



BY E-MAIL

Victoria File: 26250-20/10589
Site ID: 10589

December 12, 2022

Austin Oleksyn
Imperial Oil Limited
505 Quarry Park Blvd SE
Calgary, Alberta T2C 5N1
Austin.d.oleksyn@esso.ca

Dear Austin Oleksyn:

**Re: Certificate of Compliance – 371 Trans-Canada Highway NE, Salmon Arm,
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:

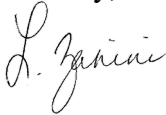
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P.Geol.
Senior Contaminated Sites Officer

Enclosure

cc: City of Salmon Arm: Jenn Wilson, City Engineer,
Box 41, 500 – 2 Avenue NE, Salmon Arm, BC V1E 4N2
(BY EMAIL) jwilson@salmonarm.ca

Ajay Tumber, Approved Professional, Parsons Inc.,
100, 9347 200A Street, Langley, BC, V1M 0B3,
(BY EMAIL) ajay.tumber@parsons.com

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

Client Information Officer, ENV Victoria
vsp_cio@Victoria1.gov.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 and criteria.

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.

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Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 371 Trans-Canada Highway NE in Salmon Arm, British Columbia, which is more particularly known and described as:

Lot B, Section 14, Township 20, Range 10, West of the 6th Meridian, Kamloops Division
Yale District, Plan 23811.

PID: 006-221-645

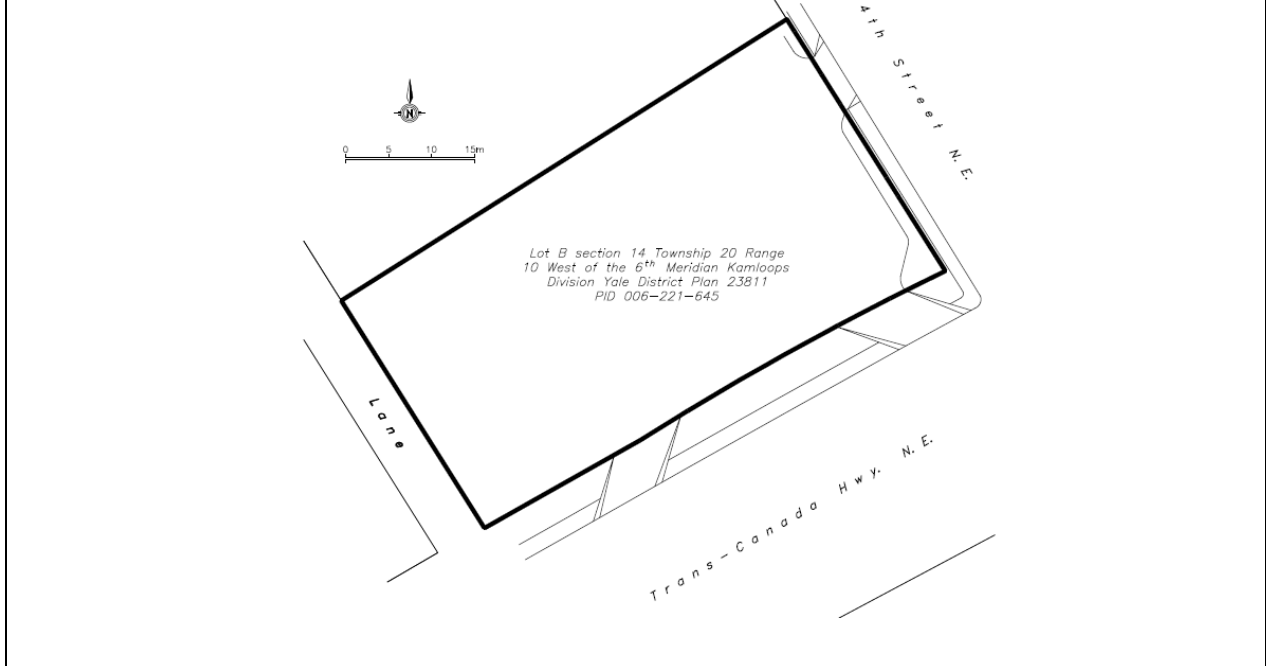
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 50°42' 7.2"
Longitude: 119°16'47.8"

