



VIA EMAIL

Victoria File: 26250-20/7137
Site ID: 7137

October 20, 2020

Caleb McPherson
Imperial Oil Limited
505 Quarry Park Blvd SE
Calgary, AB T2C 5N1
caleb.a.mcpherson1@exxonmobil.com

Dear Caleb McPherson:

Re: Certificate of Compliance – 2543 Lauder Avenue, Merritt, 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 the undersigned at George.Szefer@gov.bc.ca.

Yours truly,



George Szefer, M.Eng., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Blair King, Parsons Inc.,
blair.king@parsons.com

Monika Tenisch, Planning and Development Services Clerk, City of Merritt
mtenisch@merritt.ca

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,
csp_cio@victoria1.gov.bc.ca

Society of Contaminated Sites Approved Professionals of BC
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.

October 20, 2020

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2543 Lauder Avenue, Merritt, British Columbia which is more particularly known and described as:

Lot 1, District Lot 123, Kamloops Division, Yale District, Plan 38603
PID: 008-327-882.

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

Latitude: 50° 06' 34.1"
Longitude: 120° 46' 36.2"

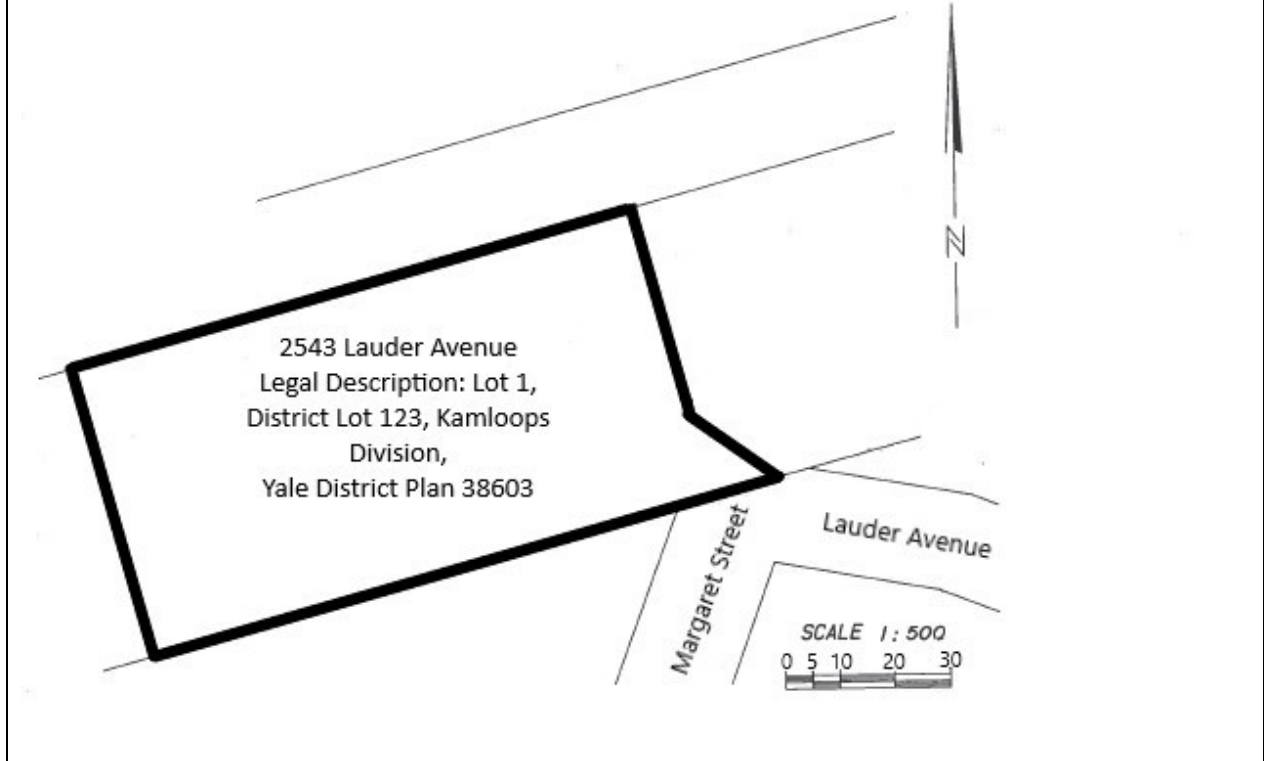
October 20, 2020

Date Issued

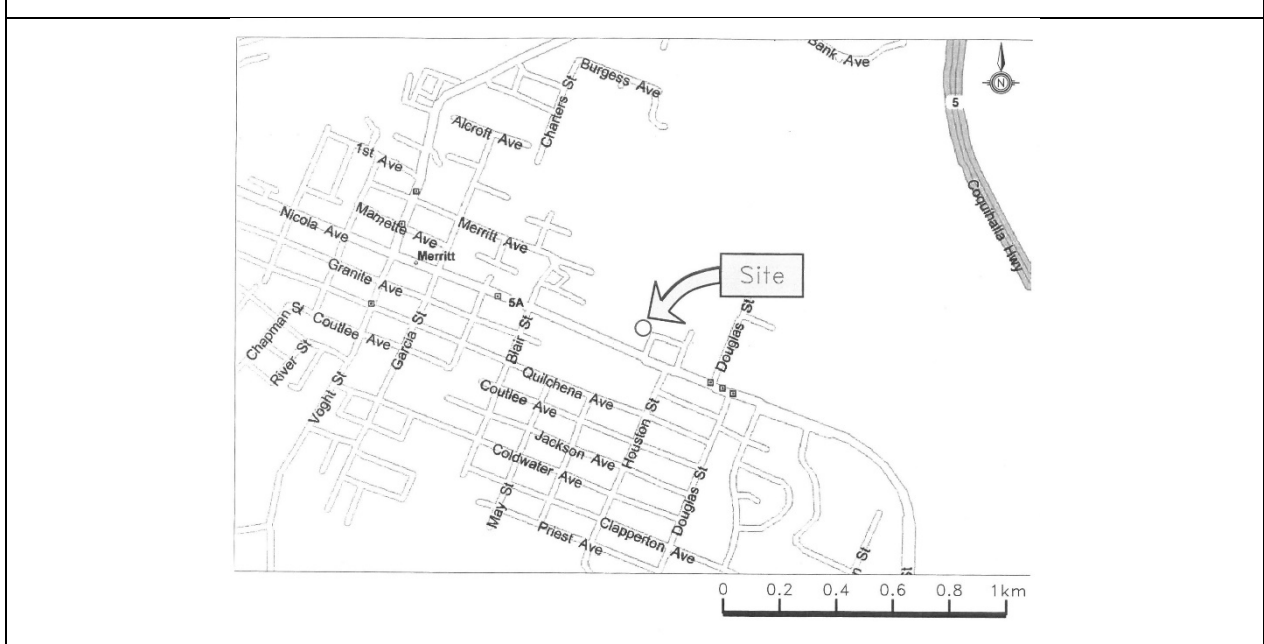


Signing Authority
For Director, *Environmental Management Act*

Site Plan (Merritt, BC)



Location Map (Merritt, BC)



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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 person(s) 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-based standards at 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) The foundation of the future building (commercial ground level) at the site will not be in contact with the regional groundwater table.

