



VIA EMAIL: ankesedmak@LIVE.COM

Victoria File: 26250-20/27518
Regional File: 26250-20/27518
Site ID: 27518

June 6, 2023

Relka Holdings Corp.
Att: Anke Sedmak
394 Prince Edward Drive
Kelowna, BC V1V 1M1

Dear Anke Sedmak:

**Re: Certificate of Compliance – 3711 Elliott Road, West Kelowna,
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:

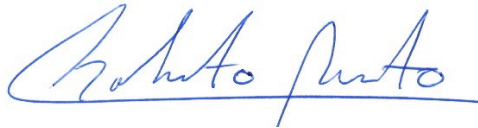
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation that 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 Roberto.Prieto@gov.bc.ca.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Roberto Prieto', with a long horizontal flourish extending to the right.

Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: City of West Kelowna
2760 Cameron Road West, West Kelowna, BC V1Z 2T6
dev.services@westkelownacity.ca

CSAP Society
613 – 744 West Hastings Street, Vancouver, BC V6C 1A5
apopova@csapsociety.bc.ca

Anthony Collett, Approved Professional, SLR Consulting (Canada) Ltd.
200 – 1620 West 8th Avenue, Vancouver, BC V6J 1V4
acollett@slrconsulting.com

Sam Reimer, Approved Professional, SLR Consulting (Canada) Ltd.
303 – 3960 Quadra Street, Victoria, BC V8X 4A3
sreimer@slrconsulting.com

Client Information Officer, ENV, Victoria
csp_cio@Victoria1.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.

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.

June 6, 2023
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 3711 Elliott Road,
West Kelowna, British Columbia which is more particularly known and described as:

