



**VIA EMAIL:** [Mkenyon@greyback.com](mailto:Mkenyon@greyback.com)

Victoria File: 26250-20/21768  
Site ID: 21768

September 8, 2023

Bronquest Properties Inc.  
Att: Matthew Kenyon  
402 Warren Avenue East  
Penticton, BC V2A 3M2

Dear Matthew Kenyon:

**Re: Certificate of Compliance – 272 Dawson Avenue, Penticton, 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 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 [Roberto.Prieto@gov.bc.ca](mailto:Roberto.Prieto@gov.bc.ca).

Yours truly,



Roberto Prieto, P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc: The Corporation of the City of Penticton, Melissa Koster, [Melissa.Koster@penticton.bc.ca](mailto:Melissa.Koster@penticton.bc.ca)  
Canadian Imperial Bank of Commerce, Don Prescott, [donald.prescott@cibc.com](mailto:donald.prescott@cibc.com)  
CSAP Society, Anna Popova, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)  
Gary Hamilton, Approved Professional, [Garyhamilton49@gmail.com](mailto:Garyhamilton49@gmail.com)  
Brian Laybolt, Associated Environmental Consultants Inc., [layboltb@ae.ca](mailto:layboltb@ae.ca)  
Client Information Officer, ENV, Land Remediation Section, [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 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.

September 8, 2023  
Date Issued

Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 272 Dawson Avenue, Penticton, British Columbia which is more particularly known and described as:

STRATA LOT 3 DISTRICT LOT 251 SIMILKAMEEN DIVISION YALE DISTRICT  
STRATA PLAN K358 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY  
IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON  
FORM 1

PID 030-703-981

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

Latitude: 49° 28' 25.73"  
Longitude: 119° 34' 38.50"

