



**VIA EMAIL**

Victoria File: 26250-20/1605  
Site ID: 1605

May 25, 2020

Guy Mercier  
0861537 B.C. LTD., INC. NO. BC0861537  
109 – 580 Sedona Drive  
Kamloops, BC V2E 1H6  
[guymercier@lanesend.net](mailto:guymercier@lanesend.net)

Dear Guy Mercier:

**Re: Certificate of Compliance – 790 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 Regulation and 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) 468-2247 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



George Szefer, M.Eng., P.Eng.  
For Director, *Environmental Management Act*

Enclosure

cc: Glen Farrow, Streets & Environmental Services Manager, City of Kamloops,  
[gfarrow@kamloops.ca](mailto:gfarrow@kamloops.ca)

Greg Danyluk, Approved Professional, GD Assessments Inc.,  
[gd@gdassessments.ca](mailto:gd@gdassessments.ca)

CSAP Society  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Site Information Advisor, Ministry of Environment and Climate Change Strategy  
[Advisor.SiteInformation@gov.bc.ca](mailto:Advisor.SiteInformation@gov.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.

May 25, 2020

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Date Issued

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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 790 Victoria Street, Kamloops, British Columbia which is more particularly known and described as:

Lot 1 District Lot 234 Kamloops Division Yale District Plan KAP52909  
PID: 018-889-573

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

Latitude: 50° 40' 33.90"  
Longitude: 120° 19' 16.80"

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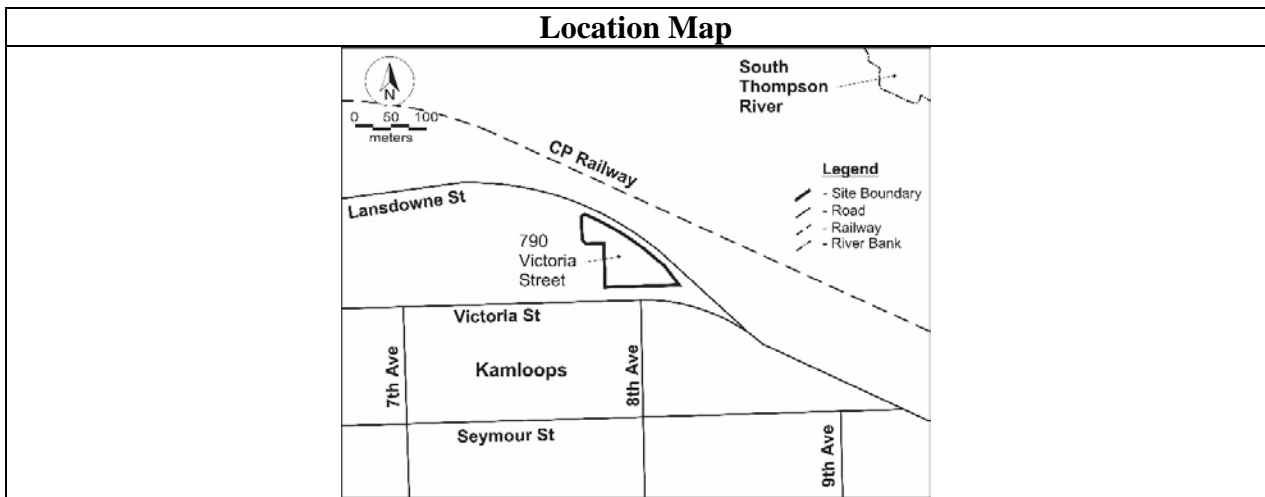
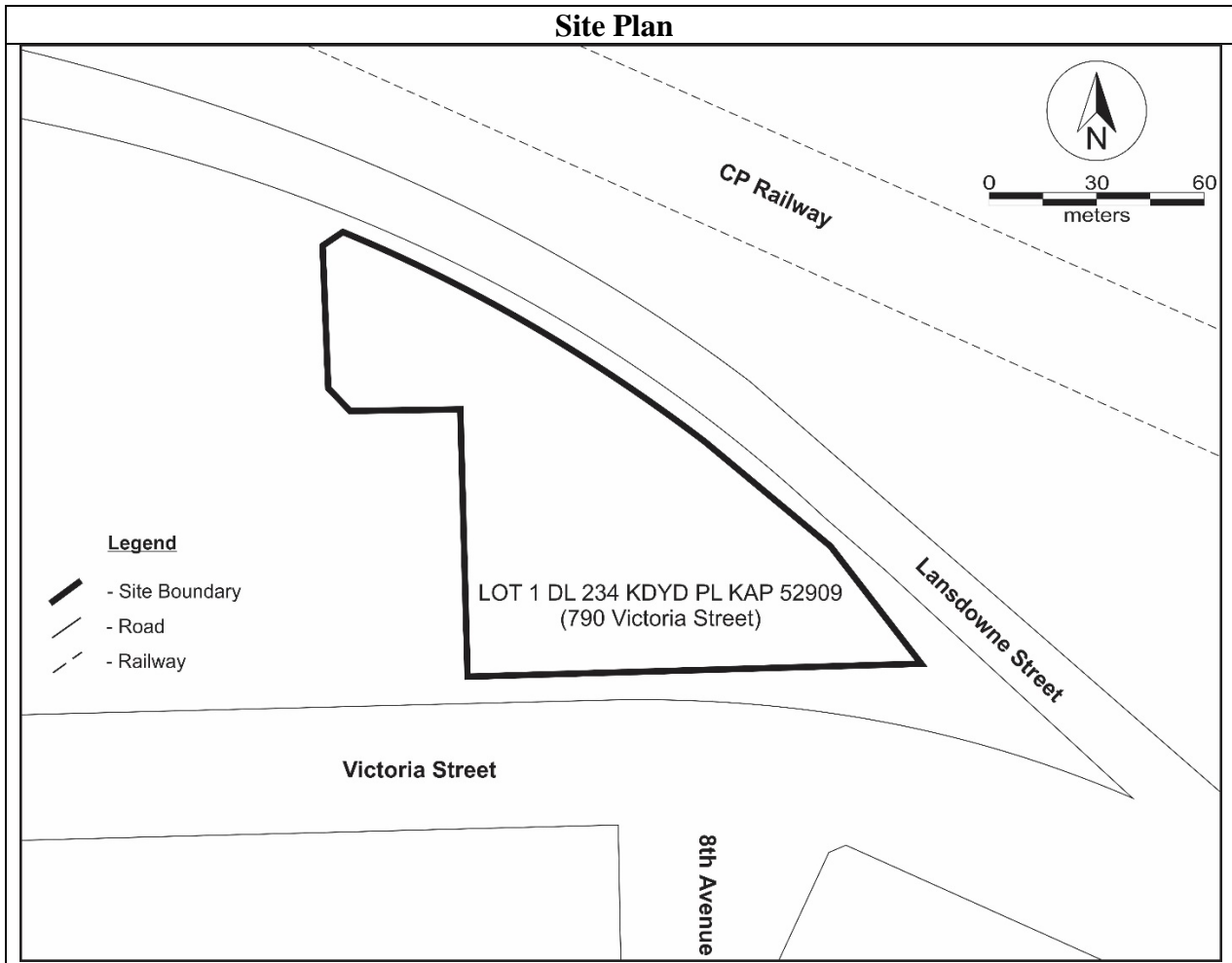
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Date Issued



