



Victoria File: 26250-20/0347
Site ID: 2211

May 17, 2021

Nadine Blash
Imperial Oil Limited
PO Box 2480, Station M
Calgary, AB, T2P 3M9

Dear Nadine Blash:

Re: Certificate of Compliance – 9000 No. 3 Road, Richmond, 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 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 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 the undersigned at site@gov.bc.ca.

Yours truly,



Annette Mortensen, Ph.D., P.Eng
Senior Contaminated Sites Officer

Enclosure

cc: City of Richmond: Warren Mills – Environmental Manager
6911 Number 3 Rd, Richmond, BC V6Y 2C1 (BY EMAIL) WMills@richmond.ca

Blair King, Approved Professional, Parsons Inc. (BY EMAIL) Blair.King@parsons.com

CSAP Society: Anna Popova
613-744 West Hastings Street, Vancouver, BC V6C 1A5 (BY EMAIL)
apopova@csapsociety.bc.ca

Site Information Advisor, ENV, Victoria (BY EMAIL)
Advisor.SiteInformation@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.

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.

May 17, 2021
Date Issued


A. Mortensen
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 9000 No. 3 Road, Richmond, British Columbia which is more particularly known and described as:

Lot 537 Section 28 Block 4 North Range 6 West New Westminster District Plan 54754
PID: 003-672-191

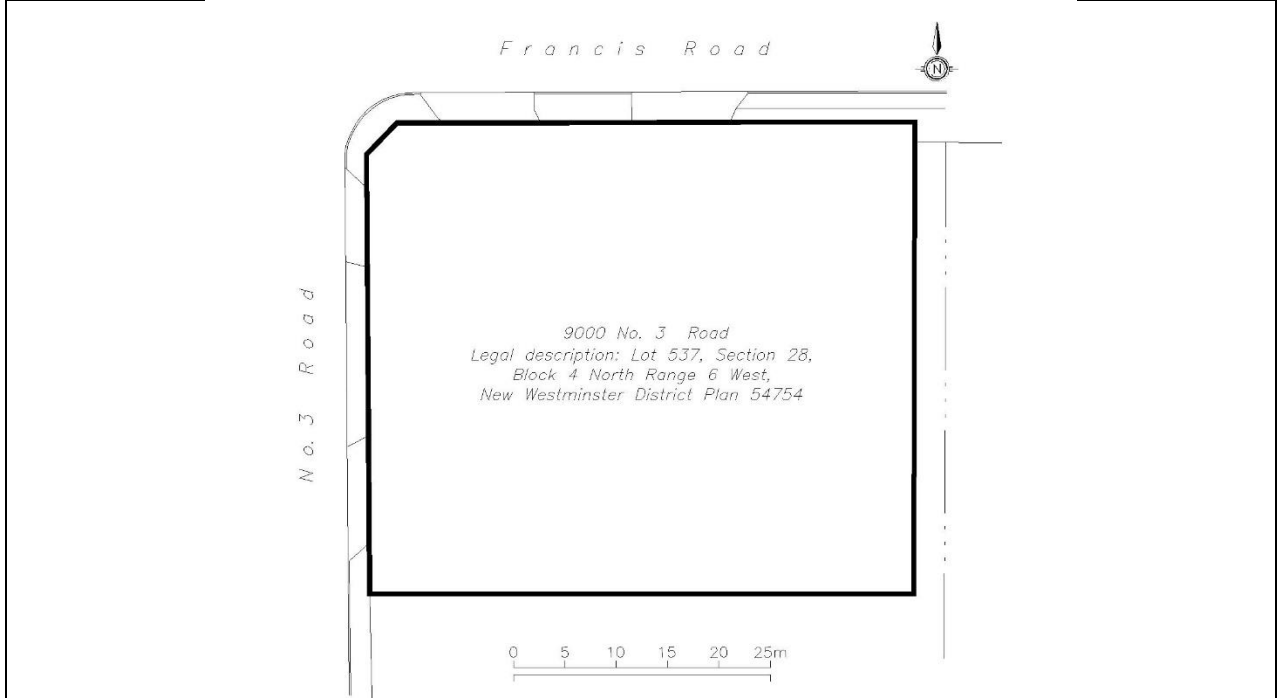
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 08' 52.9"
Longitude: 123° 08' 10.2"

