



VIA EMAIL: ntilstra@wesmont.com

Victoria File: 26250-20/27589
Site ID: 27589

July 4, 2024

Nick Tilstra
Wesmont Properties (Salt) Ltd.
CRU111 23189 Francis Avenue
Langley, BC V1M 0G4

Dear Nick Tilstra:

Re: Certificate of Compliance - Lots A and B of 3201 45th Avenue, 4503, 4505, 4605 and 4607 34th Street, Vernon, 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) 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. 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 Peter.Yan@gov.bc.ca.

Yours truly,



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

Enclosure

cc: City of Vernon
(VIA EMAIL) planning@vernon.ca

Sharon Hao, Bank of Montreal
(VIA EMAIL) Sharon.Hao@bmo.com

David Mitchell, Approved Professional, Active Earth Engineering Ltd.
(VIA EMAIL) david.mitchell@activeearth.ca

Reidar Zapf-Gilje, Approved Professional, GeoEnviroLogic Consulting
(VIA EMAIL) reidar.geoenvirologic@gmail.com

CSAP Society
(VIA EMAIL) submissions@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(VIA EMAIL) 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.

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For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3201 45th Avenue (Lot A) and 4605 34th Street (Lot B), Vernon, British Columbia which is more particularly known and described as:


Lot A, District Lot 38, Osoyoos Division, Yale District, Plan EPP128180
PID: 032-086-644

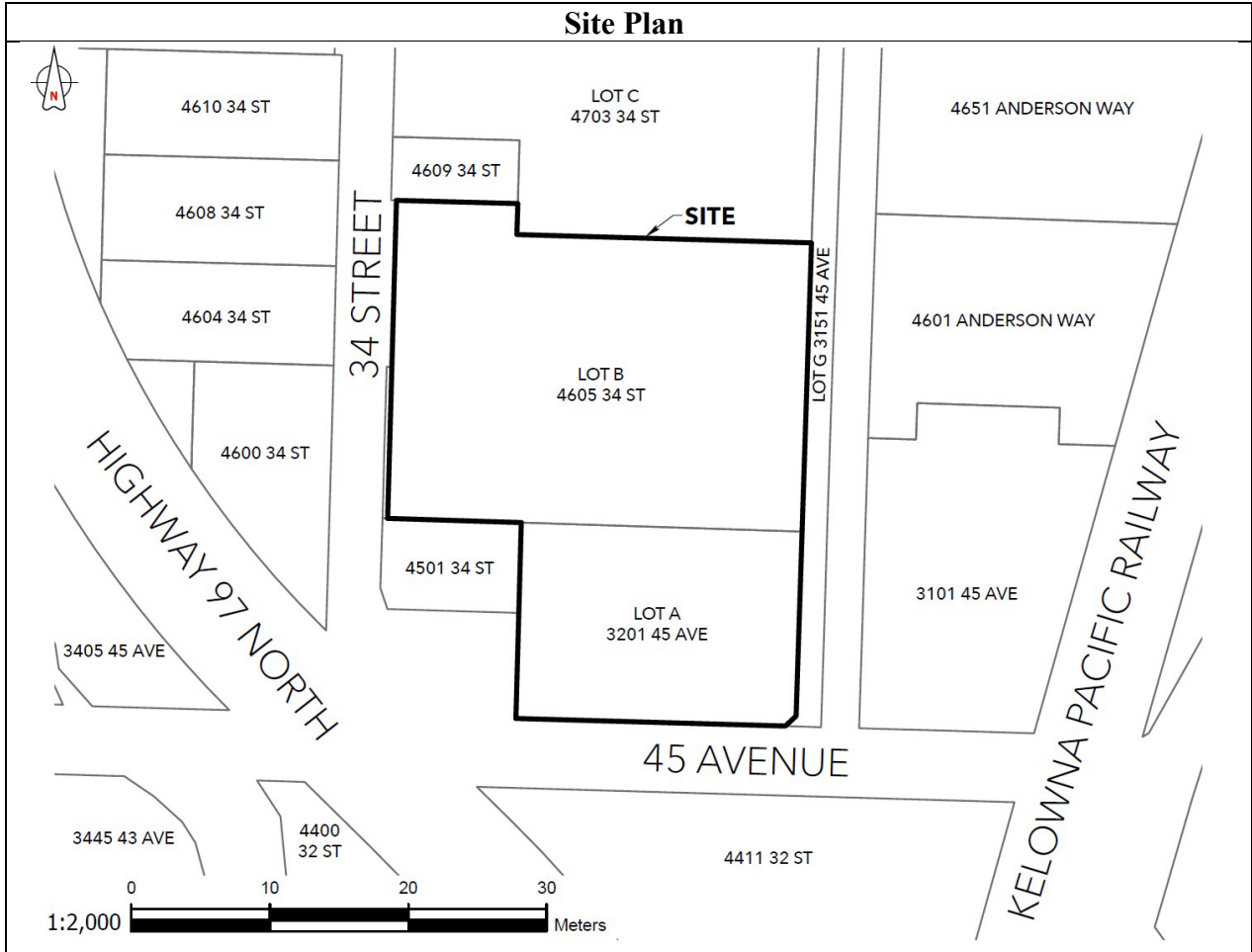
Lot B, District Lot 38, Osoyoos Division, Yale District, Plan EPP128180
PID: 032-086-652

