



**VIA EMAIL: [keeliana.hopkins@esso.ca](mailto:keeliana.hopkins@esso.ca)**

Victoria File: 26250-20/10257  
Site ID: 10257

July 4, 2023

Keeliana Hopkins  
Imperial Oil Ltd.  
505 Quarry Park Blvd. SE  
Calgary, AB, T2C 5N1

Dear Keeliana Hopkins:

**Re: Certificate of Compliance – 1097 South Trans-Canada Highway, Cache Creek, 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 Regulationand may be encountered during any future subsurface 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 [Peter.Yan@gov.bc.ca](mailto:Peter.Yan@gov.bc.ca).

Yours truly,



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

Enclosure

cc: Damian Couture (Chief Administrative Officer), Village of Cache Creek  
P.O. Box 7, Cache Creek, BC, V0K 1H0  
(BY EMAIL) [cao@cachecreek.info](mailto:cao@cachecreek.info)

Derek Williams, Approved Professional, Parsons Inc.,  
100, 9347 200A Street, Langley, BC, V1M 0B3,  
(BY EMAIL) [derek.williams@parsons.com](mailto:derek.williams@parsons.com)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
Land Remediation Section, PO Box 9342 Stn Prov Govt, Victoria, BC, V8W 9M1,  
(BY EMAIL) [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)

Society of Contaminated Sites Approved Professionals of BC (Anna Popova),  
613-744 West Hastings Street, Vancouver, BC, V6C 1A5,  
(BY EMAIL) [apopova@csapsociety.bc.ca](mailto:apopova@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 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.

July 4, 2023  
Date Issued

  
Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1097 South Trans-Canada Highway, Cache Creek, British Columbia which is more particularly known and described as:

Lot 1, District Lot 104, Group 2, Kamloops (Formerly Yale-Lytton) Division, Yale District Plan KAP44198

PID: 016-827-562

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

Latitude:        50°   48'   30.93"

Longitude:     -121° 19'   29.42"

