



VIA EMAIL

Victoria File: 26250-20/17652
Site ID: 17652

April 9, 2021

Stephanie Mahon
Imperial Oil Ltd.
505 Quarry Park Blvd SE
Calgary, Alberta T2C 5N1
Stephanie.Mahon@esso.ca

Dear Stephanie Mahon:

Re: Certificate of Compliance – 1069 South Trans-Canada Highway, Cache Creek, 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:

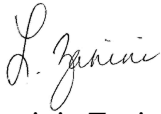
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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 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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Lavinia Zanini, P. Geo.
Senior Contaminated Sites Officer

Enclosure

cc: Max Cai, Petunia Investments Ltd., Inc. No. BC0818415
5479 Keith Road, West Vancouver, BC, V7W 3E1
(BY EMAIL) maximcai@gmail.com

Martin Dalsin (Chief Administrative Officer), Village of Cache Creek
P.O. Box 7, Cache Creek, BC, V0K 1H0
(BY EMAIL) cao@cachecreek.info

Allan Zhang, Parsons Inc.
100, 9347 200A Street, Langley, BC, V1M 0B3,
(BY EMAIL) allan.zhang@parsons.com

David Williams, Millennium EMS Solutions Ltd.
300, 722 Cormorant Street, Victoria, BC V1W 1P8
(BY EMAIL) dwilliams@mems.ca

Client Information Officer, esp_cio@victorial.gov.bc.ca

Society of Contaminated Sites Approved Professionals of BC (Anna Popova),
(BY EMAIL) 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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants 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 1069 South Trans-Canada Highway, Cache Creek, British Columbia which is more particularly known as the Management Area and described as:

Part of LOT 1, DISTRICT LOTS 103 AND 104 KAMLOOPS DIVISION YALE (FORMERLY YALE-LYTTON) DISTRICT, PLAN 25847 EXCEPT PLAN KAP89533 described as follows:

Commencing at the northwest corner of Lot 1, District Lot 104 Group 2 Kamloops Division Yale (formerly Yale-Lytton) District Plan 25847, on an azimuth of $181^{\circ} 29' 47''$ more or less a distance of 44.09 metres more or less;

Thence easterly on an azimuth of $98^{\circ} 06' 340''$ more or less a distance of 7.01 metres more or less to borehole BH75;

Thence southerly on an azimuth of $184^{\circ} 50' 21''$ more or less a distance of 0.77 metres more or less to the intersection with the southerly property line of the aforementioned Lot 1;

Thence easterly along the property line on an azimuth of $95^{\circ} 59' 40''$ more or less a distance of 14.60 metres more or less to a bend in the property line;

Thence easterly along the property line on an azimuth of $90^{\circ} 07' 15''$ more or less a distance of 53.32 metres more or less to the intersection of the property line with a line between boreholes BH78 and BH79;

Thence northerly on an azimuth of $359^{\circ} 49' 31''$ more or less a distance of 13.45 metres more or less to borehole BH78;

Thence northerly on an azimuth of $322^{\circ} 21' 14''$ more or less a distance of 22.71 metres more or less to borehole BH74;

Thence northerly on an azimuth of $351^{\circ} 26' 04''$ more or less a distance of 21.37 metres more or less to borehole BH80;

Thence northwesterly along the line between boreholes BH80 and BH69 on an azimuth of $312^{\circ} 44' 09''$ more or less a distance of 20.99 metres more or less to the intersection with the northerly boundary of the aforementioned Lot 1;

Thence westerly on an azimuth of $252^{\circ} 27' 00''$ more or less a distance of 37.58 metres more or less to a bend in the property line;

Thence along the property line on an azimuth of $209^{\circ} 00' 00''$ more or less a distance of 9.95 metres more or less to a bend in the property line;

Thence northwesterly on an azimuth of $327^{\circ} 50' 00''$ more or less a distance of 0.79 metres more or less to the point of commencement.

PID: Parts of 005-312-248

The site contains part of a legal parcel depicted on an engineering drawing prepared by Underhill Geomatics Ltd. on July 14, 2014.

