



VIA EMAIL: jwills@argoroads.ca

Victoria File: 26250-20/8227, 23829, 23830
Site ID: 26250-20/8227, 23829, 23830

January 15, 2025

Argo Road Maintenance (Thompson) Inc.
1655 Lucky Strike Place
Kamloops, BC V1S 1W5

Re: Certificate of Compliance - 270, 290, 360 Waterloo Avenue, Penticton, B.C. & Management Areas (MA-1 and MA-2), Penticton, B.C.

Dear Jeff Wills:

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.
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 site@gov.bc.ca.

Yours truly,



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

Enclosure

cc: City of Penticton planning@penticton.ca
Jonathan Chu, P.Eng., PMP Jonathan.chu@penticton.ca
Home Hardware Travis.loudon@pentictonhhbc.com
7478 Properties Ltd., Bryan Kornelius Bryank@tyeewindows.com
567093 B.C. Ltd. and Anvil Drilling Ltd., Terry Feeny terryfeeny@shaw.ca
Reidar Zapf-Gilje, Approved Professional, GeoEnviroLogic Consulting Ltd.
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Client Information Officer, ENV, Victoria csp_cio@victorial.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 and Offsite Management Areas MA-1, and MA-2:

Medium	Use(s)
Soil	CL
Water	DW and AWf
Sediment	N/A
Vapour	CL

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person *Argo Road Maintenance (Thompson) Inc.*

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.

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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.

One or more of the substances to which this Certificate of Compliance applies have 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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Schedule A

The Site covered by this Certificate of Compliance is located at 270, 290, and 360 Waterloo Avenue, Penticton, British Columbia which is more particularly known and described as:

Lot 1, District Lot 5, Group 7, Similkameen Division Yale (formerly Yale-Lytton),
District Plan 5166
PID: 010-373-624
360 Waterloo Avenue

Lot 2, District Lot 5, Group 7, Similkameen Division Yale (formerly Yale-Lytton),
District Plan 5166
PID: 010-373-632
290 Waterloo Avenue

Lot 3, District Lot 5, Group 7, Similkameen Division Yale (formerly Yale-Lytton),
District Plan 5166
PID: 010-373-659
270 Waterloo Avenue

Offsite Management Area MA-1 as depicted in a legal sketch plan prepared by Allterra Land Surveying Ltd., Penticton, BC, on 21 September 2023 as described by the following metes and bounds:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Penticton, Regional District of Okanagan Similkameen, Province of British Columbia, being composed of;

Part of Lot A, District Lot 196s and Penticton Indian Reserve No.1, Similkameen Division Yale District, Plan KAP78278, Parcel Identifier 026-315-530, registered in the Kamloops Land Title Office, hereinafter referred to as Lot A.

More particularly described as follows;

COMMENCING at a point in the southwesterly limit of said Lot A, distant 30.30 metres measured southeasterly thereon from the most westerly angle thereof;

THENCE northeasterly at a grid bearing of 44° 24' 28" for a distance of 32.76 metres;

THENCE easterly at a grid bearing of 88° 48' 15" for a distance of 18.94 metres;

THENCE southeasterly at a grid bearing of 124° 34' 38" for a distance of 15.18 metres, more or less, and intersecting at a point on the easterly boundary of said Lot A;

THENCE southwesterly along the easterly boundary of said Lot A at a grid bearing of 221° 40' 35" for a distance of 41.28 metres, more or less, and intersecting at a point on the northerly boundary of Huth Avenue;

THENCE westerly along the north boundary of said Huth Avenue at a grid bearing of 287° 05' 44" for a distance of 17.51 metres, more or less, and intersecting at a point on the easterly boundary of Highway 97 (Channel

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Parkway);
THENCE northwesterly along the easterly boundary of said Highway 97 (Channel Parkway) at a grid bearing of 315° 27' 01" for a distance of 10.57 metres, more or less, to a point of deflection in the easterly boundary of said Highway 97 (Channel Parkway);
THENCE northwesterly along the easterly boundary of said Highway 97 (Channel Parkway) at a grid bearing of 317° 04' 28" for a distance of 4.05 metres, more or less, to the point of commencement.
The said parcel having an area of 1238 square metres, more or less;

Offsite Management Area MA-2 as depicted in a legal sketch plan prepared by Allterra Land Surveying Ltd., Penticton, BC, on 24 July 2024 as described by the following metes and bounds:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Penticton, Regional District of Okanagan Similkameen, Province of British Columbia, being composed of;

Part of Huth Avenue, dedicated as Road by Plan 4027, registered in the Kamloops Land Title Office, hereinafter referred to as Huth Ave.

