



**E-MAIL**

Victoria File: 26250-20/22317  
Site ID: 22317

December 12, 2022

Austin Oleksyn  
Imperial Oil Limited  
505 Quarry Park Blvd SE  
Calgary, Alberta T2C 5N1  
[Austin.d.oleksyn@esso.ca](mailto:Austin.d.oleksyn@esso.ca)

Dear Austin Oleksyn:

**Re: Certificate of Compliance – Portion of Ministry of Transportation and Infrastructure Lands adjacent to 371 Trans-Canada Highway, Salmon Arm, BC**

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:

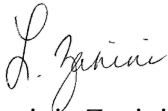
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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](mailto: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: Ministry of Transportation and Infrastructure: Mike Scott, Road Area Manager – North Okanagan/Shuswap  
850C-16<sup>th</sup> Street NE, PO Box 100 Stn. Main, Salmon Arm, British Columbia, V1E 4N  
(BY EMAIL) [mike.d.scott@gov.bc.ca](mailto:mike.d.scott@gov.bc.ca)

City of Salmon Arm: Jenn Wilson, City Engineer,  
Box 41, 500 – 2 Avenue NE, Salmon Arm, BC V1E 4N2  
(BY EMAIL) [jwilson@salmonarm.ca](mailto:jwilson@salmonarm.ca)

Ajay Tumber, Approved Professional, Parsons Inc.,  
100, 9347 200A Street, Langley, BC, V1M 0B3,  
(BY EMAIL) [ajay.tumber@parsons.com](mailto:ajay.tumber@parsons.com)

Society of Contaminated Sites Approved Professionals of BC (Anna Popova),  
(BY EMAIL) [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, 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.

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.

December 12, 2022  
Date Issued

  
Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance consists of a portion of Road adjacent to 371 Trans-Canada Highway NE in Salmon Arm, British Columbia, which is more particularly known and described as: A portion of Road, being Trans-Canada Highway NE in Salmon Arm, British Columbia, adjacent to the southerly boundary of Lot B, Section 14, Township 20, Range 10, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan 23811.

COMMENCING at a point situated 12.908 meters southeast (60°49'54") along the southern corner of Lot B, Section 14, Township 20, Range 10, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Plan 23811;

THENCE 136°42'33", 13.591 metres;

THENCE 95°30'41", 13.879 metres;

THENCE 30°04'04", 16.912 metres;

THENCE 336°25'23", 13.031 metres;

THENCE 240°49'54", 30.536 metres to the point of commencement and containing by admeasurement 476.607 square metres, more or less.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Parsons Inc. on November 19, 2021.

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

Latitude:	50°	42'	6.67"
Longitude:	119°	16'	46.94"

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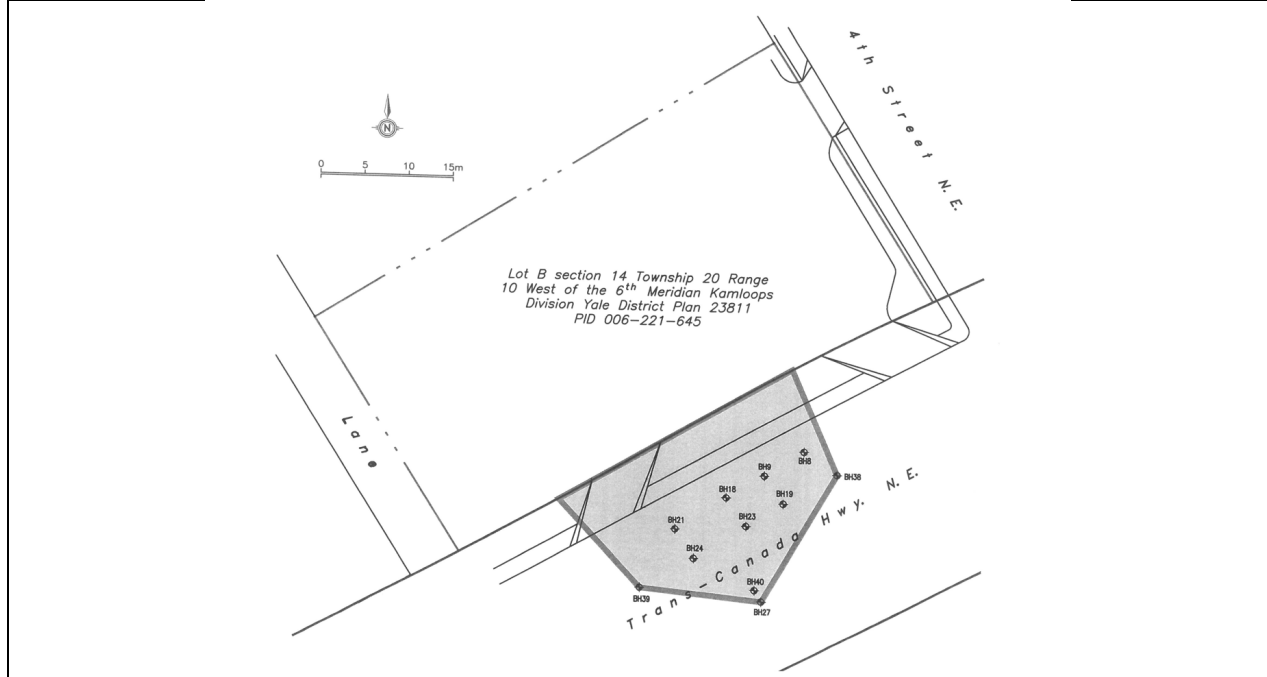
Date Issued



