



Victoria File: 26250-20/24107
Site ID: 24107

Date: 1 February, 2021

Dean Kosmino
Jedd Ent Ltd.
4407 27 Street,
Vernon, BC V1T 4Y5
dkosmino@hilltopsubaru.com

Dear Mr. Kosmino:

Re: Certificate of Compliance – 4407 27 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 Regulation and may be encountered during any future subsurface work at the site.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHw_{6-10} and/or $EPHw_{10-19}$. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future

buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 236 468-2258 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Vincent Hanemayer, P.Eng.
Sr. Contaminated Sites Officer

Enclosure

cc: City of Vernon, Brett Bandy, bbandy@vernon.ca

CSAP Society, apopova@csapsociety.bc.ca

HSBC Bank Canada, Doug Glennie, doug.glennie@hsbc.ca

Gary Hamilton, Hamilton & D'Ambra Consulting Inc.
Garyhamilton49@gmail.com

Marion Houlbrook, Associated Environmental Consultants,
houlbrookm@ae.ca

Site Information Advisor, ENV, Victoria 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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source as well as the subject property.

2021-02-01

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 4407 27 Street, Vernon, British Columbia, which is more particularly known and described as:

Lot 1 Section 3 Township 8 Osoyoos Division Yale District Plan EPP81773,
PID: 030-745-551

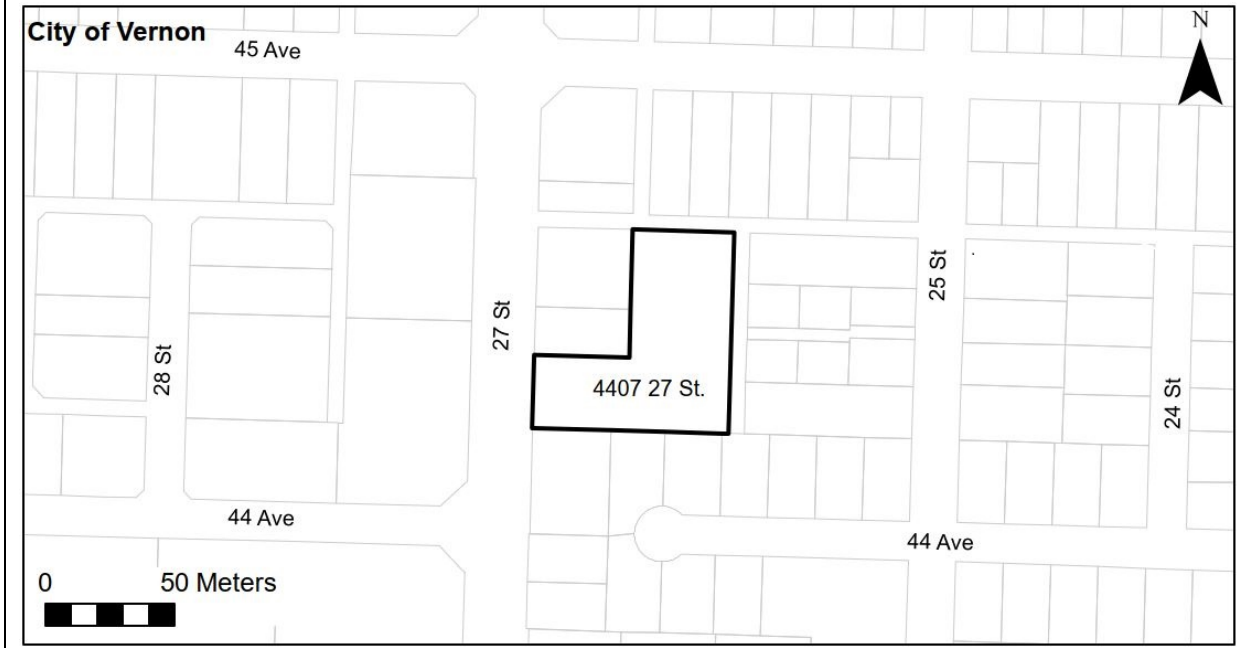
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 50° 16' 36.00"
Longitude: 119° 15' 56.00"