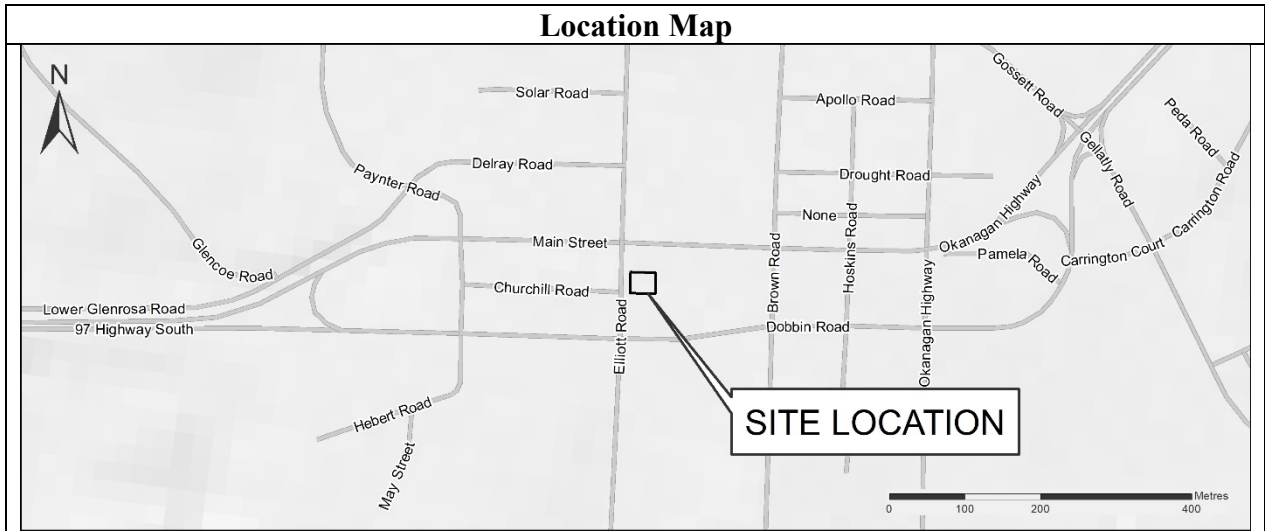
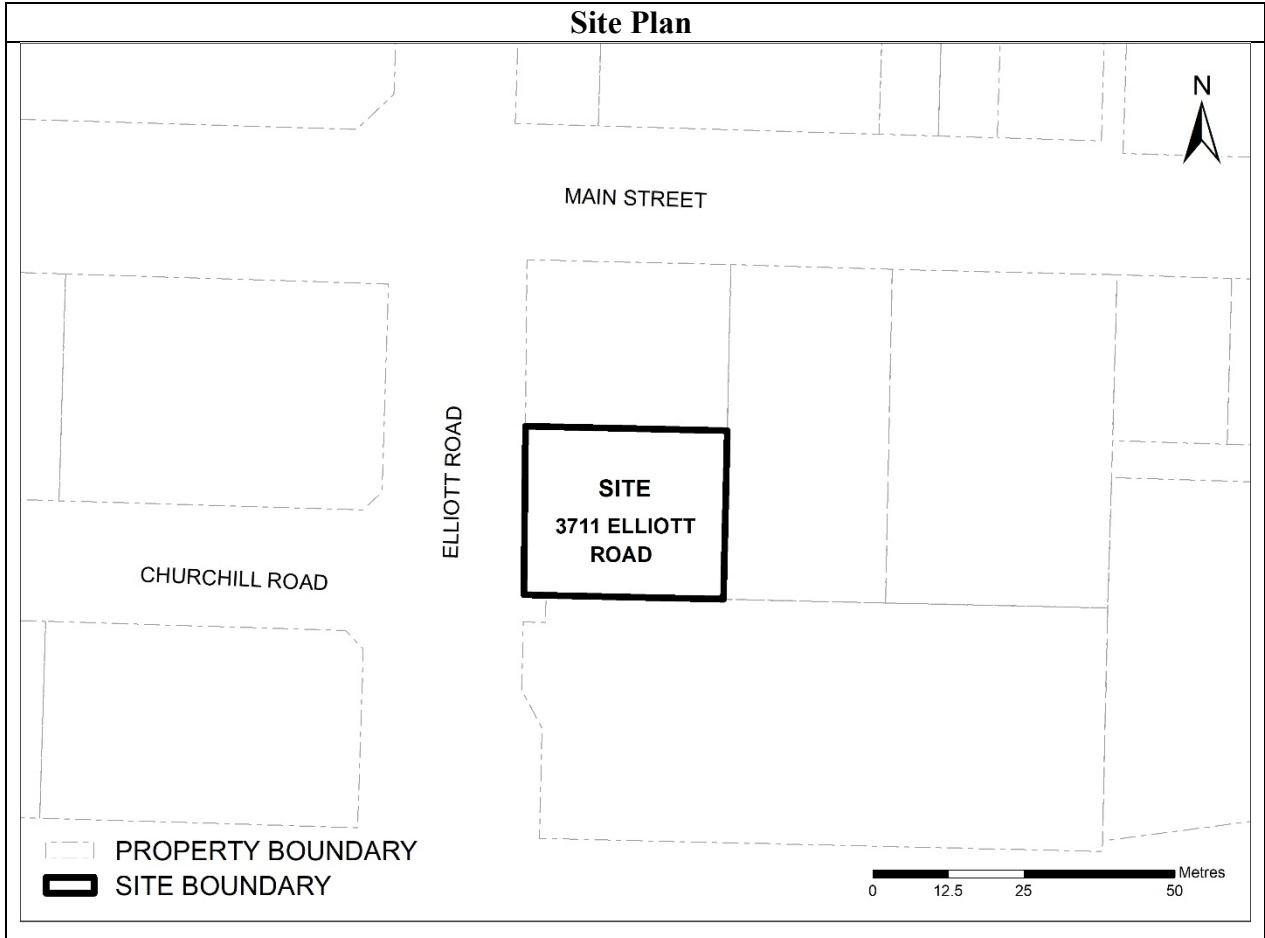
Lot A District Lot 486 Osoyoos Division Yale District Plan 19916 Except Plan EPP33329
PID 007-933-371

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


Latitude: 49° 49' 44.80"
Longitude: 119° 37' 50.30"

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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 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) Any buildings erected at the site must have a slab-on-grade foundation.

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.

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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
toluene	108-88-3
tetraethyl lead	78-00-2
VPHs	NA
xylenes	1330-20-7

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:


benzene	71-43-2
ethylbenzene	100-41-4
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
ethylbenzene	100-41-4
toluene	108-88-3
xylenes, total	1330-20-7

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Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., March 2023.
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 3711 Elliott Road, 2483 and 2489 Main Street, West Kelowna, BC.* SLR Consulting (Canada) Ltd., March 2023.
- *Human Health and Ecological Risk Assessment, 3711 Elliott Road, 2483 and 2489 Main Street, West Kelowna, BC.* SLR Consulting (Canada) Ltd., March 2023.

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Roberto Prieto
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