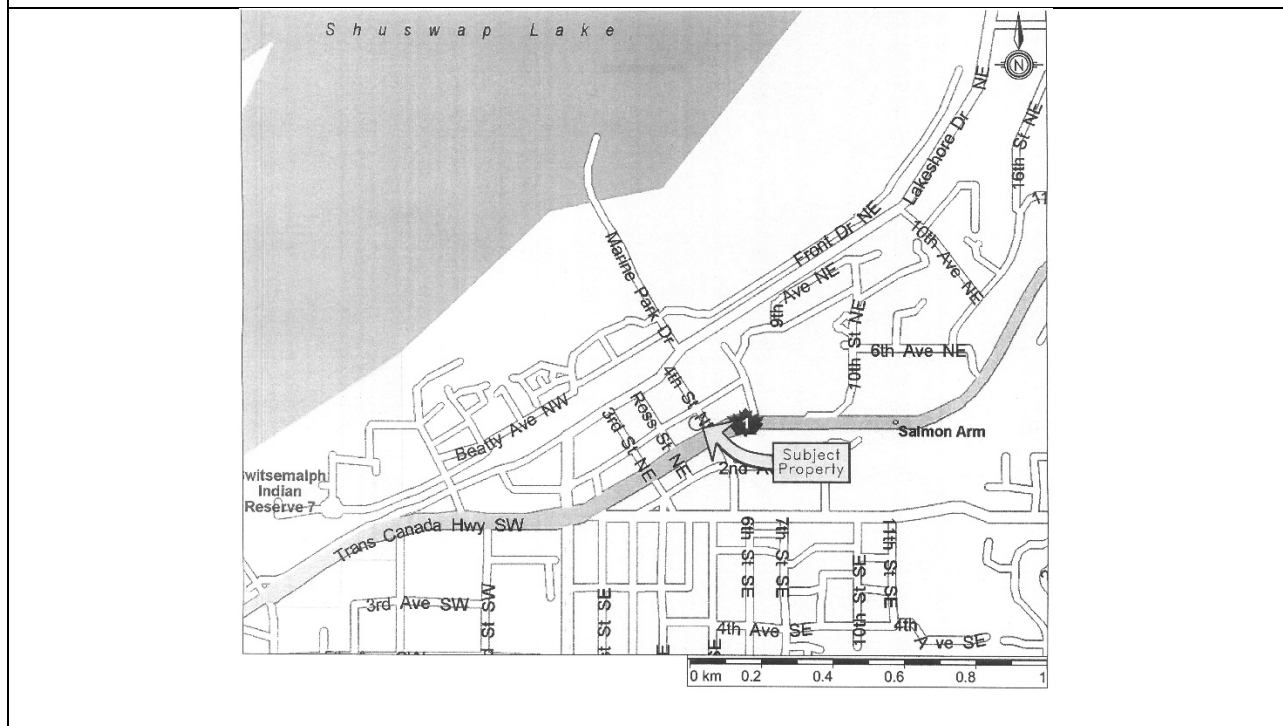
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## Site Plan



## Location Map



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Date Issued

*L. Zanini*

Lavinia Zanini

For Director, Environmental Management Act

## 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) Site will continue to be used as a sidewalk or a roadway*

Any inconsistencies that arise between the depths of proposed or constructed buildings or trenches within the Management Area 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) The site will remain as roadways/sidewalks with surface cover of asphalt and/or concrete
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 industrial land soil use:*

##### To meet risk-based remediation standards:

tetraethyl lead	78-00-2
VPHs	N/A
xylenes	1330-20-7

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

##### To meet numerical remediation standards:

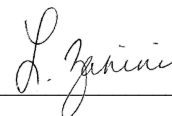
benzene	71-43-2
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##### To meet risk-based remediation standards:

LEPHw	N/A
naphthalene	91-20-3
toluene	108-88-3
VPHw	N/A
xylenes, total	1330-20-7

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## **Schedule D**

### **Documents**

*Summary of Site Condition, 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., November 17, 2022.*

*Addendum to: Preliminary Site Investigation/ Detailed Site Investigation/Confirmation of Remediation 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., October 27, 2022.*

*Screening Level Risk Assessment, 371 Trans-Canada Highway, 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., May 25, 2022.*

*Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., May 25, 2022.*

*Regulatory Notification for British Columbia Ministry of Transportation and Infrastructure Property – Registered owners of lands adjacent to 371 Trans-Canada Highway, Salmon Arm, British Columbia, Parsons Inc., January 17, 2022.*

*Report of Findings Service Station Decommissioning and Detailed Site Investigation Salmon Arm 7-Eleven 371 Trans-Canada Highway NE, BC, Keystone Environmental Ltd., March 31, 2008.*

*DRAFT Report of Findings Preliminary Site Investigation, Stage 1 & 2 and Detailed Site Investigation Salmon Arm 7-Eleven Service Station 371 Trans-Canada Highway, Salmon Arm, BC, Keystone Environmental Ltd., May 16, 2006.*

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