



VIA EMAIL: ankesedmak@LIVE.COM

Victoria File: 26250-20/27519
Regional File: 26250-20/37519
Site ID: 27519

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 2489 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:

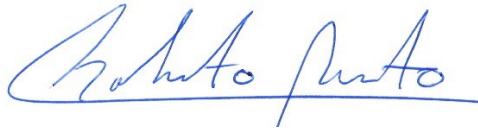
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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.

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

Jack Pyck, T229 Enterprises Ltd.
jmpyck@gmail.com

CSAP Society
613 – 744 West Hastings Street, Vancouver, BC V6C 1A5
apopova@csapsociety.bc.ca

Anthony Collett, Approved Professional, SLR Consulting (Canada) Ltd.
200 – 1620 West 8th Avenue, Vancouver, BC V6J 1V4
acollett@slrconsulting.com

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

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.

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.

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Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at a portion of 2489 Main Street, West Kelowna, British Columbia which is more particularly known and described as:

Those parts of Lot B District Lot 486 Osoyoos Division Yale District Plan 19916 Except Plan 24500 (PID 003-498-832) described by the UTM (11U) prepared by SLR Consulting (Canada) Ltd. on January 13, 2023.

Point #	Easting (11U)	Northing (11U)
10	310834.073	5522958.158
2	310834.682	5522985.350
3	310843.176	5522980.834
4	310847.359	5522979.716
5	310854.497	5522975.356
6	310857.130	5522973.666
7	310861.118	5522971.771
8	310860.671	5522950.041
9	310843.879	5522954.396
10	310834.073	5522958.158

The site contains part of a legal parcel depicted in an engineering drawing prepared by SLR Consulting (Canada) Ltd. on January 13, 2023.

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

Latitude: 49° 49' 45.20"
Longitude: 119° 37' 48.60"

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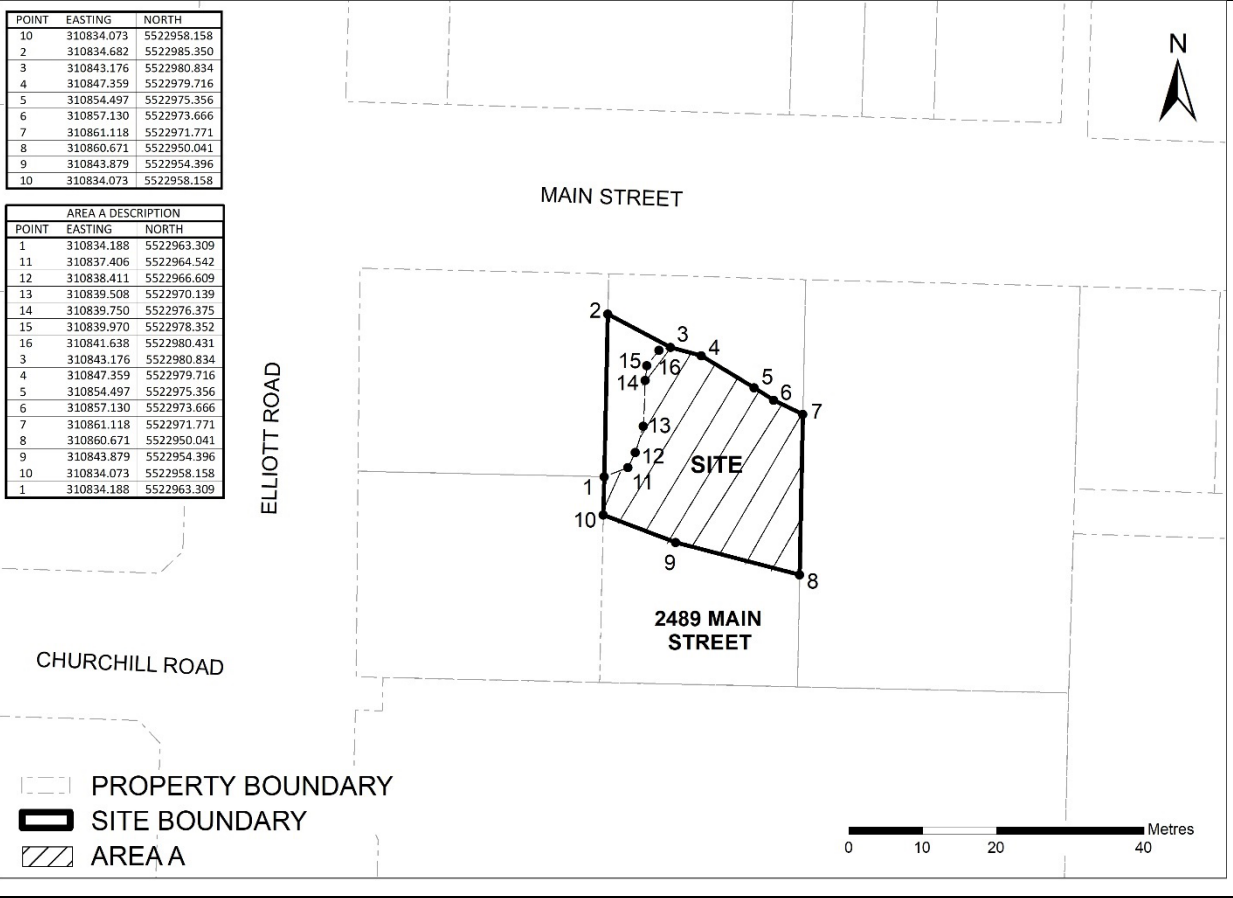


