



**BY E-MAIL**

Victoria File: 26250-20/25864  
Site ID: 25864

August 12, 2022

Julie Edwards  
Corus Television G.P. Inc.  
25 Dockside Drive  
Toronto, ON M5A 0B5  
Julie.edwards@corusent.com

Dear Julie Edwards:

**Re: Certificate of Compliance – 310 Leon Avenue, 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) 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 [james.plett@gov.bc.ca](mailto:james.plett@gov.bc.ca).

Yours truly,



James Plett  
Senior Contaminated Sites Officer

Enclosure

cc: Corey Davis, City of Kelowna  
1435 Water Street, Kelowna, BC, V1Y 1J4  
[cdavis@kelowna.ca](mailto:cdavis@kelowna.ca)

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

Traci Brannen Magee, Approved Professional, SLR Consulting (Canada) Ltd.  
[tmagee@slrconsulting.com](mailto:tmagee@slrconsulting.com)

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

August 12, 2022  
Date Issued

  
James Plett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 310 Leon Avenue, Kelowna, British Columbia which is more particularly known and described as:

Lot 6 Block 9 District Lot 139 Osoyoos Division Yale District Plan 462  
PID 012-356-956

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

Latitude: 49° 53' 05.00"  
Longitude: 119° 29' 46.80"

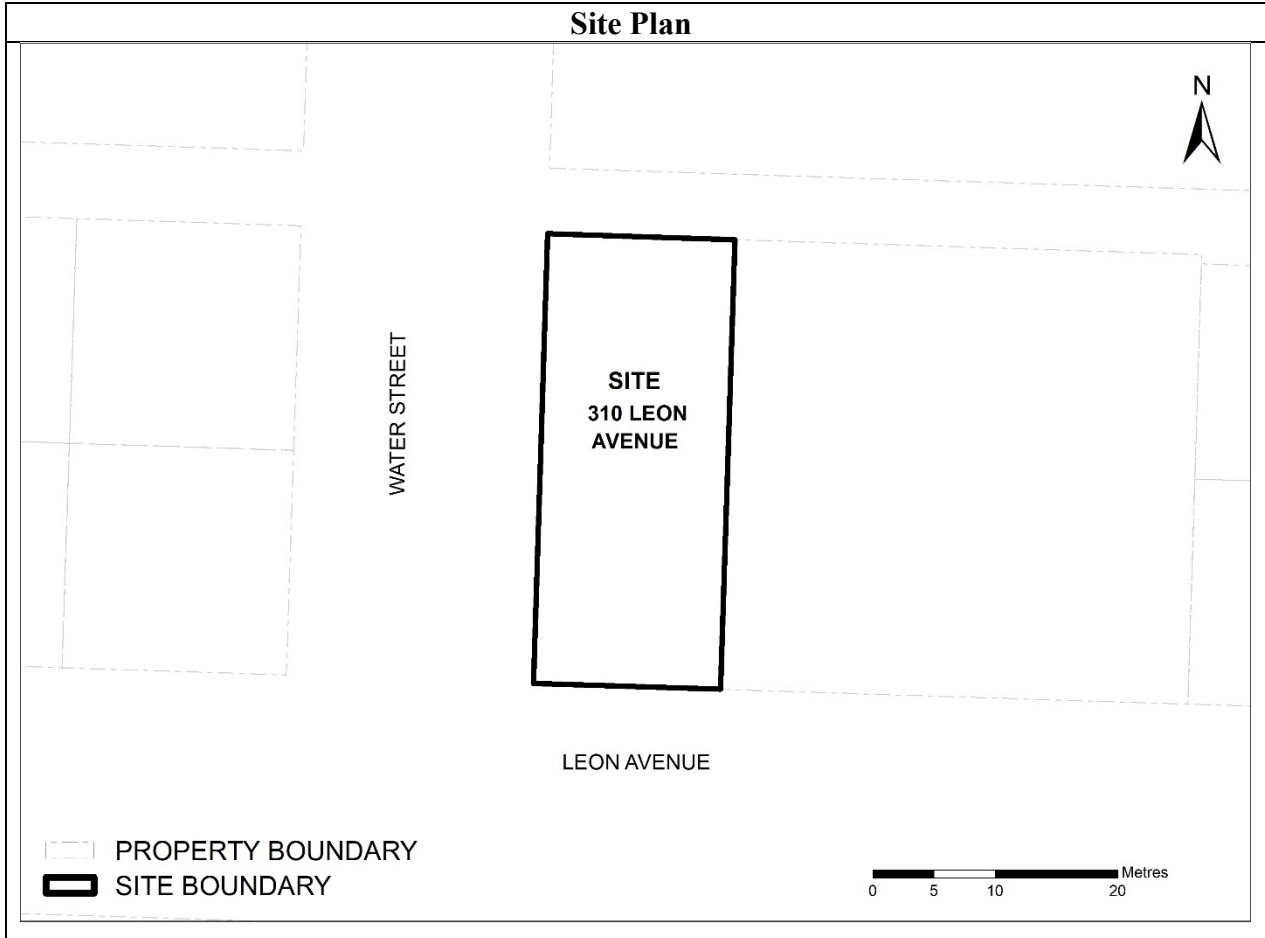
August 12, 2022

Date Issued



James Plett

For Director, *Environmental Management Act*



August 12, 2022

Date Issued

  
 James Plett  
 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) Any buildings erected at the site will have a concrete foundation no deeper than 1 m below grade which will not come into contact with 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) Site groundwater must not be used for drinking water purposes.
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.

August 12, 2022

Date Issued



James Plett

For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

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

EPH <sub>w10-19</sub>	NA
LEPH <sub>w</sub>	NA
naphthalene	91-20-3
nonaqueous phase liquids	NA
toluene	108-88-3

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

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

EPH <sub>w10-19</sub>	NA
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
nonaqueous phase liquids	NA
tetraethyl lead	78-00-2

August 12, 2022

Date Issued



James Plett  
For Director, *Environmental Management Act*

## Schedule D

### Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., June 2022.
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Screening Level Risk Assessment, 310 Leon Avenue, Kelowna, BC.* SLR Consulting (Canada) Ltd., June 2022.

August 12, 2022

Date Issued



James Plett

For Director, *Environmental Management Act*