



VIA EMAIL: bdmeek@shaw.ca

Victoria File: 26250-20/22645
Site ID: 22645

March 3, 2020

Diane Hayward
Interior Auto Wrecking (1969)
3101 45th Avenue,
Vernon BC V1T 3N7

Dear Diane Hayward:

Re: Certificate of Compliance – 3101, 3103 & 3107 45th Avenue, 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:

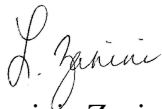
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geol.
Senior Contaminated Sites Officer

Enclosure

cc: City of Vernon
3001 32nd Avenue, Vernon, BC V1T 2L8 (By Mail)

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
(jeff.taylor@activeearth.ca) (By E-mail)

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.

March 3, 2020
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3101, 3103 and 3107 45th Avenue, Vernon, BC which is more particularly known and described as:

Lot 1 District Lot 38 Osoyoos Division Yale District Plan 28624
PID: 004-525-116

Lot 1 District Lot 38 Osoyoos Division Yale District Plan KAP72064
PID: 025-508-342

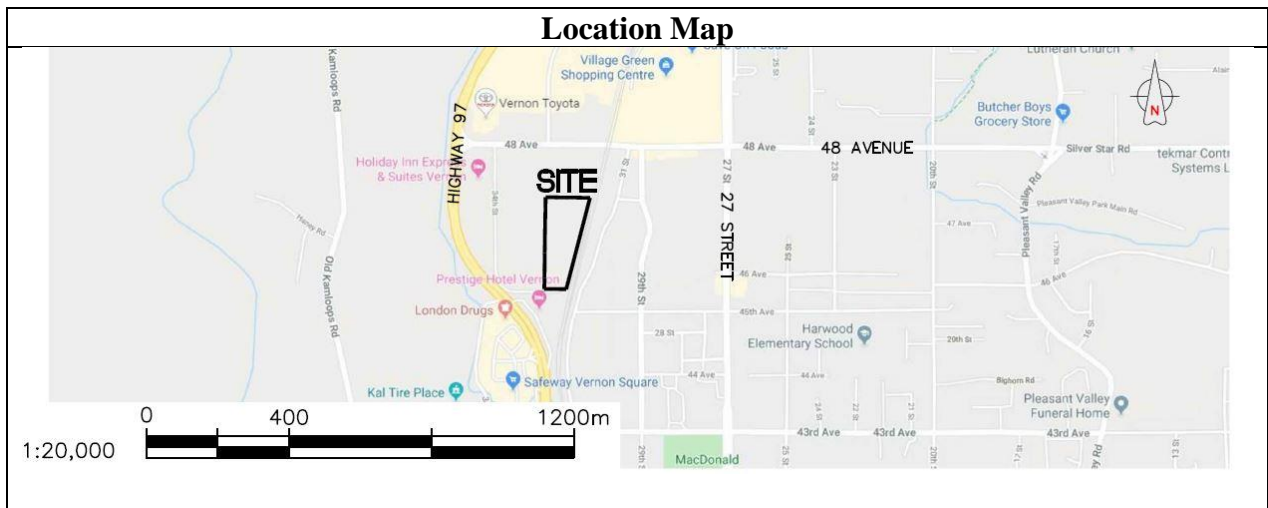
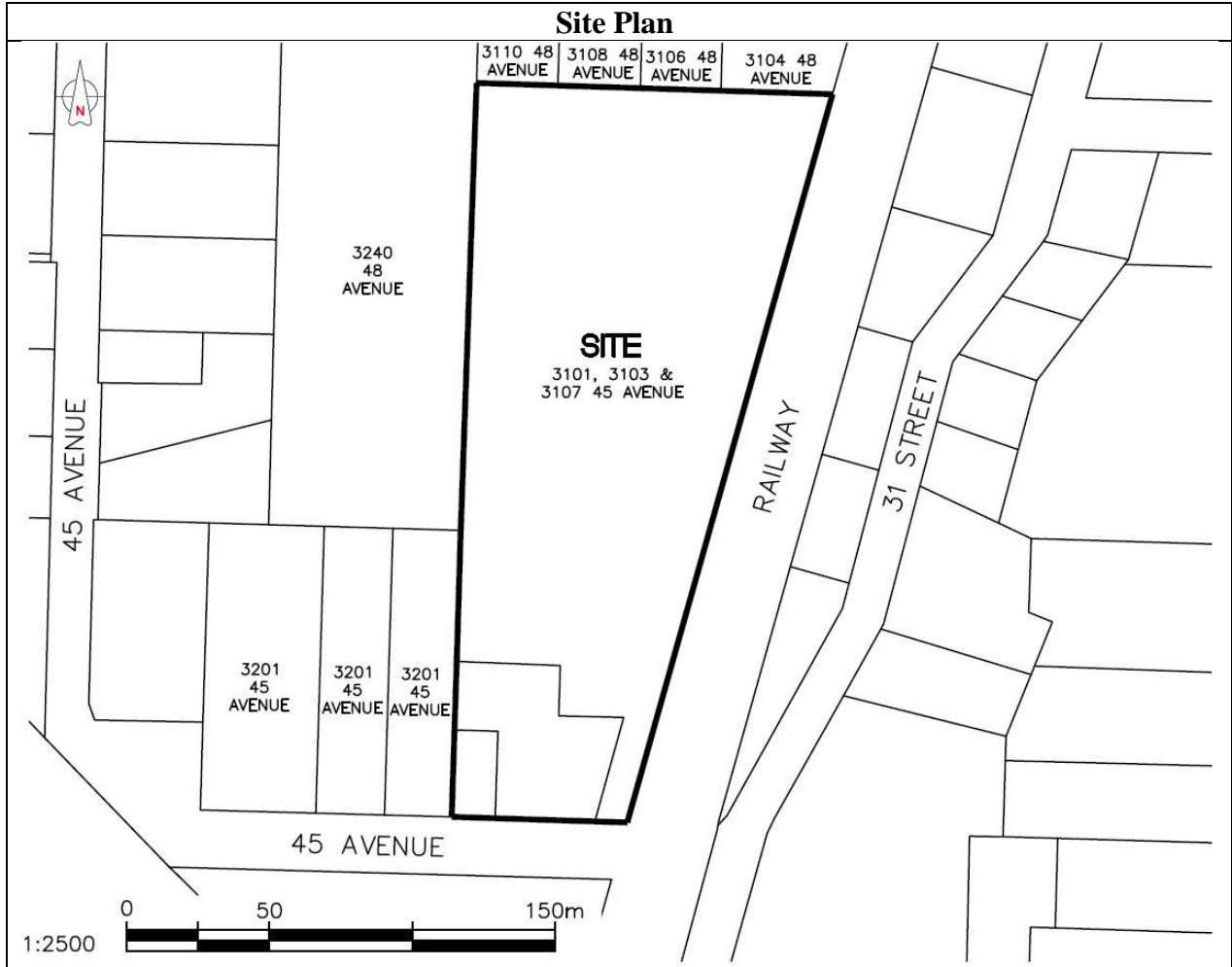
Parcel A (DD 147943F) of Lot 4 District Lot 38 Osoyoos Division Yale District Plan 2752
PID: 002-499-134

