

GLENMORE

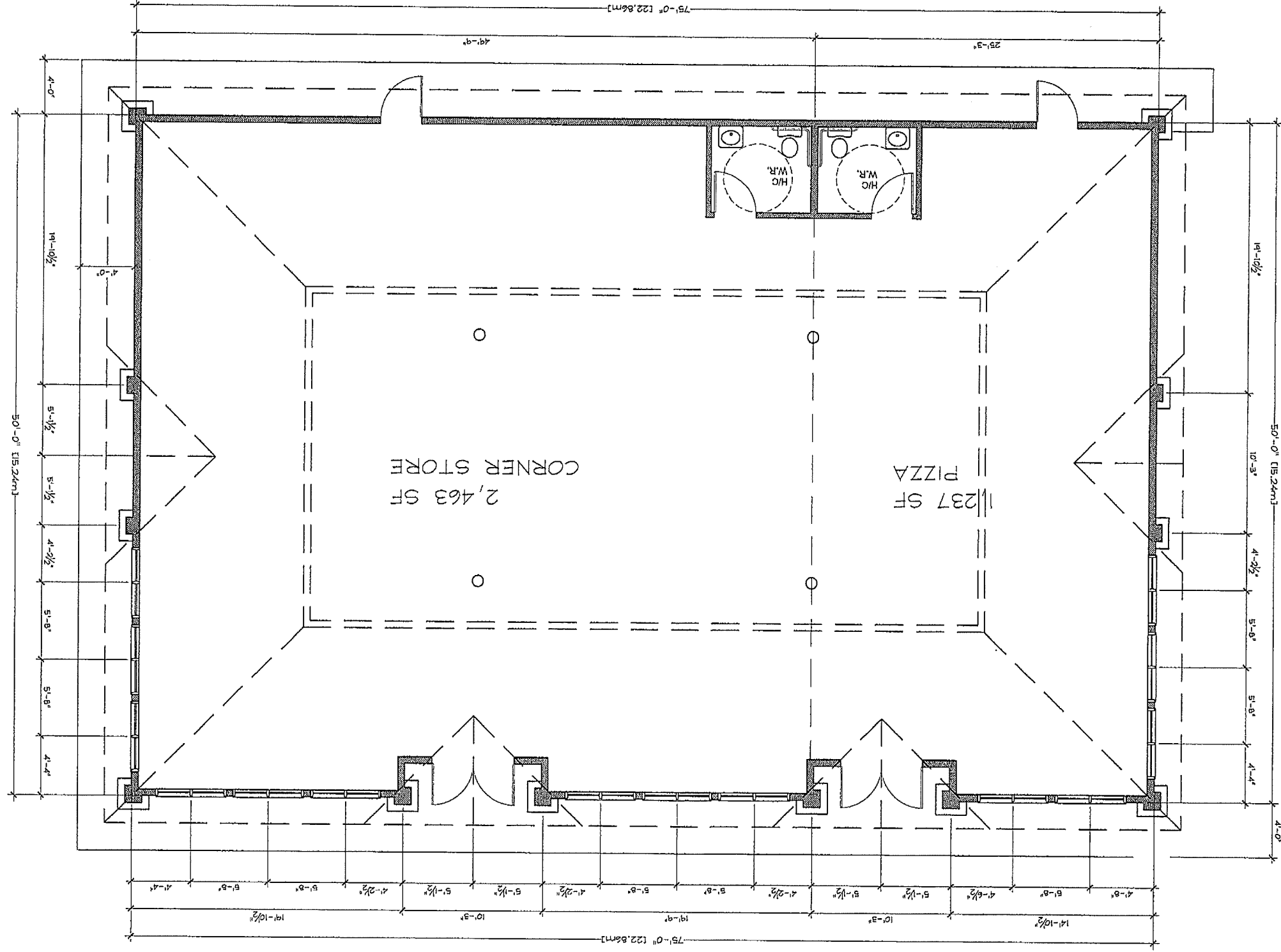
SNOWSELL

TGM
 Drafting & Design
 Tom Masters
 Kelowna, BC (250)317-2446
 kelowna635@gmail.com

