



VIA EMAIL: stephanie.mahon@esso.ca

Victoria File: 26250-20/2835
Site ID: 2835

February 23, 2020

Stephanie Mahon
172965 Canada Ltd. (Imperial Oil Ltd.)
505 Quarry Park Blvd SE
Calgary, Alberta T2C 5N1

Dear Stephanie Mahon:

Re: Certificate of Compliance – 4851 The Bench Road, Windermere, 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 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Andrew McLeod, Manager, Planning Department, Regional District of East Kootenay,
amcleod@rdek.bc.ca

Blair King, Parsons Inc.; blair.king@parsons.com

CSAP Society; 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 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.

February 23, 2020
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 4851 The Bench Road, Windermere, British Columbia which is more particularly known and described as:

Lot 2, District Lot 8, Kootenay Land District, Plan 5095

PID: 014-530-694

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

Latitude: 50° 28' 3.80"

Longitude: 115° 58' 47.90"

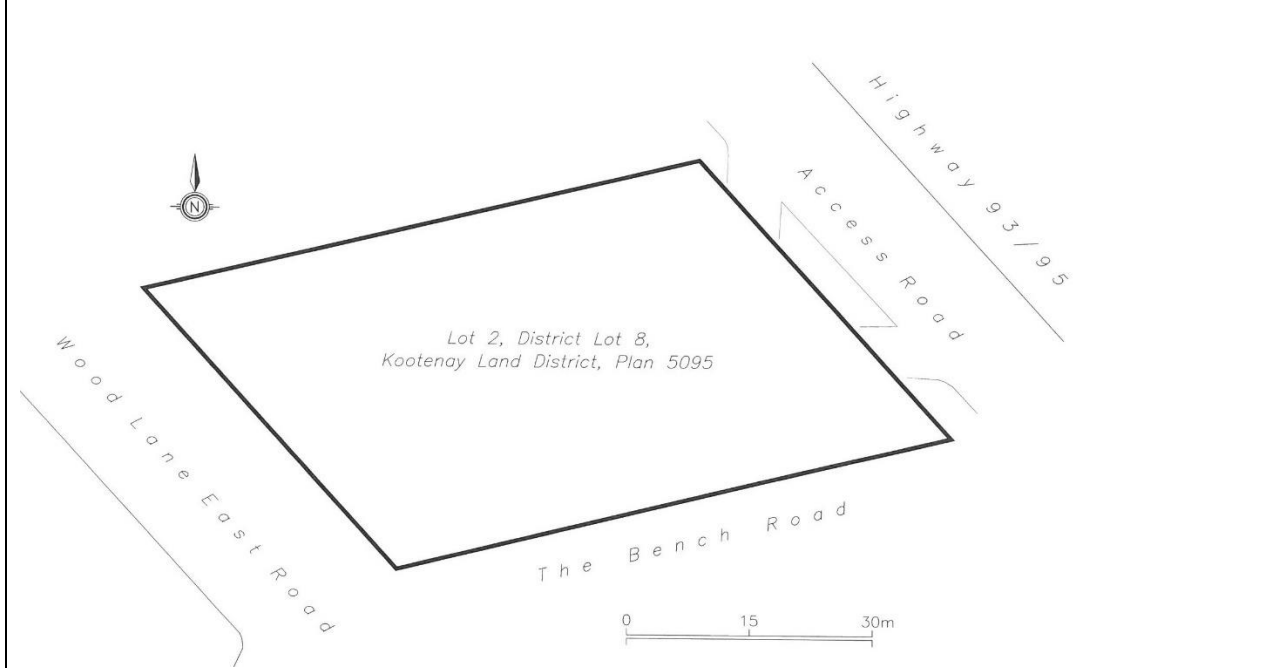
February 23, 2020

Date Issued

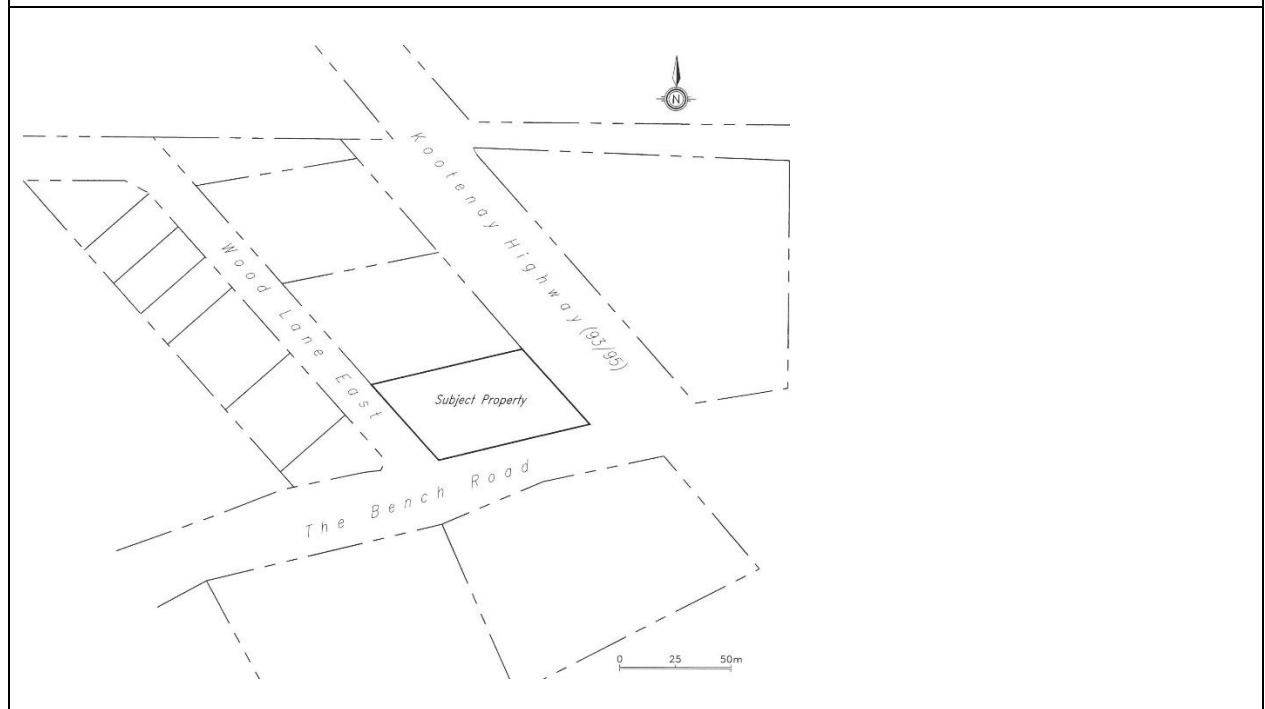


Liliana Jerade
For Director, *Environmental Management Act*


Site Plan, Windermere, BC



Location Map, Windermere, BC



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For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land use 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 use to which this condition applies is described in Schedule C and in the site investigation documents listed in Schedule D.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Soil contamination exceeding standards relevant to human health and ecological soil contact must remain covered by a minimum of 1 meter of uncontaminated soil, or permanent barrier (e.g., pavement or concrete).
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 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 numerical-based remediation standards:

lead	7439-92-1
VPHs	N/A
xylenes	1330-20-7

To meet risk-based remediation standards:

arsenic	7440-38-2
LEPHs	N/A

To meet site-specific numerical standards:

benzene	71-43-2
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Schedule D

Documents

1. *Screening Level Risk Assessment, 4851 The Bench Road, Windermere, British Columbia, Site Registry ID 2835*, prepared by Parsons Inc. December 13, 2019.
2. *Summary of Site Condition, 4851 The Bench Road, Windermere, British Columbia, Site Registry ID 2835*, prepared by Parsons Inc. December 13, 2019.
3. *Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 4851 The Bench Road, Windermere, British Columbia, Site Registry ID 2835*, prepared by Parsons Inc. December 13, 2019.

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