



VIA EMAIL

Victoria File: 26250-20/2452
Site ID: 14675

March 18, 2024

Ron Marr
0911258 BC Ltd.
1212 – 450 SW Marine Dr.
Vancouver, BC V5X 0C3
ron.marr@townline.com

Dear Mr. Marr:

Re: Certificate of Compliance - 690 and 730 Lansdowne Street, Kamloops, BC

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:

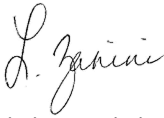
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 and 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

6. 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,



Lavinia Zanini, P. Geo
Senior Contaminated Sites Officer

Enclosure

cc: Allan Michener, Supervisor - Environmental Services, City of Kamloops
amichener@kamloops.ca

Jennifer Trowell, Ausenco Sustainability Ltd.
jtrowell@ausenco.com

Chuck Jochems, CSAP, Langan International LLC
cjochems@langan.com

Reidar Zapf-Gilje, CSAP, GeoEnviroLogic Consulting Ltd.
reidar@geoenviropro.com

CSAP Society, apopova@csapsociety.bc.ca

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 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.

March 18, 2024
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 690 and 730 Lansdowne Street, Kamloops, British Columbia which is more particularly known and described as:

- Lot 4, District Lots 232 and 234, Kamloops Division, Yale District, Plan 24625
PID: 005-880-424
- Lot 5, District Lot 234, Kamloops Division, Yale District, Plan 24625
PID: 005-880-530

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

Latitude: 50° 40' 37.3"
Longitude: 120° 19' 28.0"