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

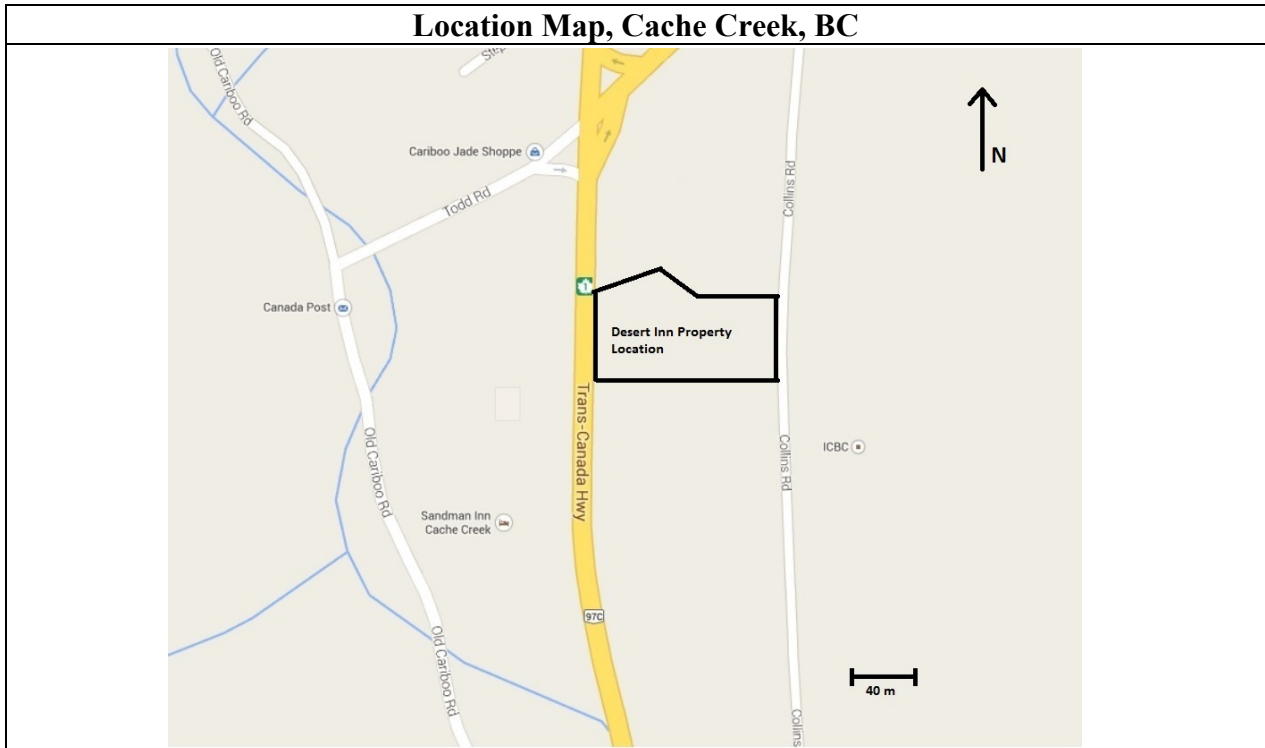
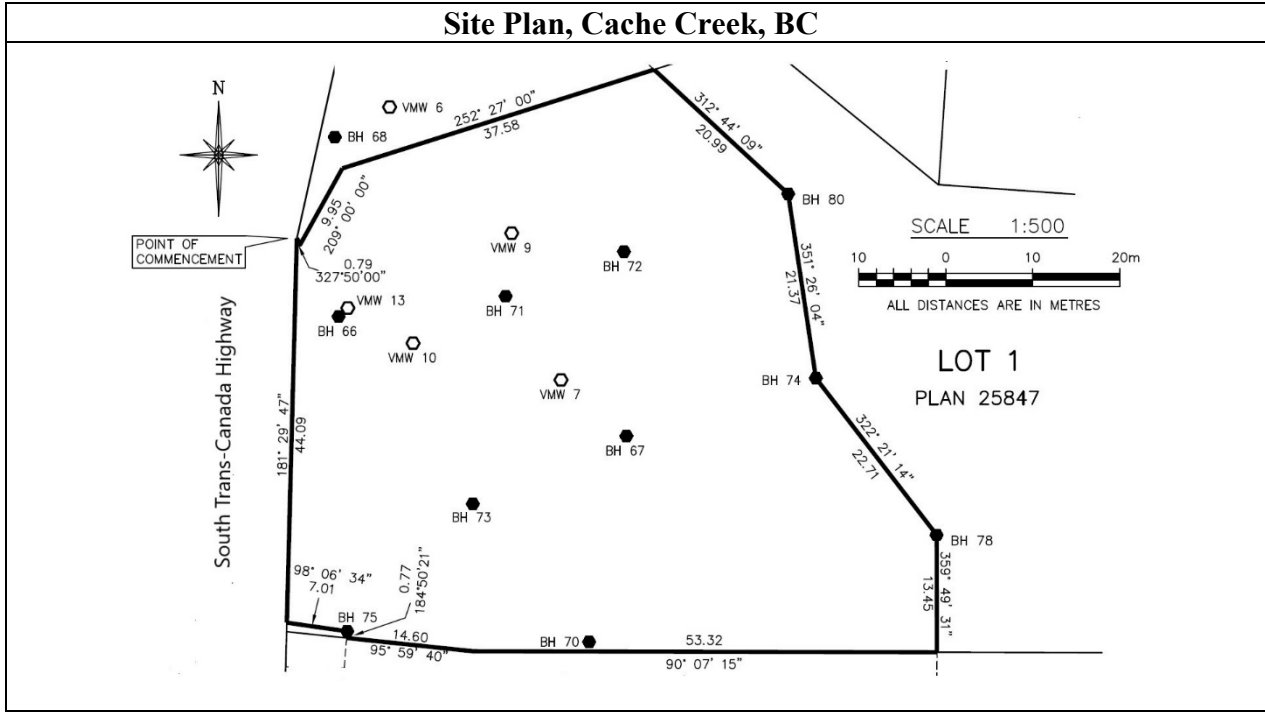
Latitude: 50° 48' 27.46"
Longitude: 121° 19' 28.03"