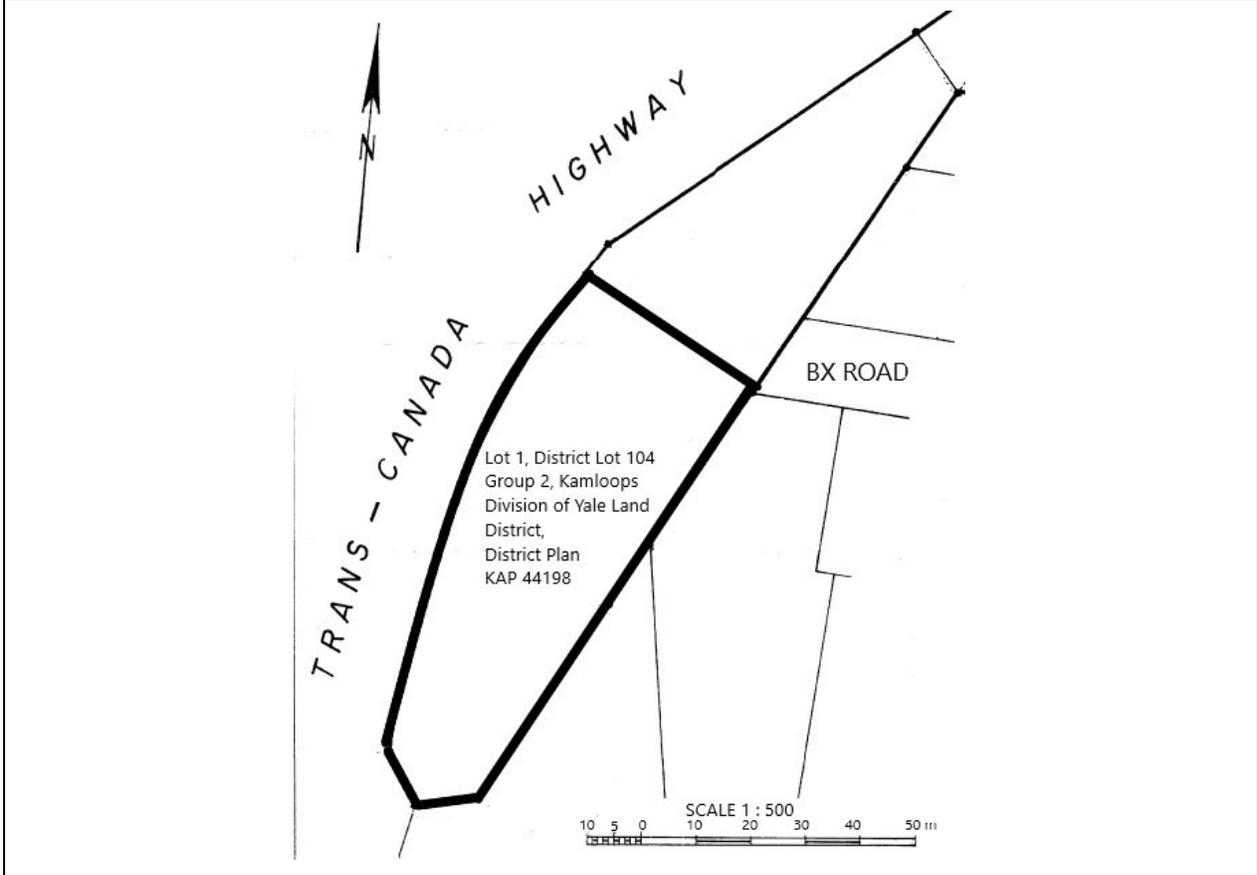
July 4, 2023

Date Issued

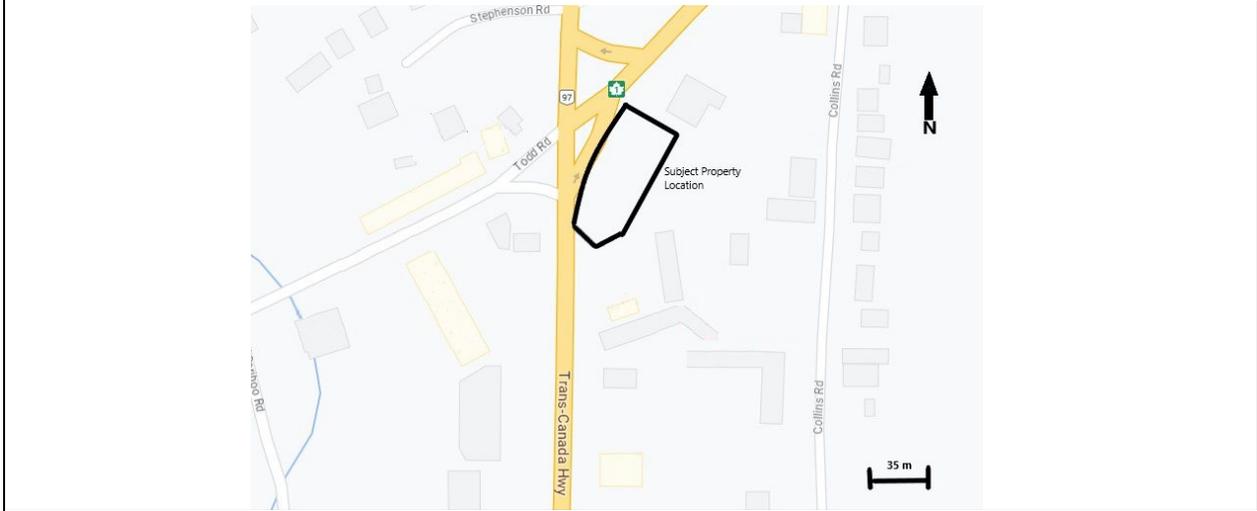


Signing Authority  
For Director, *Environmental Management Act*

### Site Plan



### Location Map



July 4, 2023  
Date Issued

  
Signing Authority  
For Director, *Environmental Management Act*

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, 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 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 and adjacent to the site. These assumptions include the following:

*(a) Buildings will not have a foundation depth exceeding 1.2 m below ground surface.*

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(s) 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) Soil containing contaminants at concentrations exceeding the standards protective of human health (direct contact) and/or ecological health (soil invertebrates and plants) beneath the site must remain at a depth of at least 1 m below future grade (current grade approximately 460.7 metres above sea level) and not be redistributed as surface soil, nor is a change permitted in future grade elevation from the current elevation that would cause current soil contamination to be within 1 m of grade; or the soils must be covered with a permanent barrier (e.g., pavement or concrete).*
  - (b) Drinking water wells must not be installed at the site.*
3. If requested by the Director, the responsible person(s) 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.