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 contamination at the site must remain at a depth of at least 1.0 m below current grade (geodetic elevation of 598.00 metres above sea level) and not be redistributed as surface soil. Any change in future grade elevation which would cause current soil contamination to be within 1 m of the future grade elevation is not permitted; and*
 - (b) Plants with roots expected to extend to below 1.0 metre below current grade shall not be planted on 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

butylbenzene, n-	104-51-8
butylbenzene, sec-	135-98-8
butylbenzene, tert-	98-06-6
HEPHs	NA
LEPHs	NA
naphthalene	91-20-3
toluene	108-88-3
xylenes	1330-20-7
VPHs	NA

Substances remediated in water for freshwater aquatic life water use:

To meet numerical-based remediation standards:

LEPHw	NA
naphthalene	91-20-3
nitrite (as N)	14797-65-0
toluene	108-88-3

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Site Identification Number 7137
Version 9.0 R



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For Director, *Environmental Management Act*

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Schedule D

Documents

Email RE: Site 7137 AP CoC Application: Initial Review (CATS 10659)(10-8855), Parsons Inc., dated October 6, 2020;

Summary of Site Condition for 2543 Lauder Avenue, Merritt, British Columbia, Parsons Inc., dated October 6, 2020;

Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 2543 Lauder Avenue, Merritt, British Columbia, Parsons Inc., dated July 6, 2020; and

Screening Level Risk Assessment, 2543 Lauder Avenue, Merritt, British Columbia, Parsons Inc., dated July 6, 2020.

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