SCALE: 1/16"=1'-0"
 DATE: DEC 10/2014
 SHEET NO. **A1**
 SITE PLAN

"Proposed Commercial Project"

LOT A, PLAN 35728, 525 Snowsell St N, KELLOWNA, BC
 ERIC HUBER 250-470-2325

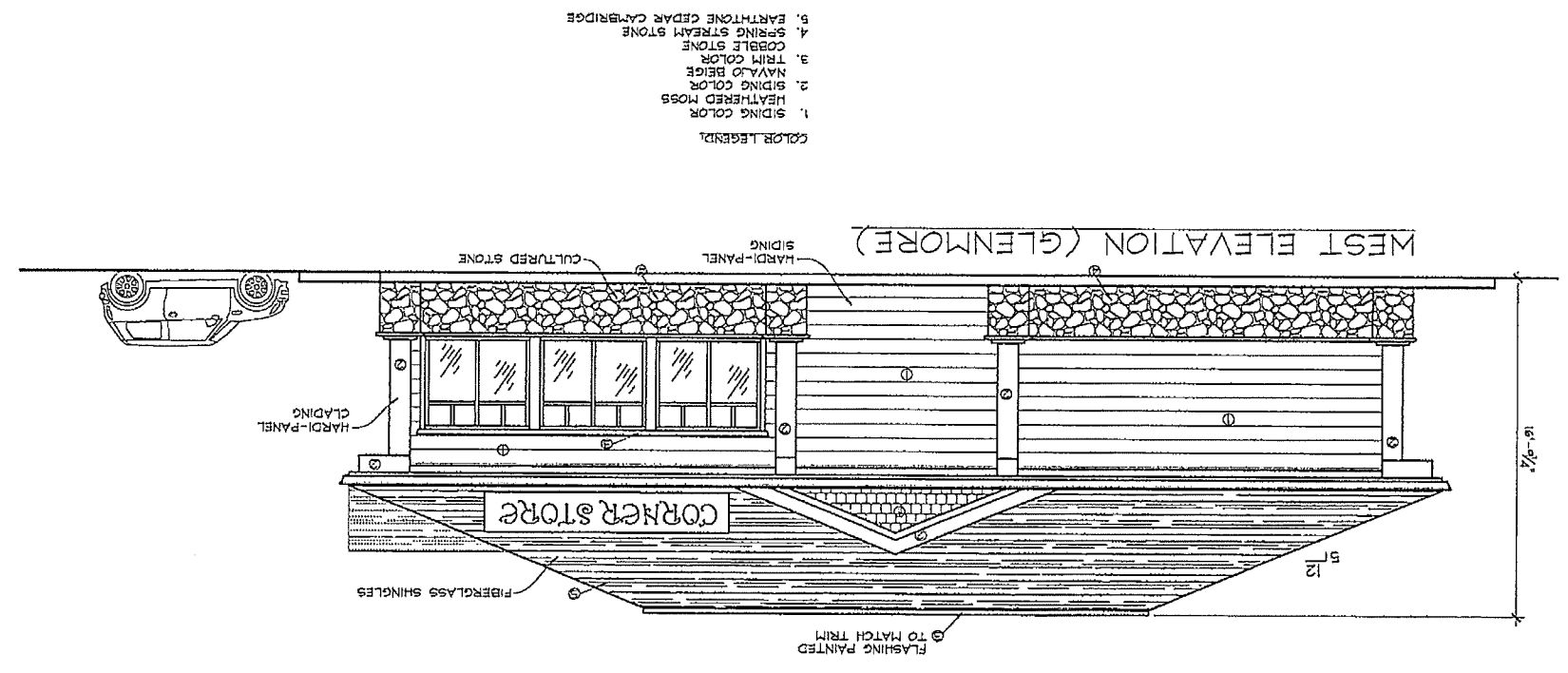
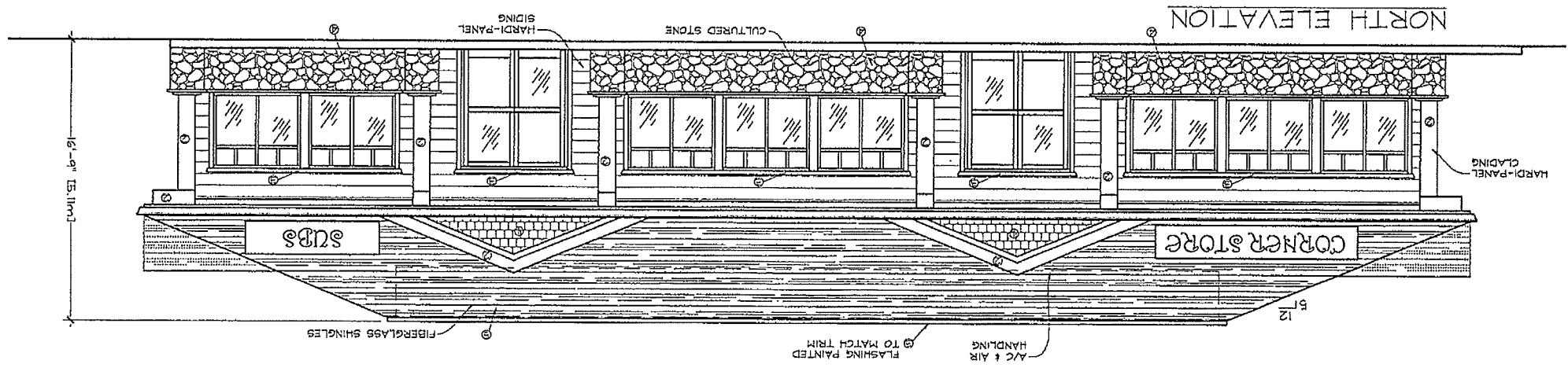