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Site Plan

POINT	EASTING	NORTH
10	310834.073	5522958.158
2	310834.682	5522985.350
3	310843.176	5522980.834
4	310847.359	5522979.716
5	310854.497	5522975.356
6	310857.130	5522973.666
7	310861.118	5522971.771
8	310860.671	5522950.041
9	310843.879	5522954.396
10	310834.073	5522958.158

AREA A DESCRIPTION		
POINT	EASTING	NORTH
1	310834.188	5522963.309
11	310837.406	5522964.542
12	310838.411	5522966.609
13	310839.508	5522970.139
14	310839.750	5522976.375
15	310839.970	5522978.352
16	310841.638	5522980.431
3	310843.176	5522980.834
4	310847.359	5522979.716
5	310854.497	5522975.356
6	310857.130	5522973.666
7	310861.118	5522971.771
8	310860.671	5522950.041
9	310843.879	5522954.396
10	310834.073	5522958.158
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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 building 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.
 - (b) Contaminated soil in Area A and defined by the metes and bounds as shown on the Site Plan in Schedule A must remain at depths greater than 1.0 metre below surface grade unless covered by pavement or building foundations.
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.
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.


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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 and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (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 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 plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet site-specific numerical standards:

toluene 108-88-3

To meet risk-based remediation standards:

benzene 71-43-2
tetraethyl lead 78-00-2
VPHs NA
xylenes 1330-20-7

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

benzene 71-43-2
EPHW₁₀₋₁₉ NA
ethylbenzene 100-41-4
VHW₆₋₁₀ NA

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:

EPHW₁₀₋₁₉ NA
toluene 108-88-3
VHW₆₋₁₀ NA

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To meet risk-based remediation standards:

arsenic	7440-38-2
benzene	71-43-2
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
xylenes, total	1330-20-7

Substances evaluated in water for drinking water use:

To meet local background concentrations:

cobalt	7440-48-4
lithium	7439-93-2

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Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., March 2023.
- *Stage I 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.
- *Performance Verification Plan for 2489 Main Street, Residual Contamination Associated with 2495 Main Street, West Kelowna, BC.* SLR Consulting (Canada) Ltd., March 2023.

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