September 8, 2023

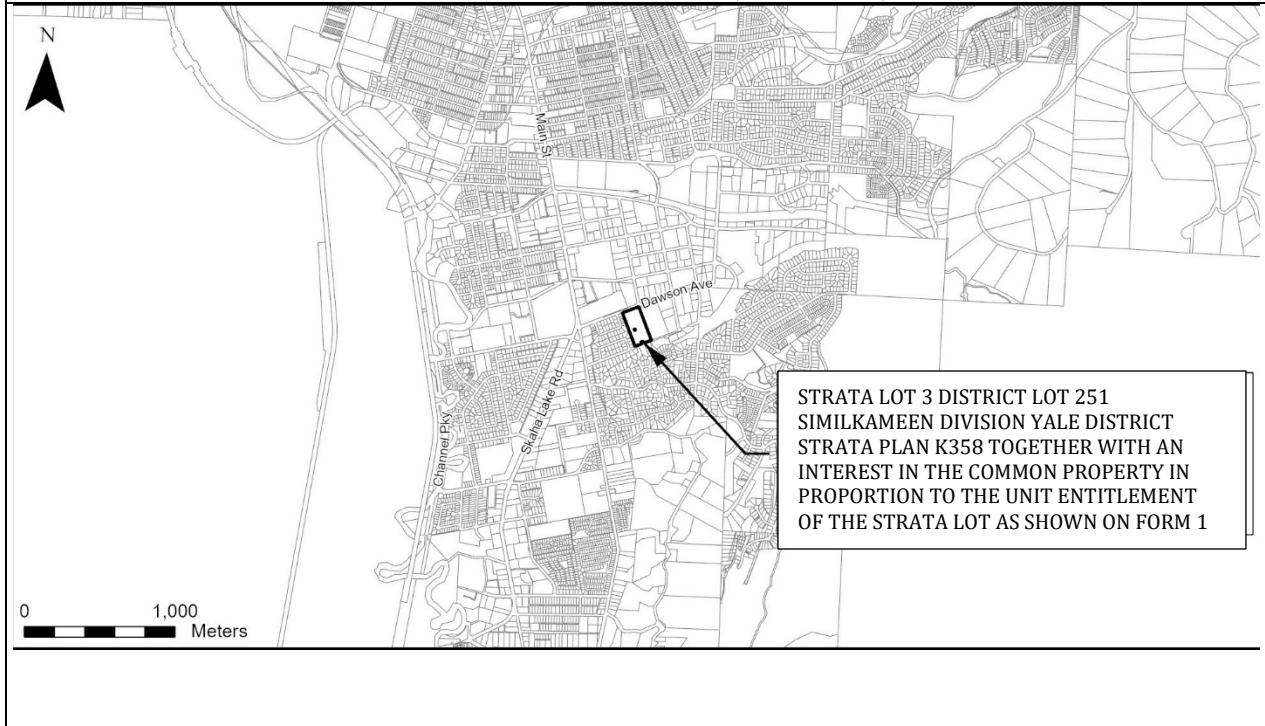
Date Issued



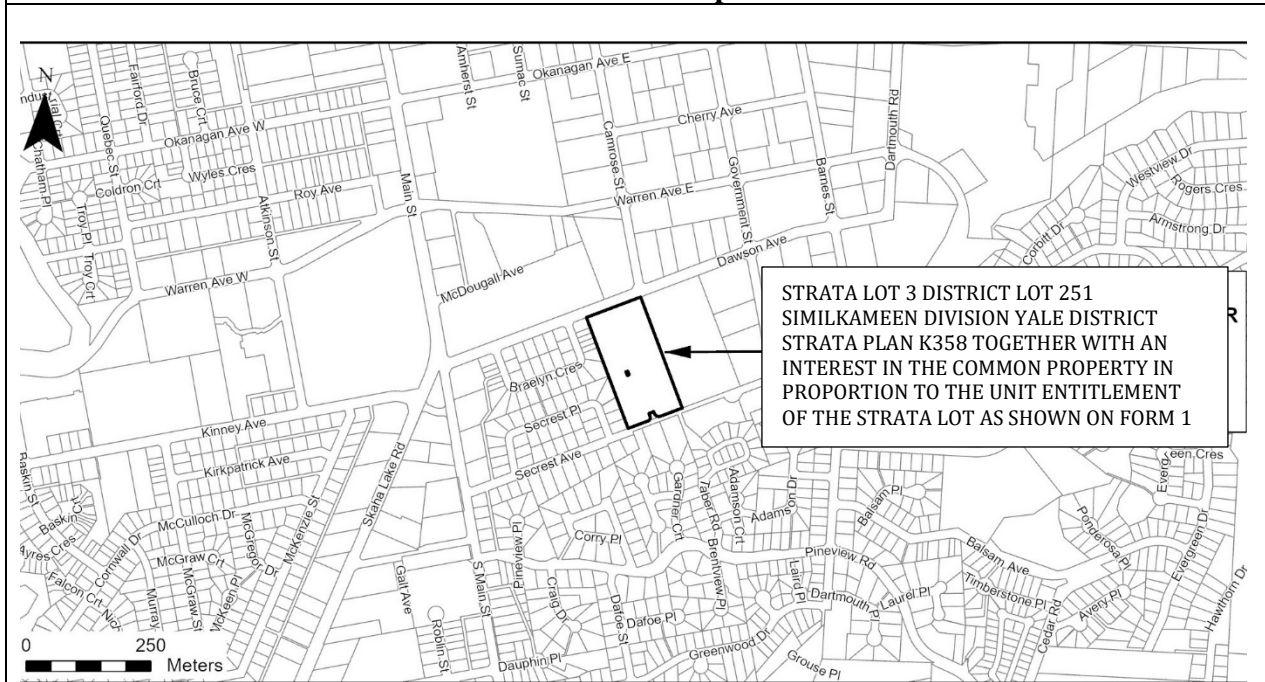
Roberto Prieto

For Director, *Environmental Management Act*

## Site Plan- 272 Dawson Avenue, Penticton, BC



## Location Map



September 8, 2023

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For Director, *Environmental Management Act*

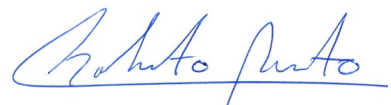
## Schedule B

### 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.

September 8, 2023

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**Schedule C**

**Substances and Uses**

*Substances remediated in soil for industrial land soil use:*

To meet numerical remediation standards:

LEPHs

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Date Issued



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For Director, *Environmental Management Act*

## Schedule D

### Documents

- *Summary of Site Condition, 27 Dawson Avenue, Penticton, BC (#3161 and 21768)*, prepared by Gary Hamilton, Hamilton & D'Ambra Consulting Inc., April 10, 2023;
- *Stage 1 and 2 Preliminary Site Investigation and Confirmation of Remediation, 272 Dawson Avenue Penticton, BC*. Prepared by Associated Environmental Consultants Inc. March 2023;
- *Disposal of Soils from the Former Esso Keylock- 316 Dawson Avenue, Penticton, British Columbia. Location No. 998437*. Prepared by O'Connor Associates Environmental Inc. May 1, 1996.

September 8, 2023

Date Issued



Roberto Prieto

For Director, *Environmental Management Act*