



**VIA EMAIL: [ankesedmak@LIVE.COM](mailto:ankesedmak@LIVE.COM)**

Victoria File: 26250-20/27521  
Regional File: 26250-20/37521  
Site ID: 27521

June 6, 2023

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

Dear Anke Sedmak:

**Re: Certificate of Compliance – Portion of 2483 Main Street, 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:

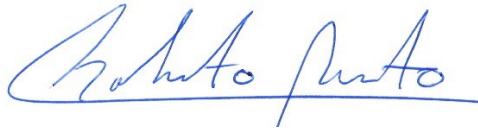
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
1. 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.
2. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
3. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

4. 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](mailto:Roberto.Prieto@gov.bc.ca).

Yours truly,



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](mailto:dev.services@westkelownacity.ca)

Sohan and Gurjeet Khangura  
3596 Athalmer Road, Kelowna, BC V1W 3Y5  
[ssktaj@gmail.com](mailto:ssktaj@gmail.com)

CSAP Society  
613 – 744 West Hastings Street, Vancouver, BC  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Anthony Collett, Approved Professional, SLR Consulting (Canada) Ltd.  
200 – 1620 West 8<sup>th</sup> Avenue, Vancouver, BC V6J 1V4  
[acollett@slrconsulting.com](mailto:acollett@slrconsulting.com)

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

Client Information Officer, ENV, Victoria  
[csp\\_cio@Victoria1.gov.bc.ca](mailto: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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants 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 a portion of 2483 Main Street, West Kelowna, British Columbia which is more particularly known and described as:

Those parts of Lot A District Lot 486 Osoyoos Division Yale District Plan 24500 (PID 005-954-665) described by the UTM (11U) prepared by SLR Consulting (Canada) Ltd. on October 18, 2022.


Point #	Easting (11U)	Northing (11U)
1	310861.118	5522971.771
2	310864.267	5522970.275
3	310873.365	5522965.359
4	310875.442	5522962.718
5	310876.544	5522958.834
6	310875.895	5522954.792
7	310873.864	5522951.593
8	310870.409	5522949.457
9	310868.163	5522948.745
10	310864.984	5522948.923
11	310860.671	5522950.041

The site contains part of a legal parcel depicted in an engineering drawing prepared by SLR Consulting (Canada) Ltd. on October 18, 2022.

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

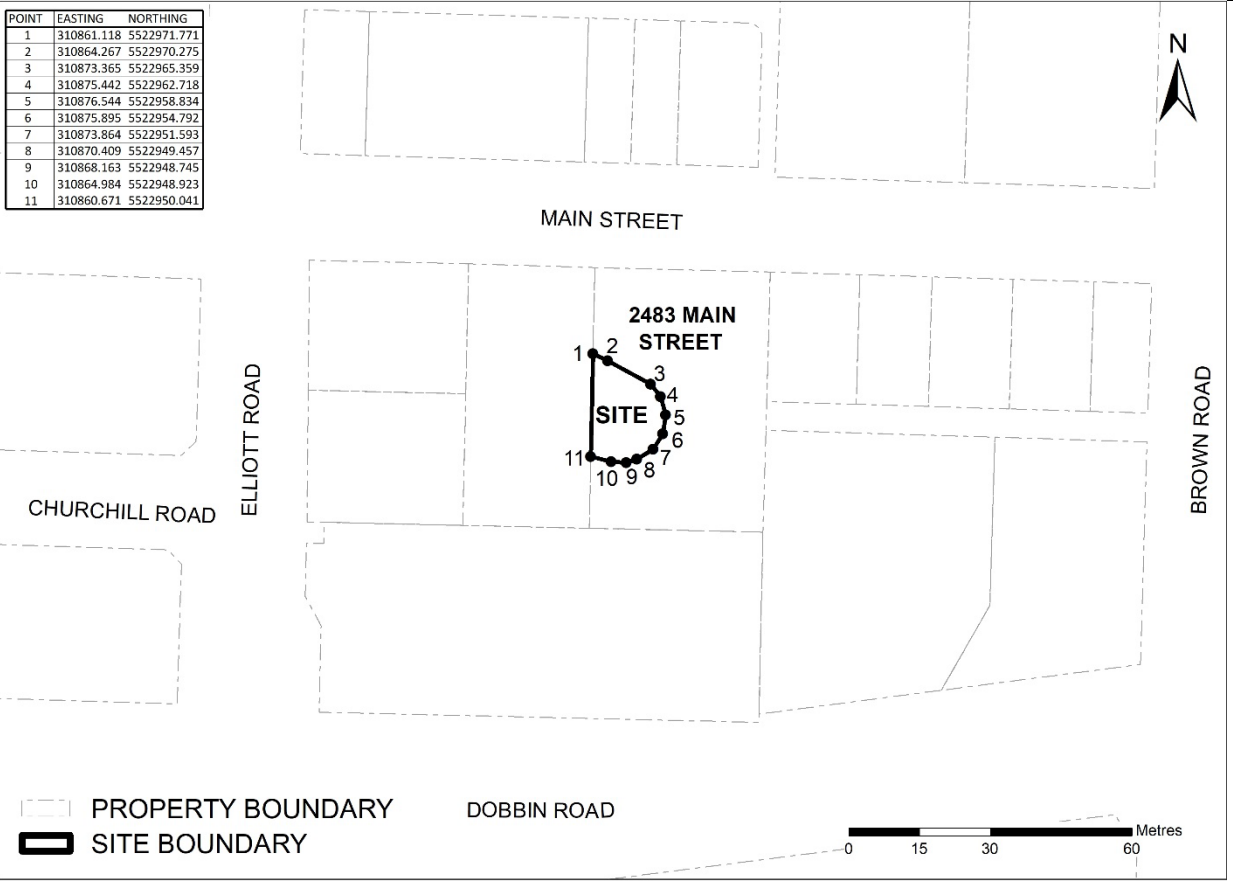
Latitude: 49° 49' 45.30"  
Longitude: 119° 37' 46.90"

