



Ministry of
Environment

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.

Date Issued

May 21st, 2014

L. Zanini
Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2505 West Trans Canada Highway, Kamloops, British Columbia which is more particularly known and described as:

Part of LOT 1 SECTION 3 TOWNSHIP 20 RANGE 18 W6M KDYD PLAN 37034 described as follows:

Commencing at the south-westerly corner of said Lot 1,
Thence easterly along the southerly boundary of Lot 1 a distance of 362.913 metres more or less on an azimuth of 89°53'35" more or less;
Thence northerly along the easterly boundary of Lot 1 a distance of 67.185 metres more or less on an azimuth of 0°01'10" more or less;
Thence easterly along the easterly boundary of Lot 1 a distance of 24.385 metres more or less on an azimuth of 95°30'20" more or less;
Thence northerly along the easterly boundary of Lot 1 a distance of 114.608 metres more or less on an azimuth of 359°55'20" more or less to a beginning of a circular curve having a radial bearing of 181°33'53" more or less towards the center of curve;
Thence westerly along the northerly boundary of Lot 1 along a circular curve having a radius of 666.546 metres more or less an arc length distance of 47.442 metres more or less to an end of circular curve having a radial bearing of 357°29'12" more or less from the centre of curve;
Thence westerly along the northerly boundary of Lot 1 a distance of 239.280 metres more or less on an azimuth of 267°34'40" more or less to a beginning of circular curve having a radial bearing of 357°34'40" more or less towards the centre of curve;
Thence westerly along the northerly boundary of Lot 1 along a circular curve having a radius of 1196.254 metres more or less an arc length distance of 178.384 metres more or less to an end of circular curve having a radial bearing of 186°07'18" more or less from the centre of curve;
Thence south-westerly along the westerly boundary of Lot 1 a distance of 86.456 metres more or less on an azimuth of 219°17'35" more or less;
Thence south-easterly along the westerly boundary of Lot 1 a distance of 170.981 metres more or less on an azimuth of 129°18'25" more or less to the point of commencement;

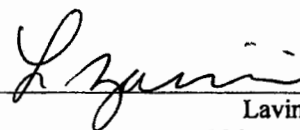
EXCEPT that portion that is encompassed by the description as follows:

Commencing at the south-westerly corner of said Lot 1,
Thence easterly along the south boundary of Lot 1 a distance of 282.852 metres more or less on an azimuth of 89°53'35" more or less to a beginning of circular curve having a radial bearing of 233°52'37" more or less towards the centre of curve;
Thence north-westerly along a circular curve having a radius of 38.484 metres more or less an arc length distance of 24.275 metres more or less to an end of circular curve having a radial bearing of 17°44'10" more or less from the centre of curve;

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Thence continuing north-westerly a distance of 13.983 metres more or less on an azimuth of 287°44'10" more or less;

Thence westerly a distance of 243.655 metres more or less on an azimuth of 269°53'35" more or less;

Thence north-westerly a distance of 117.222 metres more or less on an azimuth of 309°18'25" more or less;

Thence north-westerly a distance of 43.323 metres more or less on an azimuth of 334°29'25" more or less;

Thence north-westerly a distance of 8.614 metres more or less on an azimuth of 287°44'10" more or less to the intersection of Lot 1;

Thence south-westerly along the westerly boundary of Lot 1 a distance of 33.556 metres more or less on an azimuth of 219°17'35" more or less;

Thence south-easterly along the westerly boundary of Lot 1 a distance of 170.981 metres more or less on an azimuth of 129°18'25" more or less to the point of commencement.

PID: Parts of 004-683-056

The site contains part of a legal parcel depicted on an engineering drawing prepared by Underhill Geomatics Ltd. on January 31, 2014.

