



REGISTERED MAIL

Victoria File: 26250-20/23958
Site ID: 23958

November 23, 2020

Stephanie Mahon
172965 Canada Limited c/o Imperial Oil Limited
505 Quarry Park Blvd S.E.
Calgary, AB, T2C 5N1
By Email: stephanie.mahon@esso.ca

Dear Ms. Mahon:

**Re: Certificate of Compliance - 1808/1818 Trans Canada Highway, Revelstoke,
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 Contaminates Sites Officer

Enclosure

cc: Lesley Reid, M.Eng., P.Eng., CSAP, AECOM Canada Ltd., 4th Floor, 3292 Production Way, Burnaby, BC, V5A 4R4; Lesley.Reid@aecom.com

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

City of Revelstoke, 216 Mackenzie Ave, Box 170, Revelstoke, BC V0E 2S0;
engineering@revelstoke.ca

Site Information Advisor, ENV, Victoria 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 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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Date Issued


A. Mortensen
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 1808/1818 Trans Canada Highway, Revelstoke, British Columbia which is more particularly known and described as:

Lots 1 & 2 Section 33 Township 23 Range 2 West of the 6th Meridian
Kootenay District Plan 5669
PID: 014-512-025; 014-512-041

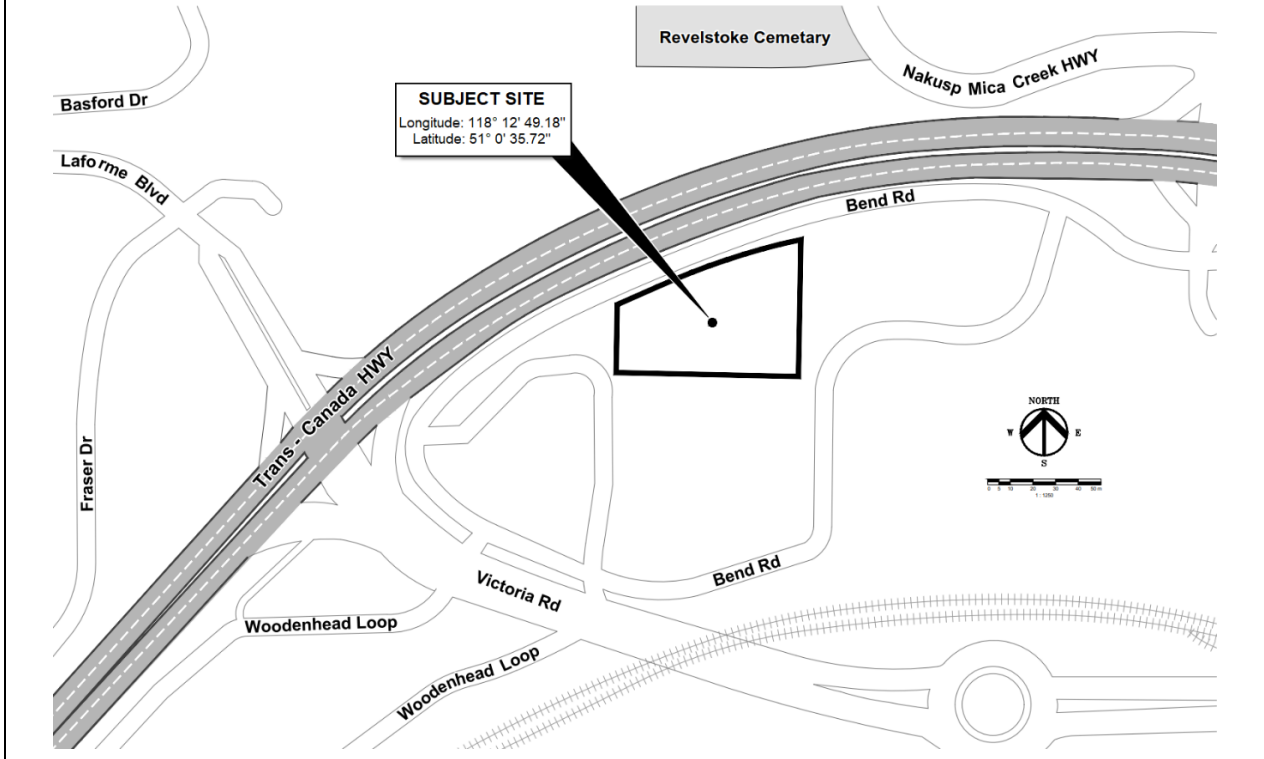
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 51° 0' 35.72"
Longitude: 118° 12' 49.18"