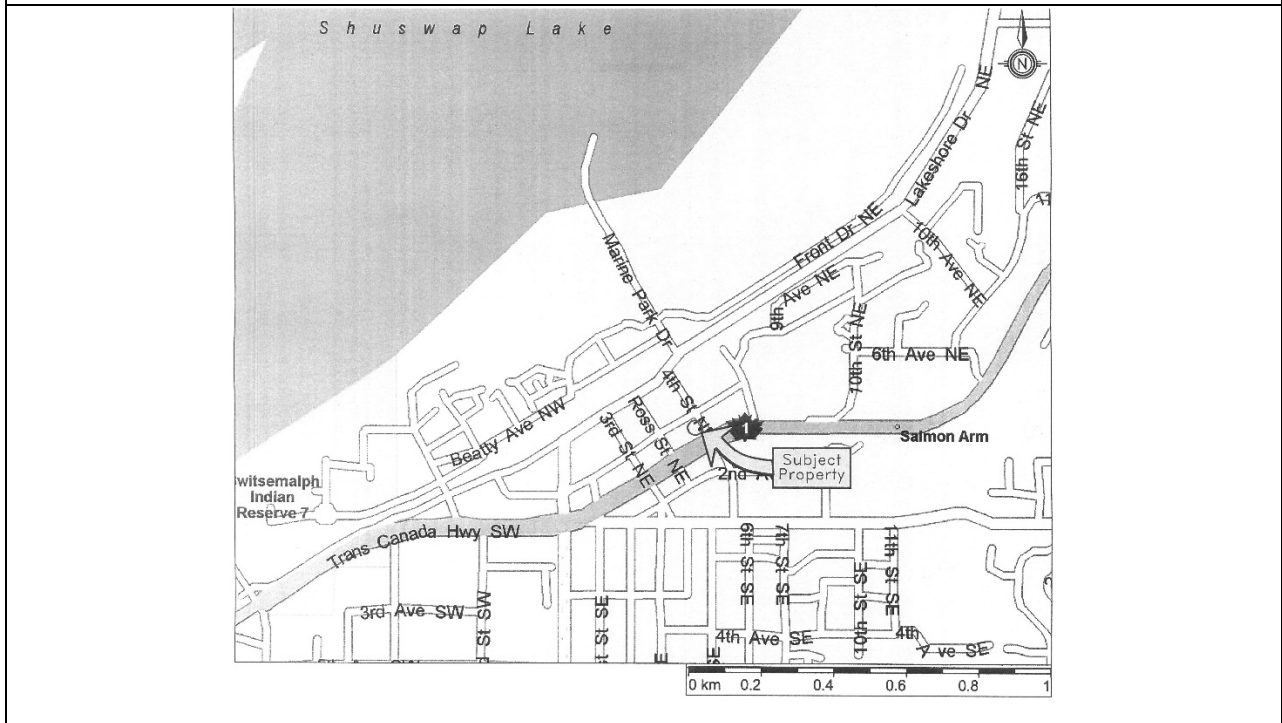
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Site Plan



