



VIA E-MAIL: [ulrica.wong@esso.ca](mailto:ulrica.wong@esso.ca)

Victoria File: 26250-20/10690  
Site ID: 10690

January 17, 2023

Ulrica Wong  
Imperial Oil Limited, Inc No. 14082A  
505 Quarry Park Blvd S.E.  
Calgary, AB, T2C 5N1

Dear Ms. Wong,

**Re: Certificate of Compliance – 1059b Cariboo Hwy 97 S, Williams Lake, 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 Preliminary Determination, please contact the undersigned at [Peter.Yan@gov.bc.ca](mailto:Peter.Yan@gov.bc.ca).

Yours truly,



Hong (Peter) Yan, M.A.Sc., P.Eng.  
For Director, *Environmental management Act*

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](mailto:Lesley.Reid@aecom.com)

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

Rick Pollon, Fast Food Properties Inc. c/o McMurray Group, 2739 30<sup>th</sup> Street, Vernon, BC V1T 5C6; [rpollon@mcmurraygroup.ca](mailto:rpollon@mcmurraygroup.ca)

Jonathon McMurray, McMurray Group, 2739 30<sup>th</sup> Street, Vernon, BC V1T 5C6; [jmcmurray@mcmurraygroup.ca](mailto:jmcmurray@mcmurraygroup.ca)

City of Williams Lake, Development Services, 450 Mart Street, Williams Lake, BC, V2G 1N3; [development@williamslake.ca](mailto:development@williamslake.ca)

Client Information Officer, BC ENV, Victoria [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.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.

January 17, 2023  
Date Issued

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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1059b Cariboo Highway 97 S, Williams Lake, British Columbia which is more particularly known and described as:


Lot 1 District Lot 7045 Cariboo District Plan 8785 Except plan PGP34986  
PID: 013-117-696

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

Latitude:     52°   7'   34.0"  
Longitude:  122°  7'   34.0"