"Proposed Commercial Project"

LOT A, PLAN 33728, 525 Sawmill St. N., Kelowna, BC
 ERIC HUBER 250-470-2323

TGM
 Drafting & Design
 Tom Masters
 Kelowna, BC (250)317-2446
 kelowna635@gmail.com

SCALE: 3/16"=1'-0"
 DATE: DEC 10/2014
MAIN FLOOR PLAN
 SHEET NO. **A2**



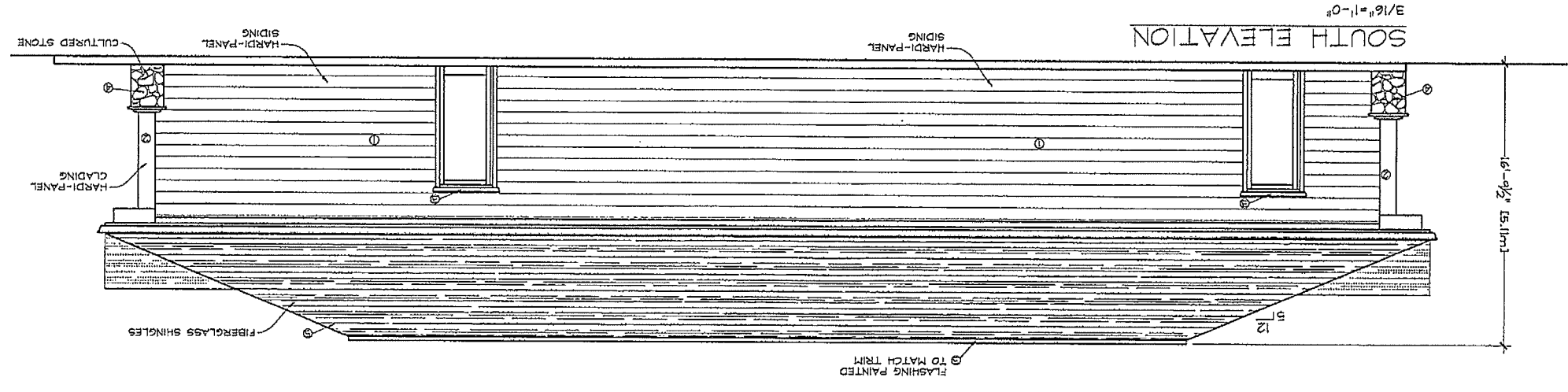
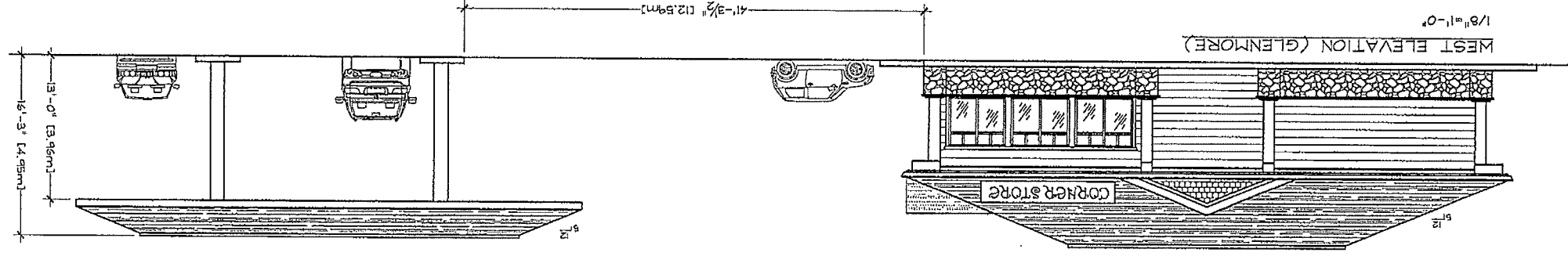
- COLOR LEGEND:
1. SIDING COLOR HEATHERED MOSS
 2. SIDING COLOR MAYAJO BEIGE
 3. TRIM COLOR COBBLE STONE
 4. COBBLE STONE SPRING STREAM STONE
 5. EARTHSTONE CEDAR CAMBRIDGE