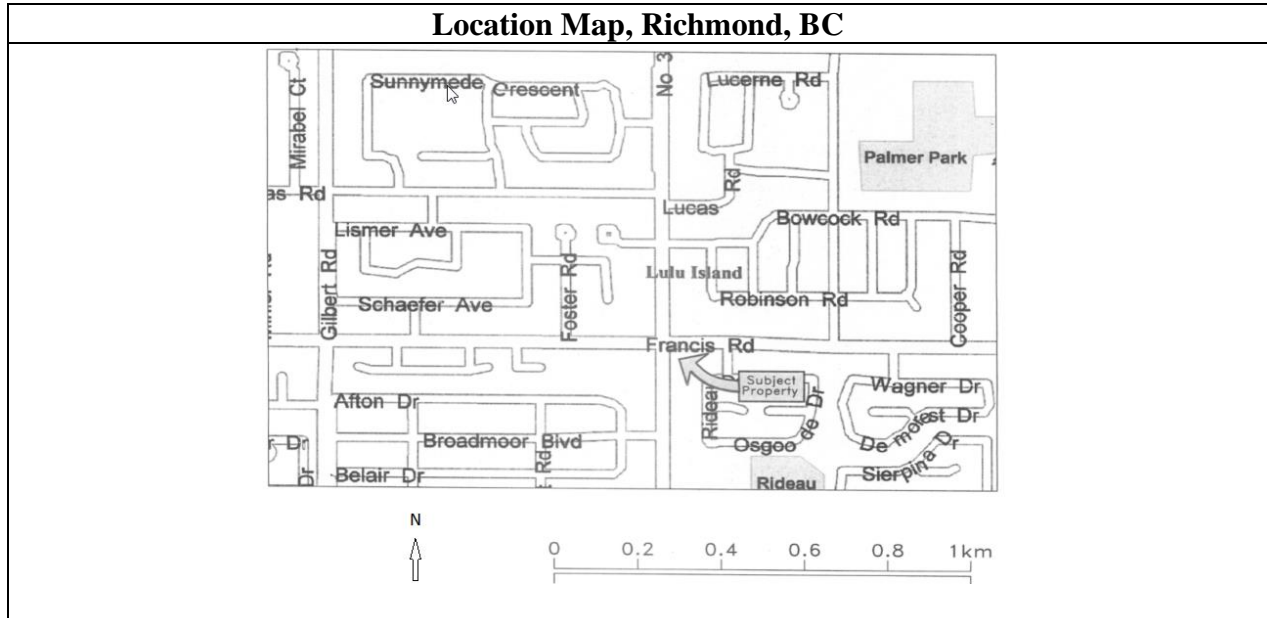
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A. Mortensen
For Director, *Environmental Management Act*

Site Plan, Richmond, BC



Location Map, Richmond, BC



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A. Mortensen
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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 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) Future buildings erected on the site must have at-grade foundation with the slab at or above the geodetic elevation of 1.6 m above sea level (masl) and no groundwater contact with the slab.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the Property 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 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) All soil beneath the site currently at depths of at least 1 m below grade (with grade defined as 1.6 masl) must remain covered by a minimum of 1 meter of uncontaminated soil or a permanent barrier (e.g. pavement or concrete).*
 - (b) Groundwater at the site must not be used for drinking water.*
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.

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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
benzene	71-43-2
cadmium	7440-43-9
ethylbenzene	100-41-4
naphthalene	91-20-3
toluene	108-88-3
xylenes	1330-20-7
zinc	7440-66-6
HEPHs	N/A
LEPHs	N/A
VPHs	N/A

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

benzene	71-43-2
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
toluene	108-88-3
VHw6-10	N/A
xylenes, total	1330-20-7

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Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

ethylbenzene 100-41-4

To meet risk-based remediation standards:

benzene	71-43-2
LEPHw	N/A
naphthalene	91-20-3
toluene	108-88-3
VPHw	N/A
VHw6-10	N/A
xylenes, total	1330-20-7

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Schedule D

Documents

- *Summary of Site Conditions, 9000 No.3 Road, Richmond, British Columbia* by Parsons Inc., February 11, 2020;
- *Addendum to Preliminary Site Investigation, Detailed Site Investigation Confirmation of Remediation, 9000 No.3 Road, Richmond, British Columbia* by Parsons Inc., February 11, 2020;
- *Detailed Human Health and Ecological Risk Assessment, 9000 No.3 Road, Richmond, British Columbia* by Parsons Inc., July 26, 2019;
- *Preliminary Site Investigation, Detailed Site Investigation Confirmation of Remediation, 9000 No.3 Road, Richmond, British Columbia* by Parsons Inc., July 25, 2019.

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