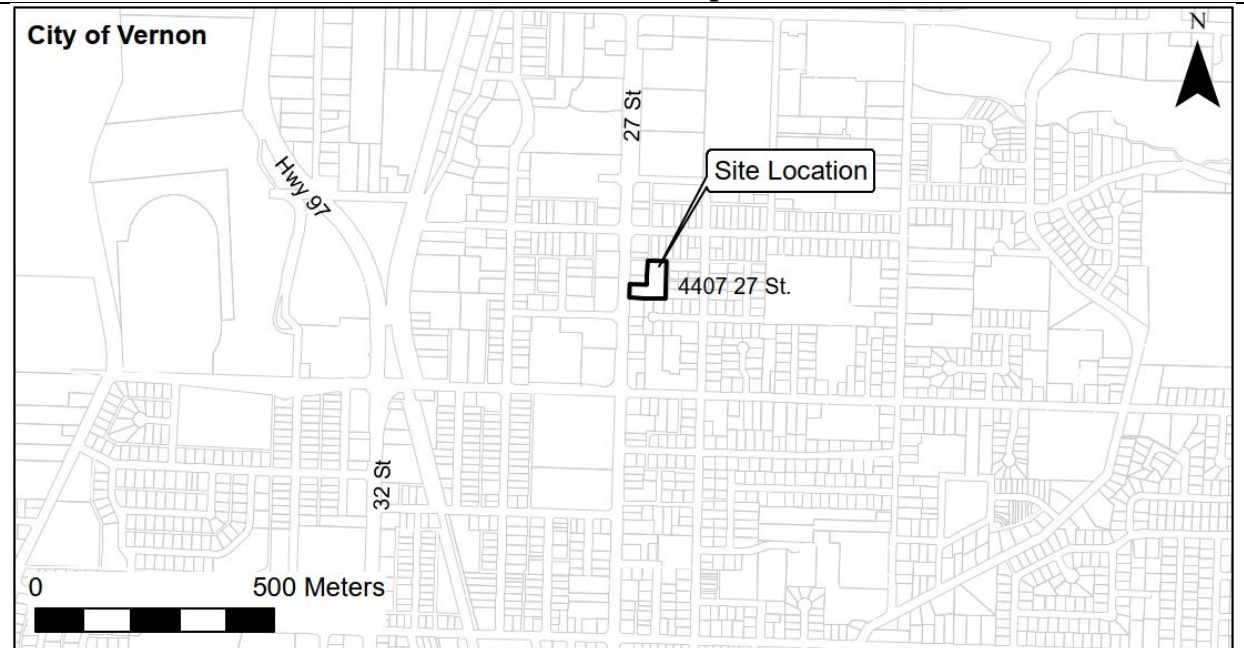
2021-02-01
Date Issued


Signing Authority
For Director, *Environmental Management Act*

Site Plan



Location Map



2021-02-01
Date Issued

Vin Horvath

Signing Authority
For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water 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 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:

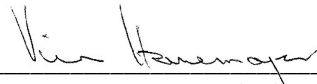
- (a) *“All buildings on-site will be slab-on-grade, with the slab at a minimum of 1 m from and not in contact with the groundwater.”*

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 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) *Water at the Site will not be used for drinking water.*
3. If requested by the Director, the responsible persons 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.

2021-02-01

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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 – 71-43-2
- ethylbenzene – 100-41-4
- toluene – 108-88-3
- VPHs
- xylenes – 1330-20-7

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- benz(a)anthracene – 56-55-3
- benzene – 71-43-2
- ethylbenzene – 100-41-4
- naphthalene – 91-20-3
- nonaqueous phase liquids
- pyrene – 120-00-0
- quinoline – 91-22-5
- toluene – 108-88-3
- VHw6-10.

To meet risk-based remediation standards:

- benzo(a)pyrene – 50-32-8
- LEPHw
- VPHw
- xylenes, total – 1330-20-7

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- benz(a)anthracene – 56-55-3
- benzene – 71-43-2

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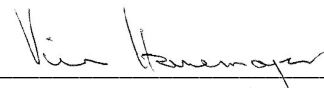
- dibromoethane, 1,2- – 106-93-4
- ethylbenzene – 100-41-4
- naphthalene – 91-20-3
- nonaqueous phase liquids
- pyrene – 120-00-0
- quinoline – 91-22-5
- toluene – 108-88-3
- VHw6-10

To meet risk-based remediation standards:

- benzo(a)pyrene – 50-32-8
- dibenz(a,h)anthracene – 53-70-3
- methylnaphthalene, 1- – 90-12-0
- methylnaphthalene, 2- – 91-57-6
- nonane, n-- 111-84-2
- trimethylbenzene, 1,3,5- – 108-67-8
- xylenes, total – 1330-20-7

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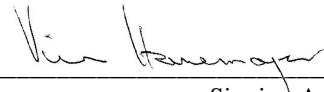
Schedule D

Documents

- *Summary of Site Condition, 4407 27 Street, Vernon, BC*, prepared by Hamilton & D'Ambra Consulting, dated October 19, 2020.
- *Stage 1 and 2 Preliminary and Detailed Site Investigation and Screening Level Risk Assessment at 4407 27 Street, Vernon, BC*, prepared by Associated Environmental Consultants Inc., dated September 16, 2020.

2021-02-01

Date Issued



Signing Authority

For Director, *Environmental Management Act*