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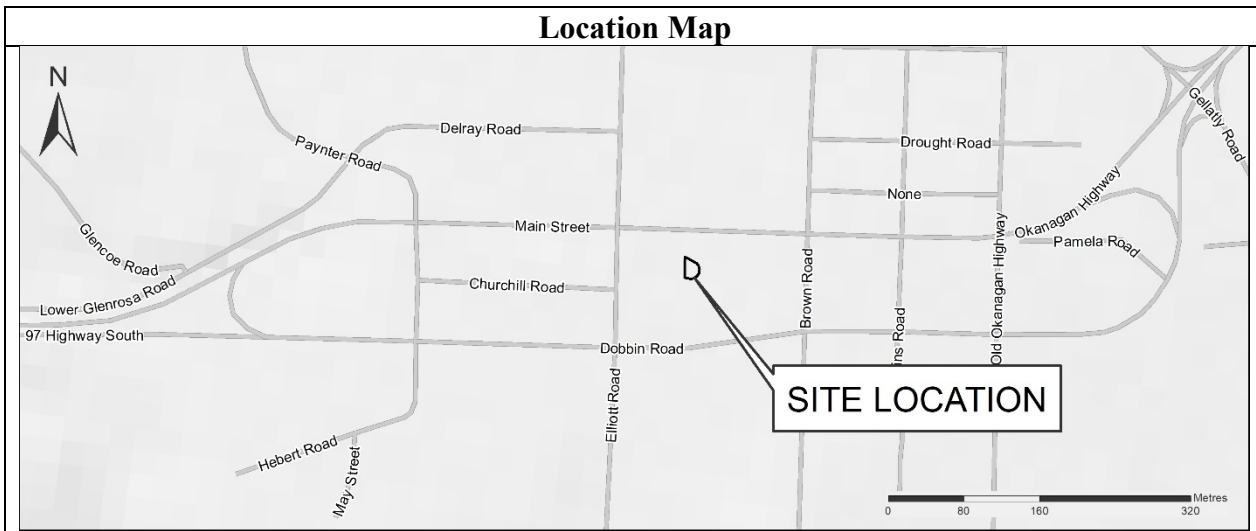
  
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For Director, *Environmental Management Act*

### Site Plan


POINT	EASTING	NORTHING
1	310861.118	5522971.771
2	310864.267	5522970.275
3	310873.365	5522965.359
4	310875.442	5522962.718
5	310876.544	5522958.834
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### Location Map



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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.

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 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.

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## Schedule C

### Substances and Uses

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

##### To meet risk-based remediation standards:

tetraethyl lead	78-00-2
VPH	NA

##### To meet site-specific numerical standards:

benzene	71-43-2
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#### ***Substances remediated in water for freshwater aquatic life water use:***

##### To meet numerical remediation standards:

benzene	71-43-2
EPHW <sub>10-19</sub>	NA
xylenes, total	1330-20-7

##### To meet risk-based remediation standards:

LEPHw	NA
naphthalene	91-20-3
toluene	108-88-3
VPHw	NA
xylenes, total	1330-20-7

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

##### To meet numerical remediation standards:

EPHW <sub>10-19</sub>	NA
toluene	108-88-3

##### To meet risk-based remediation standards:

benzene	71-43-2
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dichloroethane, 1,2-	106-93-4
ethylbenzene	100-41-4
lead	7439-92-1
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
tetraethyl lead	78-00-2
toluene	108-88-3
trimethylbenzene, 1,3,5-	108-67-8
xylene, total	1330-20-7

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Site Identification Number 27521  
Version 9.0 R



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For Director, *Environmental Management Act*




## 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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