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

Latitude: 50° 16' 45.0"
Longitude: 119° 16' 29.0"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 use 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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

(a) *“Land use will include commercial/industrial at grade.”*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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 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) *The 0.3m layer of clean soil will be maintained across the entire Site boundary.*
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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

chromium	7440-47-3
copper	7440-50-8
lead	7439-92-1

To meet local background standards:

arsenic	7440-38-2
chromium	7440-47-3
selenium	7782-49-2

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Schedule D

Documents

Summary of Site Condition, Lots A & B of 3201 45th Avenue, 4503, 4505, 4605 and 4607 34th Street, Vernon, BC, prepared by Active Earth Engineering Ltd., dated April 2024.

Confirmation of Remediation and Stage 1 Preliminary Site Investigation Update, 3201 45th Avenue, 4503, 4505, 4605 and 4607 34th Street, Vernon, BC, prepared by Active Earth Engineering Ltd., dated April 2024.

Human Health and Ecological Risk Assessment – 3201 45th Avenue, 4503, 4505, 4605 and 4607 34th Street, Vernon, BC, prepared by Steer Environmental Associates, dated April 2024.

Approval In Principle, 4503, 4505, 4605, 4607, 4617, 4703, 4707 34th Street, 3201 45th Avenue, and 3104, 3106, 3108, 3110 and 3240 48th Avenue, Vernon, BC, prepared by BC ENV, dated July 10, 2023.

Remediation Plan, Various Addresses – 34th Street, 45th Avenue, and 48th Avenue, Vernon, BC, prepared by Active Earth Engineering Ltd., dated March 2023.

Stage 1 PSI Update and Detailed Site Investigation, 4503, 4505, 4605, 4607, 4617, 4703 & 4707 34th Street, 3201 45th Avenue, & 3104, 3106, 3108, 3110 & 3240 48th Avenue, Vernon, BC, prepared by Active Earth Engineering Ltd., dated February 2023.

Stage 1 Preliminary Site Investigation, Various Addresses, 34th Street, 45th Avenue, 48th Avenue, Vernon, BC, prepared by Active Earth Engineering Ltd., dated July 2022.

Stage 1 Preliminary Site Investigation, 4605 & 4607 34th Street, Vernon, BC, prepared by Active Earth Engineering Ltd., dated June 2022.

Stage 2 Preliminary Site Investigation, 4505, 4703, 4707 34th Street, 3201 45th Avenue, & 3104, 3106, 3108, 3110 & 3240 48th Avenue, Vernon, BC, prepared by Active Earth Engineering Ltd., dated January 2022.

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