More particularly described as follows;

COMMENCING at the southwest corner of said Huth Ave, being an intersection of the easterly boundary of Highway 97 (Channel Parkway) and the north westerly corner of Part of Parcel A (DD 127091F and Plan B6024) of Lot 1, District Lot 5, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 4027, except Plan 36620 and EPP27837, Parcel Identifier 001-948-784, registered in the Kamloops Land Title Office, hereinafter referred to as Rem. Lot 1;

THENCE northwesterly along the easterly boundary of said Highway 97 (Channel Parkway) at a grid bearing of 318° 49' 43" for a distance of 29.04, more or less, and intersecting at a point on the northerly boundary of said Huth Avenue;

THENCE easterly along the northerly boundary of said Huth Ave at a grid bearing of 107° 05' 44" for a distance of 17.51 metres, more or less, to a point of deflection in the northerly boundary of Huth Avenue being the south easterly corner of Lot A, District Lot 196s and Penticton Indian Reserve No.1, Similkameen Division Yale District, Plan KAP78278, Parcel Identifier 026-315-530;

THENCE easterly along the northerly boundary of said Huth Ave at a grid bearing of 107° 13' 10" for a distance of 132.71 metres, more or less;

THENCE southerly at a grid bearing of 200° 46' 00" for a distance of 15.29 metres, more or less, and intersecting at a point on the south boundary of said Huth Ave and north boundary of said Rem. Lot 1;

THENCE westerly along the southerly boundary of said Huth Ave and north boundary of said Rem. Lot 1 at a grid bearing of 287° 13' 10" for a distance of 124.54 metres, more or less, to the point of commencement;

The said parcel having an area of 2,097 square metres, more or less;

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

Latitude: 49° 28' 55.65"
Longitude: 119° 35' 51.71"

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Site Plan

MA-1

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Penitcton, Regional District of Okanagan Similkameen, Province of British Columbia, being composed of:

Part of Lot A, District Lot 5166 and Penitcton Indian Reserve No. 1, Similkameen Division Yale District, Plan KAP78278, Parcel Identifier 000-315-930, registered in the Kamloops Land Title Office, hereinafter referred to as Lot A.

More particularly described as follows:

COMMENCING at a point on the southwesterly limit of said Lot A, distant 30.30 metres measured southwesterly thereon from the most westerly angle thereof;

THENCE northeasterly at a grid bearing of 44° 24' 28" for a distance of 32.76 metres;

THENCE easterly at a grid bearing of 48° 40' 33" for a distance of 28.54 metres;

THENCE southeasterly at a grid bearing of 324° 34' 38" for a distance of 15.38 metres, more or less, and intersecting at a point on the easterly boundary of said Lot A;

THENCE southwesterly along the easterly boundary of said Lot A at a grid bearing of 233° 40' 33" for a distance of 41.28 metres, more or less, and intersecting, at a point on the northerly boundary of Huth Avenue;

THENCE easterly along the north boundary of said Huth Avenue at a grid bearing of 287° 00' 44" for a distance of 17.53 metres, more or less, and intersecting at a point on the easterly boundary of Highway 97 (Channel Parkway);

THENCE northeasterly along the easterly boundary of said Highway 97 (Channel Parkway) at a grid bearing of 83° 27' 03" for a distance of 63.57 metres, more or less, to a point of deflection on the easterly boundary of said Highway 97 (Channel Parkway);

THENCE northeasterly along the easterly boundary of said Highway 97 (Channel Parkway) at a grid bearing of 317° 04' 28" for a distance of 4.05 metres, more or less, to the point of commencement.

The said parcel further illustrated in red heavy outline and hatch in sketch titled attached hereto as "Schedule A".

Certified Correct this 21st day of September 2024

SCHEDULE "A"

SKETCH PLAN TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF PROPOSED CERTIFICATE OF COMPLIANCE BOUNDARIES ON:

1) PART LOT A, DL 1966 AND PENITCTON IR NO. 1, SDYO, PLAN KAP78278

2) PART HUTH AVENUE, DEDICATED AS ROAD ON PLAN 4027

SCALE: 1:11250

(ALL DIMENSIONS ARE IN METRES)

ONE ADDRESS: 71 406 WATERLOO AVE, PENITCTON, BC

NOTE:

ALL DIMENSIONS ARE ASSUMED TO LAND TITLE OFFICE RECORD AND FIELD SURVEY.

SKETCH PLAN PREPARED ON JULY 26TH, 2024.

LEGEND:

- THICK DASHED LINE: BOUNDARY OF COMPLIANCE AREA
- DOTTED DASHED LINE: BOUNDARY OF COMPLIANCE AREA

ALLTERRIA LAND SURVEYING LTD.
2044 BURNING WINDS R.
PENITCTON, BC V0A 1A9
TEL: 250-622-8000
WWW.ALTERRIASURVEYING.COM
LSP LICENSING NO. 20050-1-1-SKETCHING

Location Map

Parcel and Strata Legal Search

City of Penitcton

Scale: 1:11250

311 752 589 5 484 295 951 Metres

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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 persons 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) Current and future buildings on the Site and MA-1 will be Slab-on-grade.