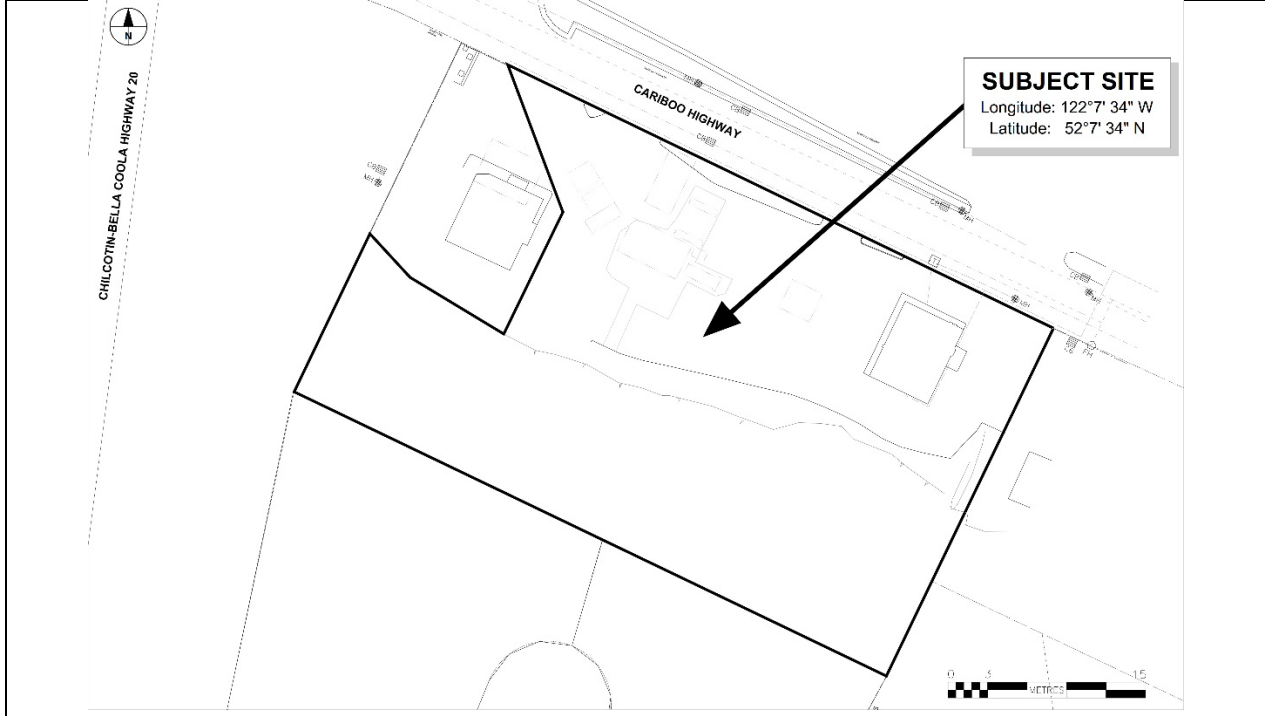
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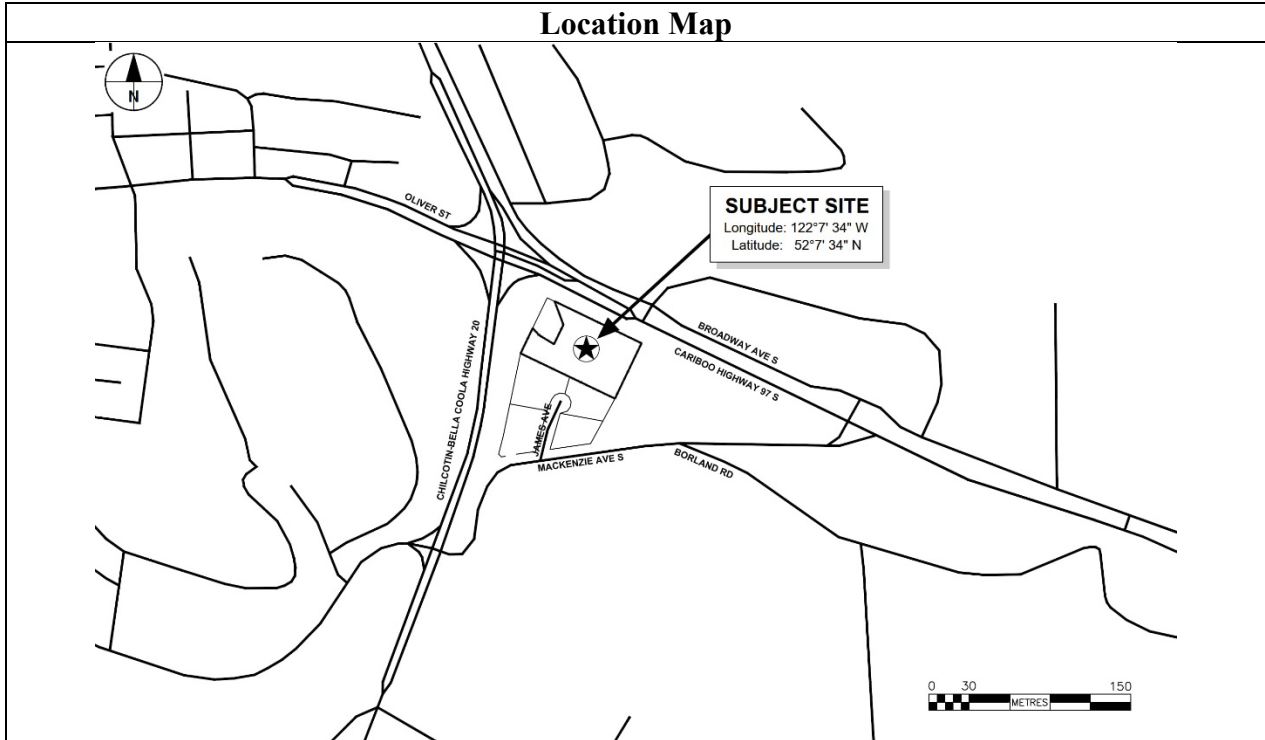
  
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### Site Plan



### Location Map



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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 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 not have groundwater in contact with the foundation slab at any time of the year or have active pumping or drawdown of groundwater at the site; or*
- (b) *in the case of a parkade be built with a concrete floor slab on the lowest level constructed to 2012 or later BC building codes.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or 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 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 must 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
ethylbenzene	100-41-4
LEPHs	NA
naphthalene	91-20-3
tetraethyl lead	78-00-2
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
benz(a)anthracene	56-55-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
EPHW <sub>10-19</sub>	NA
toluene	108-88-3
VHw6-10	NA

To meet risk-based remediation standards:

Substance	CAS Number
arsenic	7440-38-2
benzene	71-43-2
benzo(a)pyrene	50-32-8
cyclohexene	110-83-8
dichloroethane, 1,2-	107-06-2