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

Latitude: 50° 16' 46.40"
Longitude: 119° 16' 23.80"

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Schedule B

Requirements and Conditions

1. Any changes in land or vapour uses 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. 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 expected at the site. These assumptions include the following:

- (a) Any building constructed at the Site will be either slab-on-grade or will have underground concrete parking structures constructed to meet the 2012 BC Building Code or better.

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) Site groundwater must not be used as a drinking water source.
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:

HEPHs N/A

To meet risk-based remediation standards:

Cadmium	7440-43-9	Lead	7439-92-1
Zinc	7440-66-6		

Substances evaluated in soil for commercial land use:

To meet local background concentrations:

Arsenic	7440-38-2	Chromium	7440-47-3
Cobalt	7440-48-4	Selenium	7782-49-2
Vanadium	7440-62-2		

Substances evaluated in water for drinking water use:

To meet local background concentrations:

Lithium	7439-93-2	Selenium	7782-49-2
Sodium	17341-25-2	Strontium	7440-24-6
Uranium	7440-61-1		

Substances evaluated in water for freshwater aquatic life water use:

To meet local background concentrations:

Selenium	7782-49-2	Uranium	7440-61-1
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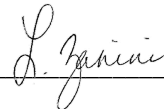
Schedule D

Documents

- *Summary of Site Condition*, prepared by Active Earth Engineering Ltd., dated January 2020;
- *Human Health and Ecological Risk Assessment – 3101, 3103 and 3107 45th Avenue, Vernon, BC*, prepared by Steer Environmental Associates Ltd., dated January 2020;
- *Confirmation of Remediation – 3101, 3103 and 3107 45th Avenue, Vernon, BC*, prepared by Active Earth Engineering Ltd., dated November 2019;
- *Application for Determination of Local Background Concentration for Sodium, Strontium, and Uranium in Groundwater at 3101, 3103 and 3107 45th Avenue, Vernon, BC*, prepared by Ministry of Environment and Climate Change Strategy, dated September 2019;
- *Stage 2 Preliminary Site Investigation and Detailed Site Investigation – 3101, 3103 and 3107 45th Avenue, Vernon, BC*, prepared by Active Earth Engineering Ltd., dated June 2019; and
- *Stage 1 Preliminary Site Investigation – 3101, 3103 and 3107 45th Avenue, Vernon, BC*, prepared by Active Earth Engineering Ltd., dated December 2018.

March 3, 2020

Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*