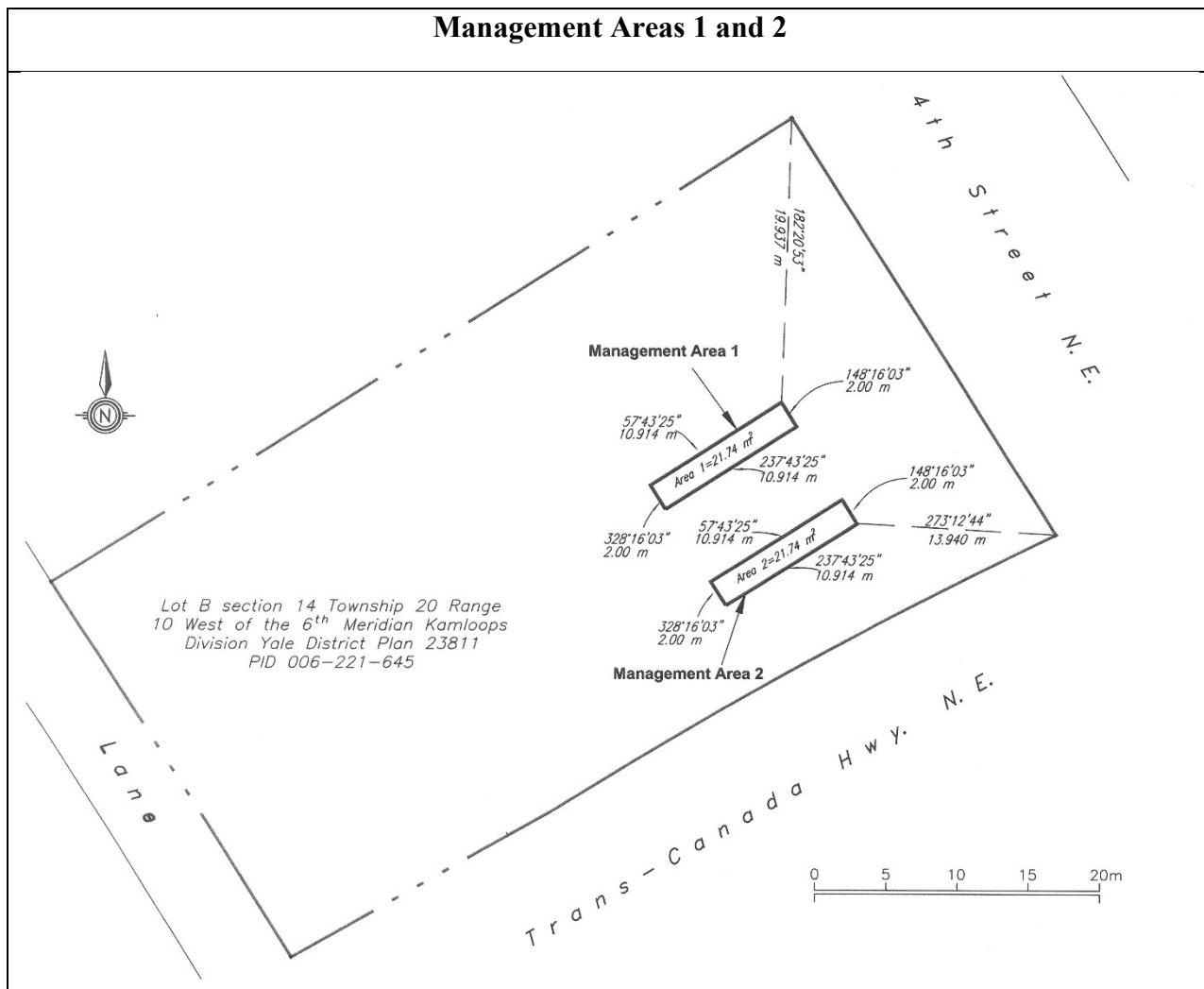
Location Map



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 Lavinia Zanini
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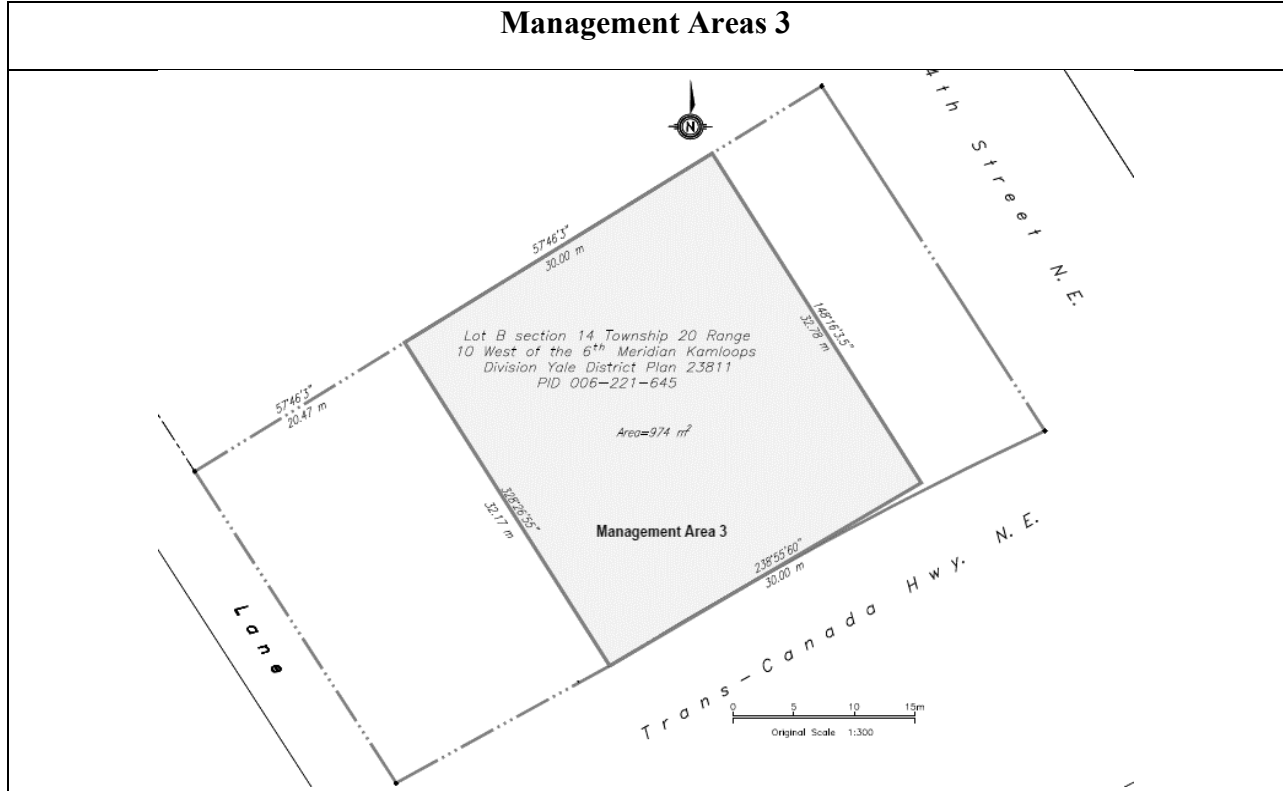
Management Areas 1 and 2



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Management Areas 3



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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 at 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 site will continue to be used as commercial land use at the current grade.

Any inconsistencies that arise between the depths of proposed or constructed buildings or trenches within the site 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 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) Management Areas 1 and 2, as defined by the following, will remain covered by a permanent barrier (i.e. pavement or concrete):

Management Area 1

COMMENCING at a point situated 19.937 meters south (182°20'53") of the northern corner of Lot B, Section 14, Township 20, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 23811;

THENCE 148°16'03", 2.00 metres;

THENCE 237°43'25", 10.914 metres;

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THENCE 328°16'03", 2.00 metres;

THENCE 57°43'25", 10.914 metres to the point of commencement and containing by admeasurement 21.74 square metres, more or less.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Parsons Inc. on March 21, 2022.