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Signing Authority  
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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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at the site. These assumptions include the following:

- (a) *“The base of any building parkade foundation to be built on site will not exceed 7.8 m below grade where grade is defined as 354.68 m above sea level”;*
- (b) *“No trench work will be conducted at depths greater than 7.8 m below grade where grade is defined as 354.68 m above sea level”.*

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.

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**Schedule C**

**Substances and Uses**

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

To meet numerical remediation standards:

benzene                      71-43-2

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

To meet numerical remediation standards:

benzene                      71-43-2  
chloroform                  67-66-3  
toluene                      108-88-3  
xylenes, total              1330-20-7

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

To meet numerical remediation standards:

benzene                      71-43-2  
toluene                      108-88-3  
xylenes, total              1330-20-7

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Greg Danyluk / GD Assessments Inc., dated May 15, 2020 (amended May 20, 2020);
- *Stage 1 and 2 Preliminary Site Investigation, prepared for 0861537 BC Ltd., Inc. No. BC0861537, 790 Victoria Street, Kamloops, BC*, prepared by Greg Danyluk / GD Assessments Inc., dated December 27, 2019;
- *Phase II Environmental Site Assessment, Superior Propane 790 Victoria St, Kamloops, BC Project No.: 00391-01*, prepared by Core6 Environmental Ltd., dated November 2018;
- *Phase I Environmental Site Assessment, Superior Propane 790 Victoria St, Kamloops, BC*, prepared by EXP Services Inc., dated October 5, 2018; and
- *790 Victoria Street, Kamloops, British Columbia*, Letter addressed to Ministry of Environment, Lands and Parks, prepared by Environmental Strategies Ltd., dated March 29, 1994.

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