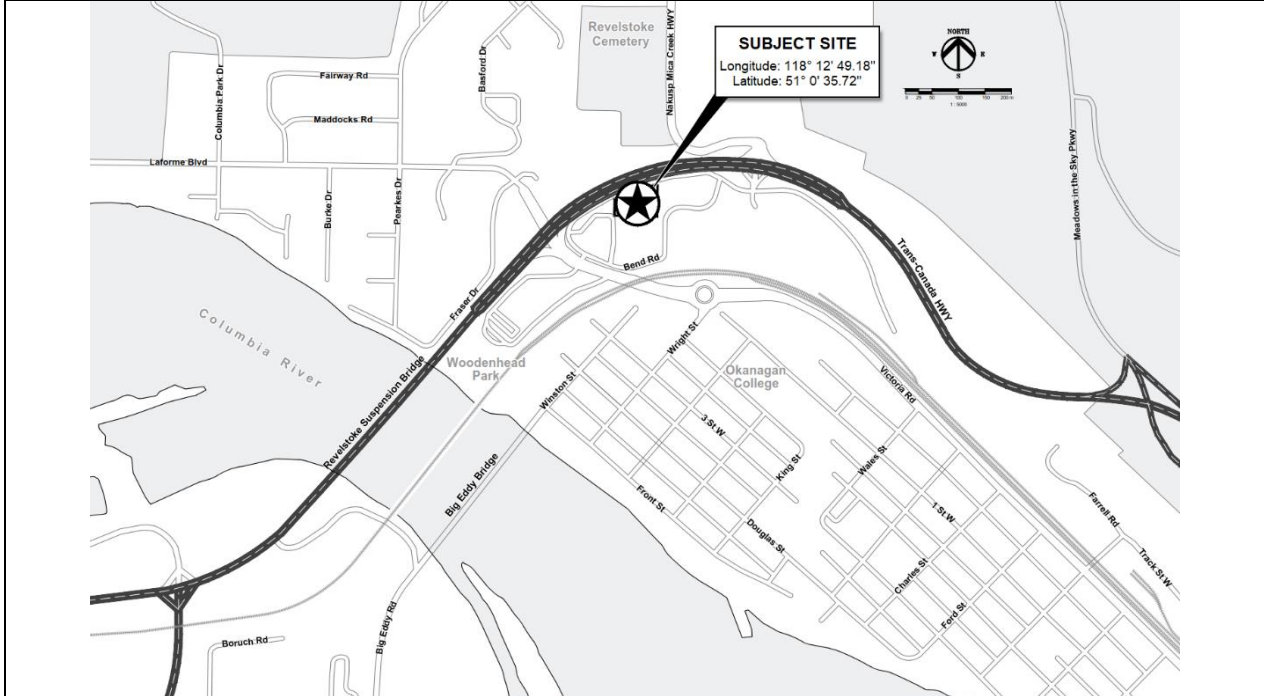
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Site Plan, Revelstoke, BC



Location Map, Revelstoke, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water uses must be promptly identified by the responsible person 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 be built with a concrete floor slab on the lowest level.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and adjacent to 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 or 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) *Groundwater from the site will not be used as a drinking water source*
3. If requested by the Director, the responsible person 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:

Substance	CAS Number
Benzene	71-43-2
Toluene	108-88-3
VPHs	NA
Xylenes	1330-20-7

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

Substance	CAS Number
Benzene	71-43-2
EPH _w 10-19	NA
Toluene	108-88-3
VHw6-10	NA

To meet risk-based remediation standards:

Substance	CAS Number
Ethylbenzene	100-41-4
Naphthalene	91-20-3
1-Propylbenzene	103-65-1
1,3,5-Trimethylbenzene	108-67-8
Xylenes, Total	1330-20-7

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Substances remediated in water for aquatic life freshwater use:

To meet numerical remediation standards:

Substance	CAS Number
Benzene	71-43-2
EPH _{w10-19}	NA
Ethylbenzene	100-41-4
VHw6-10	NA

To meet risk-based remediation standards:

Substance	CAS Number
LEPH	NA
Naphthalene	91-20-3
Toluene	108-88-3
VPHs	NA
Xylenes, Total	1330-20-7

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Schedule D

Documents

Summary of Site Condition Site ID: none, AECOM Canada Ltd., July 9, 2020;

Detailed Risk Assessment Report, 1818 Trans-Canada Highway, Revelstoke, British Columbia, JF.00110, Former Fuel Service Station, AECOM Canada Ltd., July 8, 2020;

Stage 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation Report, 1818 Trans-Canada Highway, Revelstoke, British Columbia, JF.00110, Former Fuel Service Station, AECOM Canada Ltd., July 8, 2020;

2020 Stage I Preliminary Site Investigation, 1818 Trans-Canada Highway, Revelstoke, British Columbia, JF.00110, Former Fuel Service Station, AECOM Canada Ltd., July 8, 2020;

May 2019 Groundwater Sampling Data package, 1818 Trans Canada Highway, Revelstoke, BC, AECOM Canada Ltd., July 4, 2019;

February 2019 Monitoring and Sampling Data Package, 1818 Trans Canada Highway, Revelstoke, BC, AECOM Canada Ltd., March 25, 2019;

September – October 2018 Investigation Report, 1818 Trans-Canada Highway, Revelstoke, British Columbia, JF.00110, Former Fuel Service Station, AECOM Canada Ltd., December 24, 2018;

May 2018 Monitoring and Sampling Report with Data Gap. AECOM Canada Ltd., June 28, 2018;


2017 Site Investigation Report, 1818 Trans-Canada Highway, Revelstoke, British Columbia, JF.00110, Former Fuel Service Station, AECOM Canada Ltd., January 12, 2018;

2017 Data-Gap Review, 1818 Trans Canada Highway, Revelstoke, BC, JF.00110, AECOM Canada Ltd., September 29, 2017

2017 Stage 1 Update, 1818 Trans Canada Highway, Revelstoke, BC, JF.00110, AECOM Canada Ltd., September 29, 2017

2015 Groundwater Monitoring and Sampling Program Report' 1818 Trans Canada Highway, Revelstoke, BC, Imperial Site Number: 88006258, Stripes Project Number: JF.02939. EXP Energy Services Ltd., July 20, 2015;

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Stage 1 Preliminary Site Investigation' 1808/1818 Trans Canada Highway, Revelstoke, British Columbia, Location No.: JF.00110. Parsons, October 7, 2013;

Subsurface Investigation, 1808 – 1818 Trans Canada Highway, Revelstoke, British Columbia, Location No.: JF.00110. Parsons, December 19, 2012;

September 2010 Groundwater Monitoring and Sampling, 1808 and 1818 Trans-Canada Highway, Revelstoke, British Columbia, IOL Location # Q02122/88006258., O'Connor Associates Environmental Inc., October 25, 2010;

BC Non-Operating Properties Interim Management Groundwater Sampling Report, Revelstoke TCH, 1818 Trans Canada Highway, Location No. 88006258; SAP Q02122. O'Connor Associates Environmental Inc., July 30, 2009;

BC Non-Operating Properties Interim Management Groundwater Sampling Report, Revelstoke TCH, 1818 Trans Canada Highway, Location No. 88006258; SAP Q02122. O'Connor Associates Environmental Inc., October 8, 2008;

BC Non Operating Properties Interim Management Groundwater Sampling Report, Revelstoke TCH, 1818 Trans Canada Highway, Location No. 88006258; SAP Q02122. O'Connor Associates Environmental Inc., December 5, 2007;