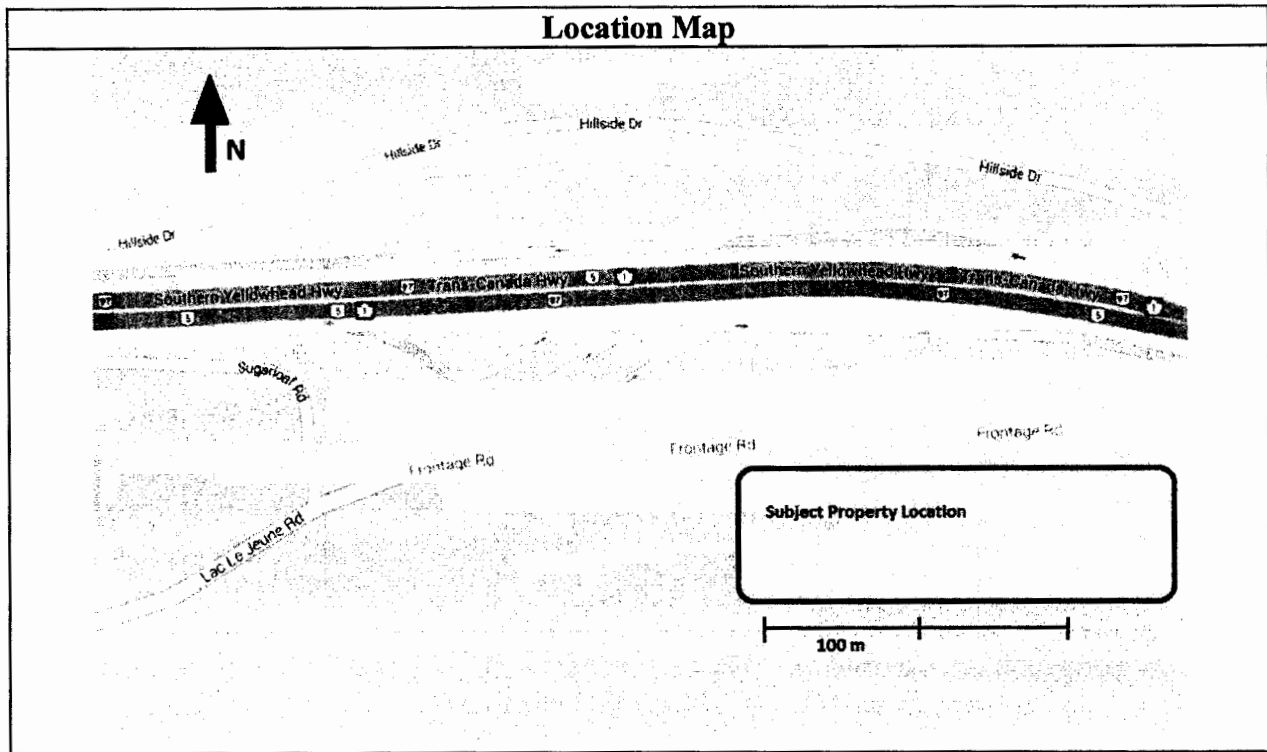
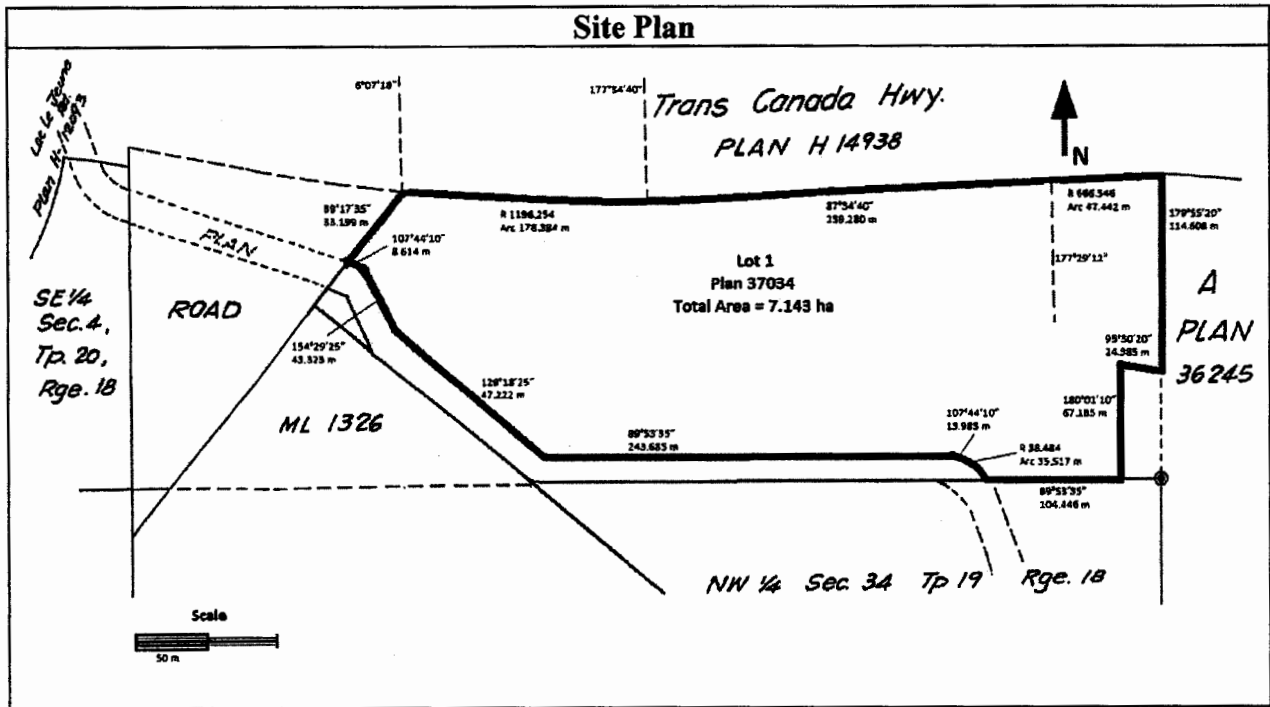
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 50° 39' 51.00"

Longitude: 120° 25' 15.30"

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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 and risk-based standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) *Consistent with the future land use assumptions of the vapour assessment in the Detailed Site Investigation, the structures and locations of buildings at the subject property and at neighbouring parcels must remain consistent with the range of building structures currently in place (i.e. slab-on-grade). On the subject property no building should be constructed with a foundation deeper than 0.6 mbgs and building foundations should not contact the groundwater; and*
- (b) *A worker health and safety plan to mitigate exposure to vapours must be implemented in the event that trench work, at depths greater than 1.5 mbgs in a trench deeper than it is wide, be required within the subject property.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at, or adjacent to, the site and the range of structures, locations and depths of buildings or trenches 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) *Future buildings on the subject property do not extend deeper than 0.6 mbgs and building foundations should not contact the groundwater.*
The assumptions in the vapour assessment and the risk assessment regarding future development were based on, and consistent with, the surrounding commercial developments which consist of slab-on-grade buildings.