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Site Identification Number 17652
Version 9.0 R

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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) Within the Management Area, no buildings should be constructed with a foundation deeper than 2.0 metres below ground surface (mbgs) at the current elevation. Future buildings with less than or equal to 2.0 meters below ground surface, foundations must be limited to the existing building footprint and building foundations should not contact the groundwater. Alternatively, future buildings may be constructed with a slab-at-grade foundation without being limited to the existing building footprint.

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 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 (Management Area) 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 evaluated in soil for commercial land soil use:

To meet site-specific numerical standard for:

benzene	71-43-2	ethylbenzene	100-41-4
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Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards for:

toluene	108-88-3
VPHs	N/A
xylene, total	1330-20-7

Substances remediated in water for drinking water use:

To meet risk-based standards for:

benzene	71-43-2	benzo(a)pyrene	50-32-8
n-butylbenzene	104-51-8	sec-butylbenzene	135-98-81
tert-butylbenzene	98-06-6	EPHW ₁₀₋₁₉	N/A
ethylbenzene	100-41-4	1-methylnaphthalene	90-12-0
2-methylnaphthalene	91-57-6	naphthalene	91-20-3
toluene	108-88-3	1,3,5-trimethylbenzene	108-67-8
VHW ₆₋₁₀	N/A	xylenes, total	1330-20-7

Substances remediated in water for freshwater aquatic water use:

To meet risk-based standards for:

benzene	71-43-2	ethylbenzene	100-41-4
EPHW ₁₀₋₁₉	N/A	LEPHw	N/A
naphthalene	91-20-3	pyrene	129-00-0
toluene	108-88-3	VHW ₆₋₁₀	N/A
VPHw	N/A	xylenes, total	1330-20-7

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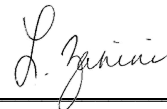

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Schedule D

Documents

- *Addendum to: Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 1047 South Trans-Canada Highway, 1069 South Trans-Canada Highway, and 1085 South Trans-Canada Highway, Cache Creek, British Columbia, prepared by Parsons Inc. (December 18, 2020).*
- *Addendum to: Risk Assessment, 1047 South Trans-Canada Highway, 1069 South Trans-Canada Highway, and 1085 South Trans-Canada Highway, Cache Creek, British Columbia, prepared by Parsons Inc. (December 18, 2020).*
- *Summary of Site Condition, 1069 South Trans-Canada Highway, Cache Creek, British Columbia, prepared by Parsons Inc. (August 27, 2020).*
- *Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 1047 South Trans-Canada Highway, 1069 South Trans-Canada Highway, and 1085 South Trans-Canada Highway, Cache Creek, British Columbia, prepared by Parsons Inc. (August 27, 2020).*
- *Risk Assessment, 1047 South Trans-Canada Highway, 1069 South Trans-Canada Highway, and 1085 South Trans-Canada Highway, Cache Creek, British Columbia prepared by Parsons Inc. (August 27, 2020).*
- *Administrative Guidance 11 Communication Record for 1069 South Trans-Canada Highway, Cache Creek, British Columbia, prepared by Parsons Inc. (May 7, 2020 to August 27, 2020).*
- *Protocol 6 Preapproval Application 1097 South Trans-Canada Highway, Cache Creek, British Columbia, prepared by British Columbia Ministry of Environment & Climate Change Strategy (August 15, 2019).*

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