March 18, 2024

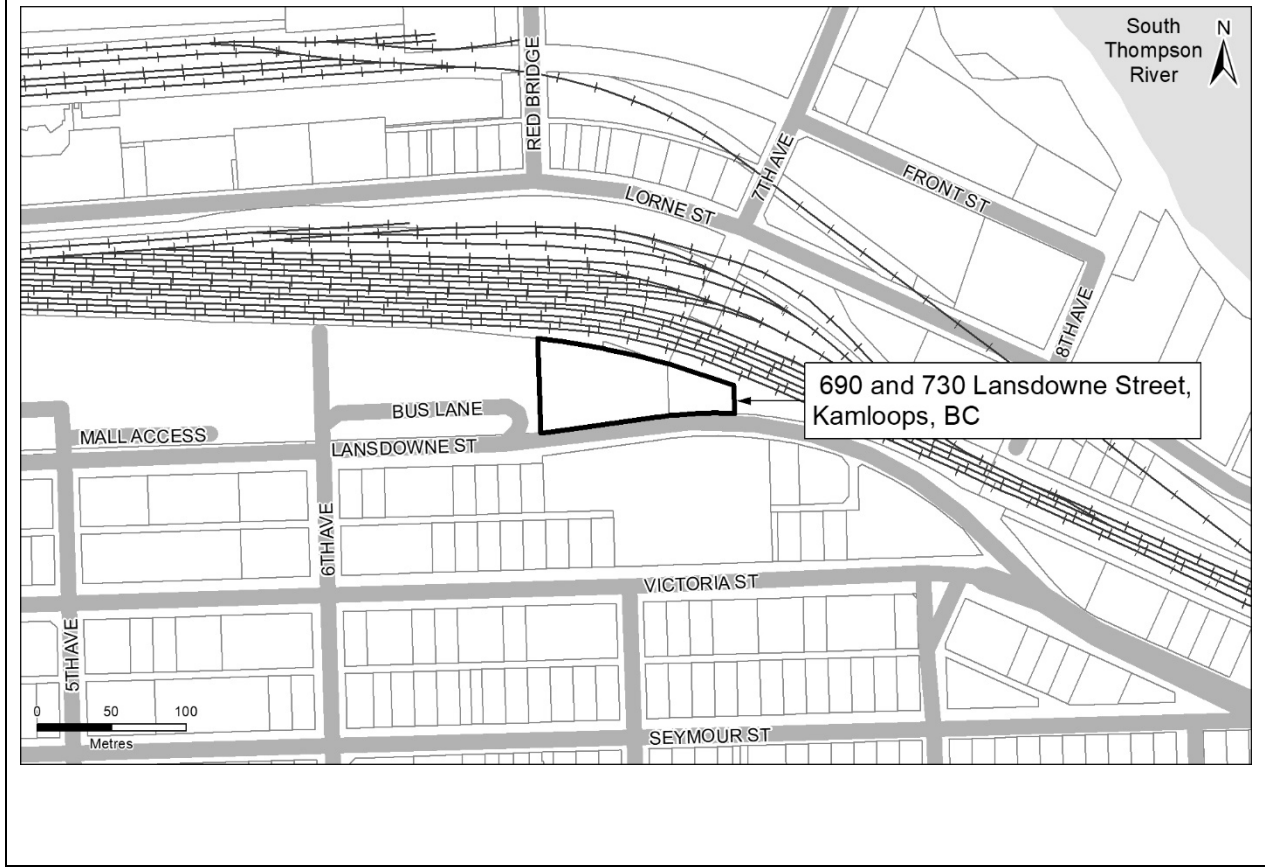
Date Issued



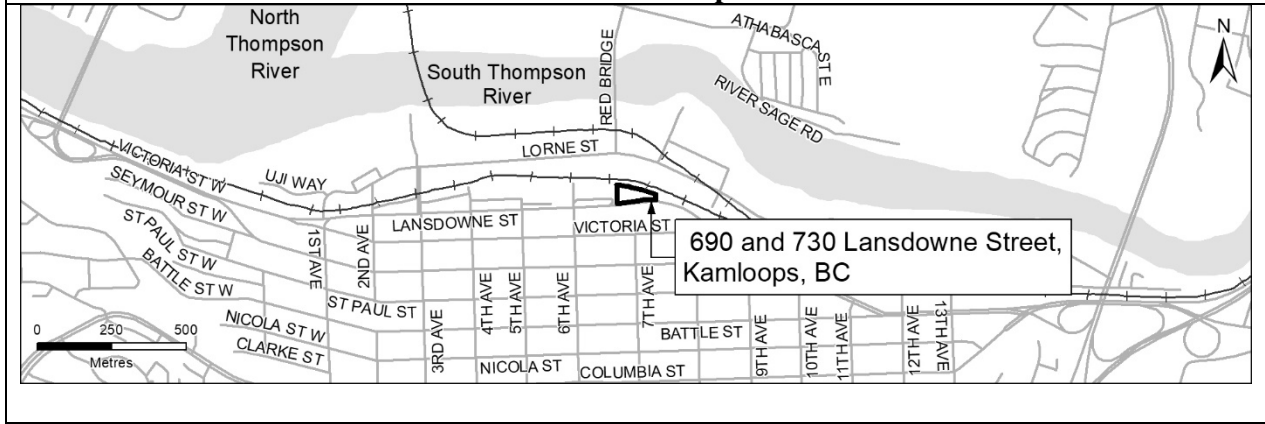
Lavinia Zanini

For Director, *Environmental Management Act*

Site Plan



Location Map



March 18, 2024

Date Issued

Lavinia Zanini
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 person 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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) *A slab on grade building with no significant soil removal below the current ground surface.*
- (b) *to account for a potential future loading bay, excavations to a depth of 1.2 m below existing grade were also evaluated with an adjusted VAF for outdoor exposure.*

Any inconsistencies that arise with the proposed or constructed structures and the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person 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 drinking water.*
 - (b) *If a stormwater infiltration structure is to be constructed, it must be limited to the eastern 30 m of 690 Landsdowne Street (i.e. Lot 5)*
 - (c) *Deep rooting trees must not be planted on the Site.*
3. If requested by the Director, the responsible person 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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.

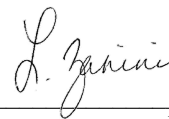
March 18, 2024
Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional or engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. 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 the institutional and engineering controls;
 - (b) Recommendations for the modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plans described in clause 4 above; and
 - (d) Supporting documentation.

March 18, 2024

Date Issued



Lavinia Zanini
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- benz(a)anthracene (56-55-3)
- HEPHs (NA)
- LEPHs (NA)
- naphthalene (91-20-3)
- nonaqueous phase liquids (NA)
- phenanthrene (85-01-8)

Substances remediated in water for drinking water use:

To meet risk-based remediation standards in groundwater:

- anthracene (120-12-7)
- benz(a)anthracene (56-55-3)
- benzo(a)pyrene (50-32-8)
- benzo(b+j)fluoranthene (205-82-3)
- chrysene (218-01-9)
- dibenz(a,h)anthracene (53-70-3)
- EPHw10-19 (NA)
- 1-methylnaphthalene (90-12-0)
- 2-methylnaphthalene (91-57-6)
- nonaqueous phase liquids (NA)

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards in groundwater:

- acridine (260-94-6)
- anthracene (120-12-7)
- benz(a)anthracene (56-55-3)
- benzo(a)pyrene (50-32-8)
- chrysene (218-01-9)
- fluoranthene (206-44-0)
- EPHw10-19 (NA)
- LEPHw (NA)

March 18, 2024

Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*

- naphthalene (91-20-3)
- nonaqueous phase liquids (NA)
- phenanthrene (85-01-8)
- pyrene (129-00-0)

March 18, 2024

Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*

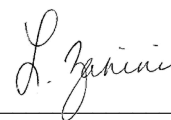
Schedule D

Documents

- *Summary of Site Condition, Site ID 14675*, prepared by Ausenco Sustainability Inc., September 2023
- *Stage 1 & 2 Preliminary Site Investigation and Detailed Site Investigation – 690 and 730 Lansdowne Street, Kamloops, BC*, prepared by Ausenco Sustainability Inc., May 2023
- *Human Health and Ecological Risk Assessment Update – 690 and 730 Lansdowne Street, Kamloops, BC*, prepared by Ausenco Sustainability Inc., May 2023
- *Performance Verification Plan for Fountain Tire, 690 and 730 Lansdowne Street, Kamloops, BC*, prepared by Ausenco Sustainability Inc., December 2022
- *Supplementary Site Investigation, CP Kamloops Yard, Kamloops, BC*, prepared by SNC-Lavalin, September 19, 2022
- *Evaluation of LNAPL Mobility and Migration, Progressive Fountain Tire Property at 690 Lansdowne Street (ENV Site ID 14675) and Adjacent CP Kamloops Yard, Kamloops, BC*, prepared by SNC-Lavalin, May 2022
- *Results of the February 2017 Site Monitoring – CP Property Adjacent to 690 Lansdowne Street, Kamloops, BC* prepared by SNC-Lavalin, March 2017
- *2016 Soil and Groundwater Investigation Adjacent to 690 Lansdowne Street, Kamloops, BC*, prepared by SNC-Lavalin, October 2016
- *Draft Phase II Environmental Site Assessment and Additional Drilling Investigation – Fountain Tire – Kamloops, BC*, prepared by Stantec, September 2009
- *Draft Phase I Environmental Site Assessment – Fountain Tire – 690 & 730 Lansdowne Street, Kamloops, BC*, prepared by Stantec, September 2009
- *Stage 2 Preliminary Site Investigation & Detail Site Investigation – Thompson Park Mall – 340 & 450 Lansdowne Street, Kamloops, BC*, prepared by Jacques Whitford AXYS Ltd., October 2008

March 18, 2024

Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*