



VIA EMAIL: jwills@argoroads.ca

Victoria File: 26250-20/13020
Site ID: 26250-20/13020

January 15, 2025

Argo Road Maintenance (Thompson) Inc.
1655 Lucky Strike Place
Kamloops, BC V1S 1W5

Re: Certificate of Compliance - 300 Huth Avenue, Penticton, B.C.

Dear Jeff Wills:

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 professional 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 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 site@gov.bc.ca.

Yours truly,



Hong Wei (Peter) Yan, M.A.Sc., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: City of Penticton planning@penticton.ca
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Rajwinder Deol, FortisBC Rajwinder.deol@fortisbc.ca
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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 applicable Contaminated Sites Regulation numerical or risk-based standards. Specifically, the following land, water, sediment and vapour uses apply to this site:

Medium	Use(s)
Soil	CL
Water	DW and Awf
Sediment	N/A
Vapour	N/A

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person, FortisBC Inc.

A director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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For Director, *Environmental Management Act*

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The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

One or more of the substances to which this Certificate of Compliance applies have 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.

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Schedule A

The site covered by this Certificate of Compliance is located at 300 Huth Avenue, Penticton, British Columbia which is more particularly known and described as:

Parcel A (DD 127091F and Plan B6024) of Lot 1, District Lot 5, Group 7, Similkameen Division, Yale (formerly Yale-Lytton) District, Plan 4027, except Plan 36620 and EPP27837

PID: 001-948-784

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

Latitude: 49° 28' 52.84"
Longitude: 119° 35' 51.86"

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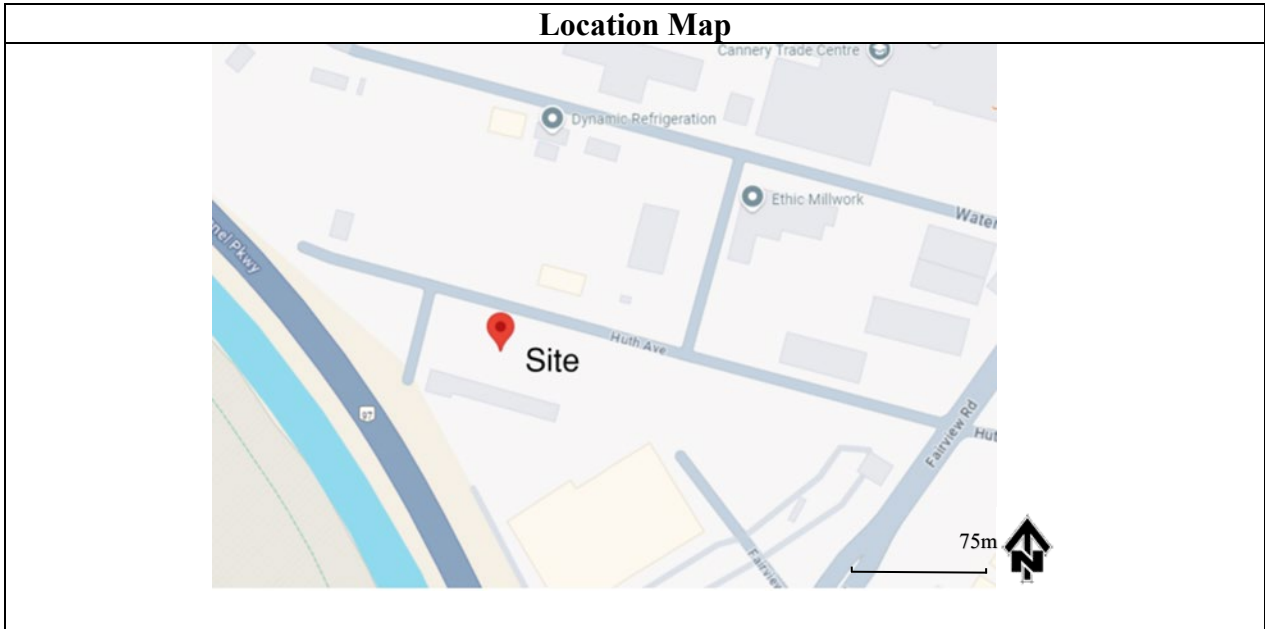
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Site Plan



Location Map



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Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in *land, vapour or water uses*, altered assumptions, or known spills or leaks must be promptly identified by the responsible persons in a written submission to the director. An application for a revised 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.
2. The principal risk controls that must be present or implemented and must be maintained at the site include the following:
 - (a) Groundwater beneath the Site must not be used for drinking.
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.
3. If requested by the director, a report signed by an Approved Professional must be submitted for review to the director and must include the following:
 - (a) An evaluation of the performance of institutional control.
 - (b) Supporting documentation.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

Substances remediated in soil for Commercial Land Use:

To meet risk-based remediation standards:

chloride ion	16887-00-6
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Substances remediated in groundwater for Drinking Water use:

To meet risk-based remediation standards:

chloride ion	16887-00-6
sodium ion	17341-25-2

Substances remediated in groundwater for Freshwater Aquatic Life:

To meet risk-based remediation standards:

chloride ion	16887-00-6
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Schedule D

Documents

Application for Approval Not to Delineate Entire Extent of Contamination, Site ID 8227: 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 4 June 2021.

Application for Preapproval not to Delineate the Entire Extent of Contamination, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by BC Ministry of Environment and Climate Change Strategy, 3 August 2022.

Stage 1 Preliminary Site Investigation, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 30 May 2023.

Stage 2 Preliminary Site Investigation, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 30 May 2023.

Confirmation of Remediation - Sand Blasting Waste Area, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 30 May 2023.

Confirmation of Remediation - Waste Oil AST, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 30 May 2023.

Hydraulic Oil Spill Area Remediation and Confirmation Soil Sampling, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 31 May 2023.

Stage 1 Preliminary Site Investigation Update, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 31 May 2023.

Detailed Site Investigation and Supplemental Detailed Site Investigation, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 21 August 2023.

Offsite Groundwater Monitoring and Sampling, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 9 January 2024.

Soil-Vapour Investigation and Stage 1 PSI Update, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 16 January 2024.

Human Health and Ecological Risk Assessment, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 22 January 2024.

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Habitat Assessment and Surface Water Sampling, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 20 February 2024.

Detailed Site Investigation Addendum, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 19 March 2024.

Communication Records, Correspondence with and from the Owner of Offsite Management Area (MA-1) at 408 Waterloo Avenue, Penticton, BC, EXP Services Inc., 22 March 2024.

Communication Records, Correspondence with and from the Owner of Offsite Management Area (MA-2) at Huth Avenue and Adjoining Areas, Penticton, BC, EXP Services Inc., 25 April 2024.

Summary of Site Condition, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 15 November 2024.

Communication Records, Correspondence with FortisBC, 300 Huth Avenue, Penticton, BC, EXP Services Inc., 23 August 2024.

Stage 1 Preliminary Site Investigation Update, 270, 290 and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 18 November 2024.

Summary of Site Condition, 300 Huth Avenue, Penticton, BC, Prepared by GeoEnviroLogic Consulting Ltd., 18 November 2024.

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