



VIA EMAIL: sadiq.mohammed@parkland.ca

Victoria File: 26250-20/28753
Site ID: 28753

September 24, 2024

Parkland Corporation
Att: Sadiq Mohammed
1800 – 240 4th Avenue SW
Calgary, AB T2P 4H4

Dear Sadiq Mohammed:

Re: Certificate of Compliance – 1635 Main Street, Penticton, B.C.

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:

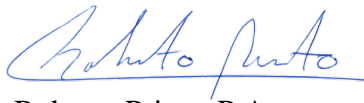
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the director to make orders or impose requirements as the director may deem necessary in 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.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

7. 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 Penticton, Planning Department, planning@penticton.ca
Robert Lougheed, R.N.L Investments Ltd., Property Owner, rlougheed@shaw.ca
Dan D'Angelo, Approved Professional, Legacy Environmental Ltd.,
ddangelo@legacyenv.ca
Client Information Officer, ENV, Victoria, csp_cio@victoria1.gov.bc.ca
CSAP Society, submissions@csapsociety.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 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	RL _{LD}
Water	DW, AW _F
Sediment	N/A
Vapour	RL, CL, IL, Parkade

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


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.

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.

September 24, 2024
Date Issued


Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1635 Main Street Penticton, British Columbia which is more particularly known and described as:

Lot 2 District Lot 115 Similkameen Division Yale District Plan 37008
PID: 004-610-415

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

Latitude: 49° 28' 48.60"
Longitude: 119° 35' 6.80"

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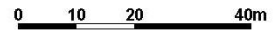


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For Director, *Environmental Management Act*

Site Plan



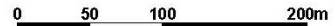
SITE PLAN



Location Map



LOCATION PLAN



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For Director, Environmental Management Act

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 person 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.

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 existing or expected at the site. These assumptions include the following:

(a) Future buildings at the site will be constructed as slab-on-grade construction, with a basement that does not contact groundwater, or over an underground parkade.

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 a revised or new Certificate of Compliance may be necessary.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

Substances remediated in soil for residential low-density soil use:

To meet numerical remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
LEPHs	N/A
naphthalene	91-20-3
toluene	108-88-3
VPHs	N/A
xylenes	1330-20-7

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Schedule D

Documents

Summary of Site Condition, 1635 Main Street, Penticton, BC, Legacy Environmental Ltd., August 19, 2024

Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Confirmation of Remediation, 1635 Main Street, Penticton, BC, 1635 Main Street, Penticton, BC, Legacy Environmental Ltd., August 19, 2024

Detailed Site Investigation, 1635 Main Street, Penticton, BC, Legacy Environmental Ltd., February 2, 2024

Stage 1 Preliminary Site Investigation, 1635 Main Street, Penticton, BC, Legacy Environmental Ltd., January 15, 2024

2020 Groundwater Monitoring and Sampling, Penticton Car Wash, 1635 Main Street, Penticton, BC, SLR Consulting (Canada) Ltd., July 2, 2020

2018 Groundwater Monitoring and Sampling, Penticton Husky Car Wash L#6244, 1635 Main Street, Penticton, BC, SLR Consulting (Canada) Ltd., November 5, 2018

2016 Groundwater Monitoring and Sampling, Penticton Husky Car Wash L#6244, 1635 Main Street, Penticton, BC, SLR Consulting (Canada) Ltd., November 17, 2016

2014 Groundwater Monitoring and Sampling, Penticton Husky Car Wash L#6244, 1635 Main Street, Penticton, BC, SLR Consulting (Canada) Ltd., December 18, 2014

2012 Groundwater Monitoring and Sampling, Penticton Husky Car Wash L#6244, 1635 Main Street, Penticton, BC, SLR Consulting (Canada) Ltd., January 15, 2013

Facility Upgrade Report, Penticton Husky Car Wash L#6244, 1635 Main Street, Penticton, BC, SLR Consulting (Canada) Ltd., March 28, 2012

Results of 2010 Drilling and Groundwater Investigation, Penticton Husky Car Wash L#6244, 1635 Main Street, Penticton, BC, SLR Consulting (Canada) Ltd., April 12, 2011

Phase II Environmental Site Review, Husky Service Station No. 6244, 1635 Main Street, Penticton, BC, Seacor Environmental Engineering Inc., April 6, 1995

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