is more particularly known and described as:

Rem Lot A, Section 3, Township 8, Osoyoos Division Yale District Plan KAP72762
025-584-600

Latitude: 50° 16' 40.76"
Longitude: 119° 16' 5.84 "

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For Director, *Environmental Management Act*



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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 the 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) *Site buildings will have slab on grade foundations*

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 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:

- a) *Groundwater at the Site must not to be used as a drinking water source; and*
- b) *The surface cap/impervious surface must be maintained where currently present (see Area 1 of Site Plan). This management area is defined by the following metes and bounds description:*

*Commencing at the NW corner of LOT A SECTION 3
TWP 8 OSOYOOS DIVISION YALE
DISTRICT PLAN KAP72762 (PoC), then
S 01° 39' 15.624" W 92.544m, then
S 88° 13' 52.7383" E 142.211m, then
N 01° 31' 57.3714" E 92.869m, then
N 88° 21' 44.1478" W 142.014m to PoC*

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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 soil use:

To meet numerical remediation standards:

HEPHs	N/A
toluene	108-88-3
zinc	7440-66-6

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

chloride ion	16887-00-6
sodium ion	17341-25-2

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Schedule D

Documents

<i>Document Title</i>	<i>Author / Company</i>	<i>Document Date</i>
<i>Summary of Site Condition</i>	PGL Environmental Consultants	December 2019
<i>Human Health & Ecological Risk Assessment</i>	PGL Environmental Consultants	December 2019
<i>Confirmation of Remediation</i>	PGL Environmental Consultants	October 2019
<i>Stage 1 and 2 Preliminary and Detailed Site Investigation, and Remediation Plan</i>	PGL Environmental Consultants	August 2019
<i>Phase II Environmental Site Assessment</i>	PGL Environmental Consultants	March 2019
<i>Phase I Environmental Site Assessment</i>	PGL Environmental Consultants	November 2018
<i>Service Centre Decommissioning, CTR 361R, 4510 27th Street, Vernon, BC</i>	PGL Environmental Consultants	September 2016
<i>Stage 1 Preliminary Site Investigation, 4602-27th Street, Vernon, British Columbia</i>	AMEC Earth & Environmental Limited	October 2002
<i>Geotechnical Assessment Proposed Car Wash Canadian Tire Store No. 361, Vernon, British Columbia</i>	AMEC Earth & Environmental Limited	October 2002
<i>Soil Sampling and Laboratory Hydrocarbon Testing, Canadian Tire Store, Vernon, BC</i>	Fletcher Associates Engineering	January 2002
<i>Geotechnical Assessment Proposed Canadian Tire Store Additions</i>	AMEC Earth & Environmental Limited	December 2000
<i>Stage 2 Preliminary Site Investigation Canadian Tire Associate Store #361, 4510 27th Street, Vernon, BC</i>	XCG Consultants Ltd.,	December 1997
<i>Phase 1 Environmental Site Assessment Canadian Tire Associate Store #361, 4510 27th Street, Vernon, BC</i>	XCG Consultants Ltd.,	February 1997
<i>Soils Investigation for a Proposed Store, Vernon, BC</i>	Hardy Associates (1978) Ltd.	December 1983

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