"Proposed Commercial Project"

LOT A, PLAN 3372B, 525 Sproule St N, Kelowna, BC
ERIC HUBER 250-470-2525

TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna635@gmail.com

SCALE: 3/16"=1'-0"
DATE: DEC 10/2014
SHEET NO. **A3**
ELEVATIONS

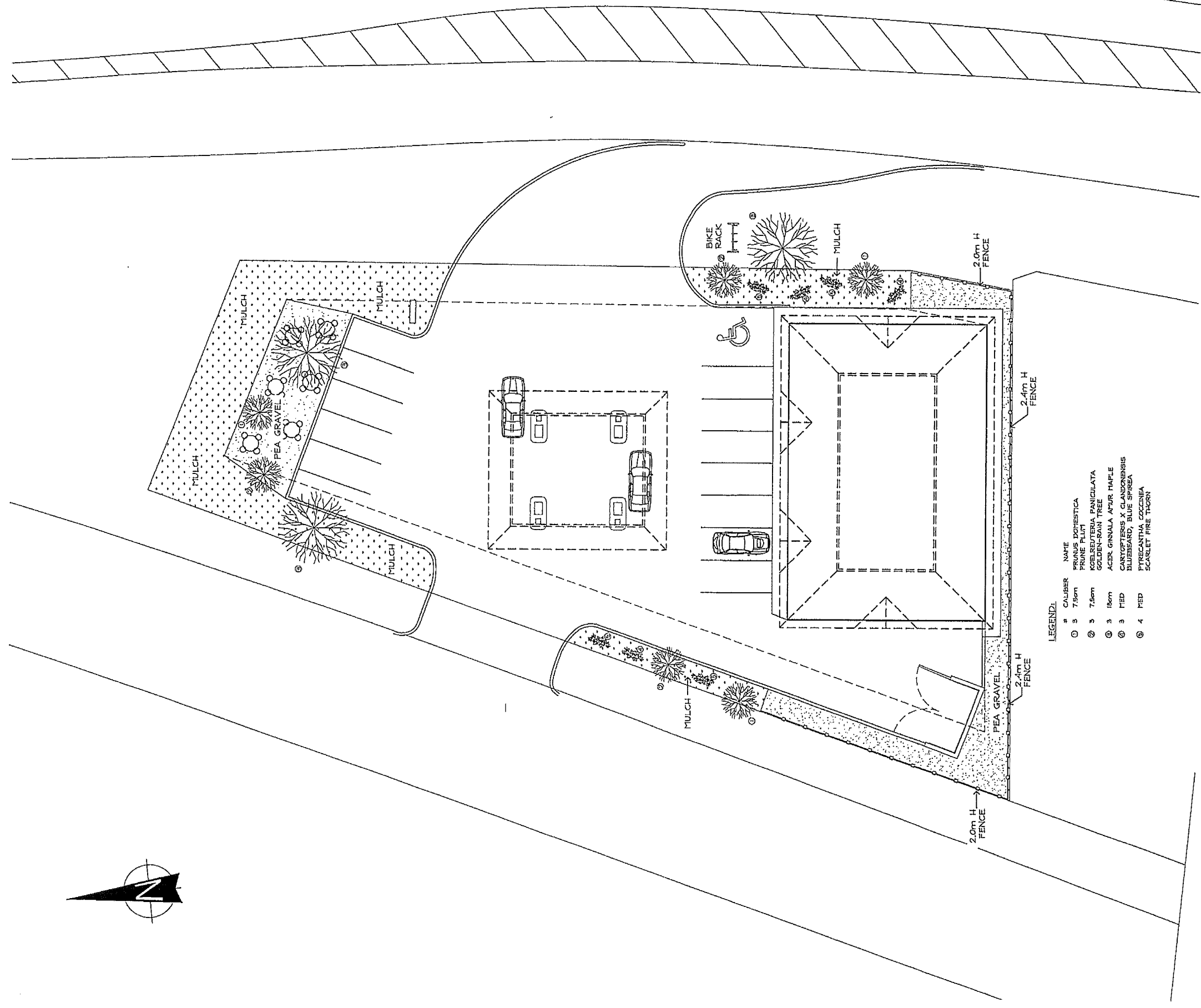
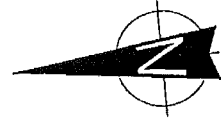


"Proposed Commercial Project"

LOT A, PLAN 3372B, 525 Sproulell St N, Kelowna, BC
ERIC HUBER 250-470-2925

TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna635@gmail.com

SCALE: AS NOTED
DATE: DEC 10/2014
SHEET NO. **A4**
ELEVATIONS



LEGEND:

#	CALIBER	NAME
①	3 7.5cm	FRUNUS DOMESTICA
②	3 7.5cm	PRUNE PLUM
③	3 7.5cm	KOELREUTERIA PANICULATA
④	3 18cm	GOLDEN-RAIN TREE
⑤	3 MED	ACER GINNALA ATUR MAPLE
⑥	3 MED	CARYOPTERIS X CLANDONENSIS
⑦	4 MED	BLUEBEARD, BLUE SPYREA
⑧	4 MED	PYRECANTHA COCCINEA
⑨	4 MED	SCARLET FIRE THORN

TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna635@gmail.com

SHEET NO. **L1**

SCALE: 1/16" = 1'-0"

DATE: DEC 10/2014

LANDSCAPE PLAN

"Proposed Commercial Project"

LOT A, PLAN 33728, 525 Snowsall St. N, KELOWNA, BC
ERIC HUBER 250-470-2525



23 May, 2017

Victoria File: 26250-20/9005
SITE: 9005

VIA EMAIL ONLY: emilligan@slrconsulting.com and cdavis@kelowna.ca

Eric Huber
c/o SLR Consulting (Canada) Ltd.
200 – 1475 Ellis Street
Kelowna, BC V1Y 2A3
Attention: Erica Milligan

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
Attention: Corey Davis

Dear Erica Milligan and Corey Davis:

Re: Release Request – Development Permit Application
525 Snowsell Street North, Kelowna
PID: 029-056-969

This letter is to acknowledge receipt of the proponent's request for release of the above-referenced development permit application. According to our records, there is an outstanding requirement for a detailed site investigation for the subject site as outlined in our site profile decision letter dated 16 September, 2010. Investigation of all environmental media must be conducted until the full extent of any contamination is determined at the site and which has migrated from the site. Section 58 and 59 of the Contaminated Sites Regulation describe the requirements for the conduct of preliminary and detailed site investigation and the content of reports based on those investigations.