BC Non Operating Properties Interim Management Groundwater Sampling Report, Revelstoke TCH, 1818 Trans Canada Highway, Location No. 88006258; SAP Q02122. O'Connor Associates Environmental Inc., November 21, 2006;


BC Non Operating Properties Long Term Management Groundwater Sampling Report, Revelstoke TCH, 1818 Trans Canada Highway, Location No. 88006258; SAP Q02122. O'Connor Associates Environmental Inc., November 30, 2005;

BC Non Operating Properties Long Term Management Groundwater Sampling Report, Revelstoke TCH, 1818 Trans Canada Highway, Location No. 88006258; SAP Q02122. O'Connor Associates Environmental Inc., November 7, 2004;

Transmittal Letter, Former Highway Esso Service Station, 1808 and 1818 Trans Canada Highway, Revelstoke, BC, Location No. 990729; SAP No. R02122. O'Connor Associates Environmental Inc., March 28, 2003;

Field Data Report, Former Highway Esso Service Station, 1808 and 1818 Trans Canada Highway, Revelstoke, BC, Location No. 990729/R02122. O'Connor Associates Environmental Inc. March 27, 2003;

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Site Monitoring Report, Former Highway Esso Service Station, Revelstoke, British Columbia, Location No. 990729. O'Connor Associates Environmental Inc., December 11, 2001;

Site Monitoring Report, Former Highway Esso Service Station, Revelstoke, British Columbia, Location No. 990729. O'Connor Associates Environmental Inc., June 19, 2000;

Field Data Report, Former Highway Esso Service Station, Revelstoke, British Columbia, Location No. 990729. O'Connor Associates Environmental Inc., August 25, 1999;

Site Monitoring Report, Former Highway Esso Service Station, Revelstoke, British Columbia, Location No. 990729. O'Connor Associates Environmental Inc., September 22, 1997;

Former Highway Esso Service Station 1817 Trans Canada Highway Revelstoke, British Columbia Location No. 990729. O'Connor Associates Environmental Inc., September 19, 1997;

Environmental Investigation Report, Former MPI Trans Canada Highway Service, 1817 Trans Canada Highway, Revelstoke, British Columbia. O'Connor Associates Environmental Inc., August 14, 1996;

Site Monitoring Report, Former Highway Esso Service Station, Revelstoke, British Columbia. O'Connor Associates Environmental Inc., June 19, 1996;

Transaction Report, Trans Canada Highway Esso, Revelstoke, British Columbia, Location No. 990729. O'Connor Associates Environmental Inc., October 18, 1995;

Site Monitoring Report, Former Highway Esso Service Station, Revelstoke, British Columbia. O'Connor Associates Environmental Inc., February 21, 1995;

Site Monitoring Report, Former Highway Esso Service Station, Revelstoke, British Columbia. O'Connor Associates Environmental Inc., November 3, 1994;


Site Monitoring Report, Former Highway Esso Service Station, Revelstoke, British Columbia, Location No. 990729. O'Connor Associates Environmental Inc., May 20, 1994;

Highway Esso Service Station, 1817 Trans Canada Highway, Revelstoke, British Columbia, Station no. 990729. O'Connor Associates Environmental Inc., March 10, 1994;

Site Monitoring Report, Former Highway Esso Service Station, Revelstoke, British Columbia. O'Connor Associates Environmental Inc., January 27, 1994;

Highway Esso Service Station, 1817 Trans Canada Highway, Revelstoke, British Columbia, Station no. 990729. O'Connor Associates Environmental Inc., September 24, 1993;

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Site Monitoring Report, Former Highway Esso Service Station Revelstoke, British Columbia.
O'Connor Associates Environmental Inc., April 28, 1993;

Highway Esso Service Station 1817 Trans Canada Highway Revelstoke, British Columbia.
O'Connor Associates Environmental Inc., January 27, 1993;

Highway Esso Service Station 1817 Trans Canada Highway Revelstoke, British Columbia.,
O'Connor Associates Environmental Inc., April 7, 1992;

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