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 a revised or new Certificate of Compliance may be necessary.

2. The principal risk controls that must be present or implemented and must be maintained at the site include the following:

(a) Paved areas on the Site must remain paved.

(b) Groundwater beneath the Site and beneath MA-1 and MA-2 must not be used for drinking.

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. 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) Supporting documentation.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

The Site:

Substances remediated in soil for Commercial land use soil use:

To meet numerical remediation standards:

barium	7440-39-3
cobalt	7440-48-4
copper	7440-50-8
lead	7439-92-1
manganese	7439-96-5
zinc	7440-66-6
VPHs	NA

To meet risk-based remediation standards:

arsenic	7440-38-2
benzene	71-43-2
chloride ion	16887-00-6
HEPHs	NA
LEPHs	NA
sodium ion	17341-25-2

Substances remediated in groundwater for Drinking Water use:

To meet numerical remediation standards:

EPHw10-19	NA
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To meet risk-based remediation standards:

chloride ion	16887-00-6
sodium ion	17341-25-2
uranium	7440-61-1

To meet local Protocol 9 background concentrations:

Lithium	7439-93-2
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Substances remediated in groundwater for Freshwater Aquatic Life use:

To meet risk-based remediation standards:

chloride ion	16887-00-6
LEPHw	NA
pyrene	129-00-0
uranium	7440-61-1

Management Area: MA-1

Substances remediated in soil for Commercial soil use:

To meet risk-based remediation standards:

chloride ion	16887-00-6
sodium ion	17341-25-2

Substances remediated in groundwater for Drinking Water use:

To meet risk-based remediation standards:

chloride ion	16887-00-6
sodium ion	17341-25-2

Substances remediated in groundwater for Freshwater Aquatic Life:

To meet risk-based remediation standards:

chloride ion	16887-00-6
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Management Area: MA-2

Substances remediated in soil for Commercial soil use:

To meet risk-based remediation standards:

chloride ion	16887-00-6
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Substances remediated in groundwater for Drinking Water use:

To meet risk-based remediation standards:

chloride ion	16887-00-6
sodium ion	17341-25-2

Substances remediated in groundwater for Freshwater Aquatic Life:

To meet risk-based remediation standards:

chloride ion	16887-00-6
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Schedule D

Documents

Application for Approval Not to Delineate Entire Extent of Contamination, Site ID 8227: 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 4 June 2021.

Application for Preapproval not to Delineate the Entire Extent of Contamination, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by BC Ministry of Environment and Climate Change Strategy, 3 August 2022.

Stage 1 Preliminary Site Investigation, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 30 May 2023.

Stage 2 Preliminary Site Investigation, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 30 May 2023.

Confirmation of Remediation - Sand Blasting Waste Area, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 30 May 2023.

Confirmation of Remediation - Waste Oil AST, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 30 May 2023.

Hydraulic Oil Spill Area Remediation and Confirmation Soil Sampling, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 31 May 2023.

Stage 1 Preliminary Site Investigation Update, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 31 May 2023.

Detailed Site Investigation and Supplemental Detailed Site Investigation, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 21 August 2023.

Offsite Groundwater Monitoring and Sampling, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 9 January 2024.

Soil-Vapour Investigation and Stage 1 PSI Update, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 16 January 2024.

Human Health and Ecological Risk Assessment, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 22 February 2024.

Habitat Assessment and Surface Water Sampling, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by EXP Services Inc., 20 February 2024.

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Detailed Site Investigation Addendum, 270, 290, and 360 Waterloo Avenue, Penticton, BC,
Prepared by EXP Services Inc., 19 March 2024.

Communication Records, Correspondence with and from the Owner of Offsite Management Area (MA-1) at 408 Waterloo Avenue, Penticton, BC, EXP Services Inc., 22 March 2024.

Communication Records, Correspondence with and from the Owner of Offsite Management Area (MA-2) at Huth Avenue and Adjoining Areas, Penticton, BC, EXP Services Inc., 25 April 2024.

Communication Records (One Certificate of Compliance), Correspondence with and from the Owner of Offsite Management Area (MA-1) at 408 Waterloo Avenue, Penticton, BC, EXP Services Inc., 5 November 2024.

Communication Records (One Certificate of Compliance), Correspondence with and from the Owner of Offsite Management Area (MA-2) at Huth Avenue and Adjoining Areas, Penticton, BC, EXP Services Inc., 14 November 2024.

Summary of Site Condition, 270, 290, and 360 Waterloo Avenue, Penticton, BC, Prepared by GeoEnviroLogic Consulting Ltd., 15 November 2024.

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