July 4, 2023

Date Issued



Signing Authority  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### ***Substances remediated in soil for commercial land soil use:***

To meet risk-based remediation standards for:

benzene	71-43-2
ethylbenzene	100-41-4
toluene	108-88-3
tetraethyl lead	78-00-2
xylene, total	1330-20-7
VPHs	N/A

#### ***Substances remediated in soil for commercial land soil use:***

To meet numerical remediation standards for:

LEPHs	N/A
-------	-----

#### ***Substances evaluated in soil for commercial land soil use:***

To meet site-specific background concentrations:

barium	7440-39-3
--------	-----------

#### ***Substances evaluated in soil for commercial land soil use:***

To meet regional background concentrations:

arsenic	7440-38-2
---------	-----------

#### ***Substances remediated in water for drinking water use:***

To meet risk-based standards for:

benzene	71-43-2
ethylbenzene	100-41-4

July 4, 2023

Date Issued



\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

naphthalene	91-20-3
tetraethyl lead	78-00-2
toluene	108-88-3
xylenes (total)	1330-20-7

To meet numerical standards for:

benzo(a)pyrene	50-32-8
EPHw10-19	N/A
1-methylnaphthalene	90-12-0
2-methylnaphthalene	91-57-6
pyrene	129-00-0
quinoline	91-22-5
1,3,5-trimethylbenzene	108-67-8
VHw6-10	N/A

To meet local background concentrations:

arsenic	7440-38-2
selenium	7782-49-2

***Substances remediated in water for freshwater aquatic life water use:***

To meet numerical standards for:

benzo(a)pyrene	50-32-8
EPHw10-19	N/A
quinoline	91-22-5
VHw6-10	N/A

To meet risk-based standards for:

benzene	71-43-2
ethylbenzene	100-41-4
LEPHw	N/A
naphthalene	91-20-3
toluene	108-88-3
VPHw	N/A
xylenes, total	1330-20-7

July 4, 2023

Date Issued



\_\_\_\_\_  
 Signing Authority  
 For Director, *Environmental Management Act*

To meet local background concentrations:

arsenic	7440-38-2
selenium	7782-49-2

July 4, 2023  
Date Issued

---

Site Identification Number 10257  
Version 9.0 R

  
Signing Authority  
For Director, *Environmental Management Act*

---

## Schedule D

### Documents

1. *Screening Level Risk Assessment 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by Parsons Inc. (April 24, 2023).
2. *Preliminary Site Investigation/Detailed Site Investigation/ Confirmation of Remediation 1097 South-Trans Canada Highway Cache Creek, British Columbia*, prepared by Parsons Inc. (April 24, 2023).
3. *Summary of Site Condition, 1097 South Trans-Canada Highway, Cache Creek, British Columbia*, prepared by Parsons Inc. (April 24, 2023).
4. *Protocol 6 Approval Application, 1097 South Trans-Canada Highway, Cache Creek, British Columbia*, prepared by British Columbia Ministry of Environment & Climate Change Strategy (August 15, 2019).
5. *Protocol 6 Preapproval Application Addendum, 1097 South Trans-Canada Highway, Cache Creek, British Columbia*, prepared by British Columbia Ministry of Environment & Climate Change Strategy (February 15, 2019).
6. *Protocol 6 Preapproval Application Addendum, 1097 South Trans-Canada Highway, Cache Creek, British Columbia*, prepared by British Columbia Ministry of Environment & Climate Change Strategy (January 24, 2019).
7. *2018 Groundwater Monitoring and Sampling Report*, prepared by Parsons Inc. (December 14, 2018).
8. *2017 Groundwater Monitoring and Sampling Report*, prepared by Parsons Inc. (December 21, 2017).
9. *Subsurface Investigation*, prepared by Parsons Inc. (March 8, 2017).
10. *2016 Groundwater Monitoring and Sampling Report*, prepared by Parsons Inc. (February 15, 2016).
11. *2015 Groundwater Monitoring and Sampling Report*, prepared by Parsons Inc. (December 21, 2015).
12. *Addendum to: Background Soil Assessment, 1097 South Trans-Canada Highway, Cache Creek, British Columbia*, prepared by Parsons Inc. (December 5, 2014).