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

Latitude: 50°42' 7.19"
Longitude: 119° 16' 47.81"

Management Area 2

COMMENCING at a point situated 13.940 meters west (273°12'44") of the eastern corner of Lot B, Section 14, Township 20, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 23811;

THENCE 237°43'25", 10.914 metres;

THENCE 328°16'03", 2.00 metres;

THENCE 57°43'25", 10.914 metres;

THENCE 148°16'03", 2.00 metres to the point of commencement and containing by admeasurement 21.74 square metres, more or less.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Parsons Inc. on March 21, 2022.

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

Latitude: 50°42' 7.19"
Longitude: 119° 16' 47.81"

- (b) Contaminated soils within Management Area 3 must remain at their current depth (with the current Property elevation at approximately 358 meters above sea level) or at least 1.2 m below grade and are not to be redistributed to shallower depths, nor is a change permitted in future

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grade elevation that would cause current soil contamination to be situated at depths shallower than 1.2 m below grade.

Management Area 3:

COMMENCING at a point situated 20.47 meters east ($57^{\circ}47'3''$) of the western corner of Lot B, Section 14, Township 20, Range 10, West of the 6th Meridian, Kamloops Division Yale District, Plan 23811;

THENCE 30.00 metres, $57^{\circ}47'3''$;

THENCE $148^{\circ}16'3.5''$, 32.78 metres;

THENCE $238^{\circ}55'60''$, 30.00 metres;

THENCE $328^{\circ}26'55''$, 32.17 metres; to the point of commencement and containing by admeasurement 974 square metres, more or less.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Parsons Inc. on May 6, 2022.

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

Latitude: $50^{\circ}42'7.19''$

Longitude: $119^{\circ}16'47.81''$

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 person(s) or their agent. The records must be available for inspection by the Director.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

arsenic	7440-38-2
HEPHs	N/A
lead	7439-92-1
LEPHs	N/A
naphthalene	91-20-3
tetraethyl lead	78-00-2
toluene	108-88-3
VPHs	N/A
xylenes	1330-20-7
zinc	7440-66-6

To meet local background concentrations:

cobalt	7440-48-4
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Substances remediated in water for freshwater aquatic water use:

To meet numerical remediation standards:

benzene	71-43-2
benzo(a)pyrene	50-32-8
fluoranthene	206-44-0
phenanthrene	85-01-8
pyrene	129-0-0

To meet risk-based remediation standards:

arsenic	7440-38-2
dichlorobenzene, 1,2-	95-50-1
EPHw10-19	N/A
LEPHw	N/A
naphthalene	91-20-3
nonaqueous phase liquids	N/A

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toluene	108-88-3
VPHw	N/A
xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition, 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., November 15, 2022.

Addendum to: Preliminary Site Investigation/ Detailed Site Investigation/Confirmation of Remediation 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., October 27, 2022.

Performance Verification Plan for Management Area at 371 Trans-Canada Highway NE, Salmon Arm, British Columbia, Parsons Inc., May 25, 2022.

Screening Level Risk Assessment, 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., May 25, 2022.

Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., May 25, 2022.

Regulatory Notification for British Columbia Ministry of Transportation and Infrastructure Property – Registered owners of lands adjacent to 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., January 17, 2022.

Regulatory Notification – Registered owners of property adjacent to 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., January 17, 2022.

Protocol 4 Application for Local Background Soil Quality Determination for Cobalt in Soil at 371 Trans-Canada Highway, Salmon Arm, BC, BC Ministry of Environment and Climate Change Strategy, October 25, 2021.

Background Soil Assessment 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., May 4, 2020.

Report of Findings Service Station Decommissioning and Detailed Site Investigation Salmon Arm 7-Eleven 371 Trans-Canada Highway NE, BC, Keystone Environmental Ltd., March 31, 2008.

DRAFT Report of Findings Preliminary Site Investigation, Stage 1 & 2 and Detailed Site Investigation Salmon Arm 7-Eleven Service Station 371 Trans-Canada Highway, Salmon Arm, BC, Keystone Environmental Ltd., May 16, 2006.

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