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ethylbenzene	100-41-4
lead	7439-92-1
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
methyl tert-butyl ether [MTBE]	1634-04-4
naphthalene	91-20-3
tetraethyl lead	78-00-2
trimethylbenzene, 1,3,5-	108-67-8
xylene, total	1330-20-7

***Substances remediated in water for freshwater aquatic life water use:***

To meet numerical remediation standards:

<b>Substance</b>	<b>CAS Number</b>
acridine	260-94-6
benzo(a)pyrene	50-32-8
EPHw <sub>10-19</sub>	NA
fluoranthene	206-44-0
phenanthrene	85-01-8
pyrene	129-00-0
VHw6-10	NA

To meet risk-based remediation standards:

<b>Substance</b>	<b>CAS Number</b>
benzene	71-43-2
LEPHw	NA
naphthalene	91-20-3
toluene	108-88-3
VPHw	NA
xylene, total	1330-20-7

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## Schedule D

### Documents

*Summary of Site Condition Site ID: 10690, AECOM Canada Ltd., October 19, 2022.*

*Detailed Risk Assessment Report – 1059b Cariboo Hwy 97 S., Williams Lake, British Columbia. AECOM Canada Ltd. October 14, 2022;*

*2022 Detailed Site Investigation and Confirmation of Remediation Report - 1509B Cariboo Hwy 97 S., Williams Lake, BC. AECOM Canada Ltd. October 6, 2022.*

*2022 Plume Stability Memo – 1059b Cariboo Hwy 97 S., Williams Lake, BC. AECOM Canada Ltd. October 6, 2022.*

*2022 Stage 1 Preliminary Site Investigation -1509B Cariboo Hwy 97 S., Williams Lake, BC. AECOM Canada Ltd. October 6, 2022.*

*Communication Notification – Communication from Fast Food Properties Inc. – Regarding Certificate of Compliance Application for Management Area Adjacent to 1059b Highway 97 South, Williams Lake BC. Fast Food Properties Inc. March 21, 2022*

*Communication Notification – Regarding Legal Instrument for 1059b Highway 97 South, Williams Lake BC for contamination which has migrated to the Fast Food Properties Inc. property (1039 Highway 97 South), west of the Imperial Oil Lands. AECOM Canada Ltd. December 14, 2021*

*April 2021 Data Package -1509B Cariboo Hwy 97 S., Williams Lake, BC. AECOM Canada Ltd. May 14, 2021.*

*2020 Subsurface Investigation Report -1509B Cariboo Hwy 97 S., Williams Lake, BC. AECOM Canada Ltd. December 22, 2020.*

*2019 Subsurface Investigation Report -1509B Cariboo Hwy 97 S., Williams Lake, BC. AECOM Canada Ltd. March 9, 2020.*

*2018 Subsurface Investigation Report -1509B Cariboo Hwy 97 S., Williams Lake, BC. AECOM Canada Ltd. January 10, 2019.*

*2017/2018 Subsurface Investigation Report -1509B Cariboo Hwy 97 S., Williams Lake, BC. AECOM Canada Ltd. June 28, 2018.*

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*2017 Phase I Environmental Site Assessment -1509B Cariboo Hwy 97 S., Williams Lake, BC.*  
AECOM Canada Ltd. September 29, 2017.

*2015 Ground Water Monitoring and Sampling Program Report - 1059B South Cariboo Highway 97, Williams Lake, British Columbia.* Exp. December 16, 2015.

*Environmental Assessment Report - 1039 South Cariboo Highway, Williams Lake, BC ("Restaurant Property").* Parsons. July 29, 2014.

*2011 Groundwater Monitoring and Sampling Report - 1059 Cariboo Highway, Williams Lake, British Columbia.* O'Connor Associates Environmental. January 20, 2012.

*Data Package, 1059 Cariboo Highway, Williams Lake, British Columbia,* O'Connor Associates Environmental, April 6, 2009.

*Stage 1 and 2 Preliminary Site Investigation - Former Williams Lake Service Station.* SLR Consulting. July 2008.

*City of Williams Lake Hydrogeological Assessment for Well Protection Plan Scout Island Well Field, Williams Lake, BC.* Piteau Associated Engineering Ltd. June 2003.

*Stage 1 and 2 Preliminary Site Investigation - Esso Service Station, 1059 Highway 97 South, Williams Lake, BC.* Morrow Environmental Consultants Inc. August 27, 1999.

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