July 4, 2023

Date Issued



Signing Authority  
For Director, *Environmental Management Act*

13. *Addendum to: Protocol 6 Approval Application, 1097 South Trans-Canada Highway, Cache Creek, British Columbia*, prepared by British Columbia Ministry of Environment & Climate Change Strategy (November 13, 2014).
14. *Protocol 6 Preapproval Application, 1097 South Trans-Canada Highway, Cache Creek, British Columbia*, prepared by British Columbia Ministry of Environment & Climate Change Strategy (May 22, 2014).
15. *Background Soil Assessment, 1097 South Trans-Canada Highway, Cache Creek, British Columbia*, prepared by Parsons Inc. (May 22, 2014).
16. *Data Package*, prepared by Parsons Inc. (January 20, 2014).
17. *Data Package*, prepared by Parsons Inc. (February 27, 2013).
18. *Data Package*, prepared by Parsons Inc. (October 29, 2012).
19. *Stage 1 and Stage 2 Preliminary Site Investigation Report 1108 East Trans-Canada Highway, Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (February 26, 2010).
20. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (August 10, 2009).
21. *Data Package*, prepared by O'Connor Associates Environmental Inc. (April 6, 2009).
22. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (December 20, 2008).
23. *Environmental Subsurface Investigation Completed at: Sundowner Motel Property 1085 Trans-Canada Highway, Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (August 28, 2008).
24. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (August 10, 2008).
25. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (January 10, 2008).
26. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (July 20, 2006).

July 4, 2023

Date Issued



\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

27. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (December 8, 2005).
28. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (June 30, 2005).
29. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (December 17, 2004).
30. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (July 14, 2004).
31. *Semi Annual Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (January 30, 2004).
32. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (December 23, 2003).
33. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (June 27, 2003).
34. *Field Data Report*, prepared by O'Connor Associates Environmental Inc. (December 13, 2002).
35. *Semi Annual Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (February 23, 2001).
36. *Site Monitoring Report*, prepared by O'Connor Associates Environmental Inc. (October 30, 2001).
37. *Site Monitoring Report*, prepared by O'Connor Associates Environmental Inc. (July 17, 2001).
38. *Site Monitoring Report*, prepared by O'Connor Associates Environmental Inc. (April 26, 2001).
39. *Site Monitoring Report*, prepared by O'Connor Associates Environmental Inc. (July 26, 2000).

July 4, 2023

Date Issued



\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

40. *Compliance Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (April 5, 2005).
41. *Semi Annual Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (July 31, 2002).
42. *Semi Annual Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (March 21, 2002).
43. *Semi Annual Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (October 5, 2001).
44. *Semi Annual Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (February 23, 2001).
45. *Semi Annual Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (July 26, 2000).
46. *Site Monitoring Report*, prepared by O'Connor Associates Environmental Inc. (January 10, 2000).
47. *Semi Annual Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (December 9, 1999).
48. *Site Monitoring Report*, prepared by O'Connor Associates Environmental Inc. (January 21, 1999).
49. *Site Monitoring Report*, prepared by O'Connor Associates Environmental Inc. (October 23, 1998).
50. *Semi Annual Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (August 19, 1998).

July 4, 2023

Date Issued



\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*

51. *Semi Annual Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (February 23, 1998).
52. *Semi Annual Report Permit No. PE-14332 Cache Creek Esso Service Station 1097 South Trans-Canada Highway Cache Creek, British Columbia*, prepared by O'Connor Associates Environmental Inc. (October 7, 1997).
53. *Esso Service Station*, prepared by O'Connor Associates Environmental Inc. (December 5, 1996).

July 4, 2023

Date Issued



\_\_\_\_\_  
Signing Authority  
For Director, *Environmental Management Act*