The ministry has received the following information in support of a release request for the above-referenced application(s):

1. A written opinion from Robin Jones, Approved Professional, dated 9 May, 2017 with the site investigation reports and remediation plan and schedule attached, confirming that:
 - (a) the parcel is not a high risk site;

- (b) all contamination at and migrating from the proponent's parcel has been delineated on the proponent's parcel and neighbouring parcels;
 - (c) implementation of the remediation plan will, during redevelopment, result in the appropriate management in accordance with the *Environmental Management Act* (Act) and its regulations of any contamination encountered; and
 - (d) remediation will be completed prior to final building inspection.
2. A commitment in writing from Eric Huber dated 6 April, 2017 confirming that:
- (a) there will be no change in the site activity;
 - (b) the parcel will be remediated in accordance with the remediation plan; and
 - (c) any required remediation will be completed within any proposed construction area prior to final building inspection.

Based on the information provided, we are prepared to provide the necessary release so that the City Kelowna may proceed with approval of the development permit application. To that end, please accept this letter as notice pursuant to the *Local Government Act* (section 557(2)(e)), that the City of Kelowna may approve the development permit application under this section because the Director has received and accepted a notice of independent remediation with respect to the site.

As a condition of the release and pursuant to section 54(3)(d) of the *Environmental Management Act* (Act), the Director imposes the following requirements on the proponent with respect to the site:

1. Remediation, including monitoring, inspections and maintenance of any works, undertaken on the parcel being developed must be completed in the manner and schedule specified in the remediation plan entitled, "Site Profile Submission – Development Permit Application – 525 Snowsell Ave., Kelowna, BC dated 9 May, 2017 for as long as the project proceeds, or as agreed by the Director in response to an acceptable request for modification.
2. A statement by an Approved Professional must be submitted to the Director annually, within 30 days of the anniversary of the date of issue of this letter. The statement shall include the following:
 - a. A summary of remedial activities undertaken during the reporting period; and
 - b. Assessment of overall remediation progress, including evaluation in comparison to the actions and schedule set out in the plan(s) referenced above.
3. Remediation must be completed within five years of the date of issue of this letter.
4. Remediation must be confirmed in accordance with applicable legislation and ministry guidance. Within 90 days of completing remediation, a report summarizing

confirmation of remediation must be prepared in accordance with section 49 (2) of the Contaminated Sites Regulation and submitted to the Director.

5. Immediately notify a Director and register a covenant under section 219 of the *Land Title Act*, incorporating the contents of the remediation plan, if the property is sold before completion of the development.

Please be advised of the following:

- The ministry recommends that the proponent review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and where necessary, remediation of the site;
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the Act and its regulations. The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination;
- In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;
- Under the authority of the Act, all applications eligible under Protocol 6 must be submitted by an Approved Professional via the Contaminated Sites Approved Professional Society. For further clarification of application eligibility please see [Protocol 6, "Eligibility of Applications for Review by Approved Professionals"](#);
- This letter provides authorization for local governments to proceed with approval of specific applications for a site. Aside from the specific relief granted above, it does not constitute review or acceptance by the director of any aspect of the submission requirements for application of a contaminated sites legal instrument under the Protocol 6 review process.
- Fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. Information on the government's contaminated sites legislation and supporting guideline documents and protocols as well as a Contaminated Sites Services Application Form can be obtained from the ministry's Land Remediation web page located at: <http://www.env.gov.bc.ca/epd/remediation/>; and
- Penalties for noncompliance with the contaminated sites requirements of the Act and Regulation are provided in sections 115 and 120(17) of the Act.

Decisions of a Director may be appealed under Part 8 of the Act.

Please contact the undersigned at 604 582-5377 if you have any questions about this letter.

Yours truly,

A handwritten signature in black ink, appearing to read "Vincent Hanemayer". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Vincent Hanemayer
for Director, *Environmental Management Act*

vch\