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(b) *Trenching within the subject property boundary does not extend deeper than 1.5 mbgs in a trench deeper than it is wide. If trench work were to extend deeper than 1.5 mbgs in a trench deeper than it is wide, a worker health and safety plan to mitigate exposure to vapours must be implemented.*

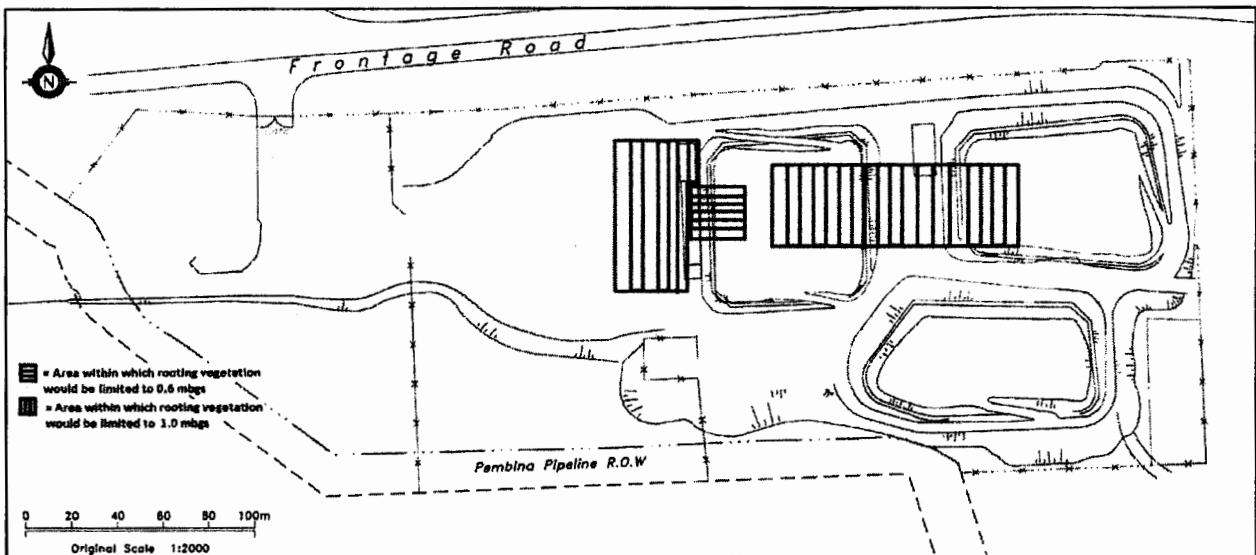
(c) *Deep rooting vegetation is not established on the subject property (greater than 0.6 mbgs or 1.0 mbgs in the areas identified on the figure below).*

Based on the current absence of deep-rooting plants, (vegetation is limited to grass in the area with the 0.6 mbgs restriction and grass/small plants in the area with the 1.0 mbgs restriction), the anticipated future commercial developments, and the considerable time (years) required to establish deep rooting vegetation, imminent risks to ecological receptors are not anticipated in the event that this risk management measure was not met.

(d) *Drinking water wells are not constructed within the subject property boundaries.*

Imminent risks to drinking water receptors are not anticipated based on the following:

- the absence of drinking water wells at the subject property and developments in the vicinity of the subject property;*
- the land use at the subject property is commercial;*
- potable water within the City of Kamloops is obtained from the Thompson River which would be used for future development(s) on the subject property; and*
- the fact that the groundwater impacts had only been identified in the shallow, perched groundwater.*



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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.
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 excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land use:

To meet numerical remediation standards:

- HEPHs; and
- Arsenic.

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene and xylene;
- VPHs and LEPH; and
- Copper.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Benzene and ethylbenzene.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- VPHw and LEPHw.

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Schedule D

Documents

1. *Summary of Site Conditions, 2505 West Trans Canada Highway, Kamloops, British Columbia* by Parsons Canada Ltd., dated February 6, 2014;
2. *Supplemental Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation/Detailed Risk Assessment, 2505 West Trans Canada Highway, Kamloops, British Columbia* by Parsons Canada Ltd., dated February 6, 2014;
3. *Performance Verification Plan, 2505 West Trans Canada Highway, Kamloops, British Columbia* by Parsons Canada Ltd., dated February 6, 2014; and
4. *Phase 1 Environmental Site Assessment, 2505 West Trans Canada Highway, Kamloops, British Columbia* by Seacor Environmental Inc., dated October 2007.

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