



**VIA EMAIL:** brooke.r.peaden@esso.ca

Victoria File: 26250-20/0254  
Regional File: 298  
Site ID: 298

06 September 2024

Brooke Peaden  
Imperial Oil Limited  
505 Quarry Park Blvd SE  
Calgary, AB T2C 5N1

Dear Brooke Peaden:

**Re: Certificate of Compliance – 4681 River Road West, Delta, B.C.**

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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future work at the site.
4. Contamination remains on lands adjacent to the site. Migration of contaminants from adjacent lands onto the site is currently minimized by an engineered protection system as documented in:

*Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 4681 River Road West, Delta, BC, dated February 26, 2024, authored by Parsons Inc. (Drawing No. 5.1)*

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 [Kevin.Haines@gov.bc.ca](mailto:Kevin.Haines@gov.bc.ca).

Yours truly,



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Kevin Haines  
Senior Risk Assessment Officer

Enclosure

cc: Mike Brotherson, Manager of Climate Action and Environment, City of Delta  
4500 Clarence Taylor Crescent, Terrace, BC, V4K 3E2  
(BY EMAIL) [MBrotherston@delta.ca](mailto:MBrotherston@delta.ca)

Blair King, Approved Professional, Parsons Inc.,  
#100, 9347 200A Street, Langley, BC, V1M 0B3,  
(BY EMAIL) [blair.king@parsons.com](mailto:blair.king@parsons.com)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
Land Remediation Section, PO Box 9342 Stn Prov Govt, Victoria, BC, V8W 9M1,  
(BY EMAIL) [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)

Society of Contaminated Sites Approved Professionals of BC (Stephanie Kwok),  
613-744 West Hastings Street, Vancouver, BC, V6C 1A5,  
(BY EMAIL) [submissions@csapsociety.bc.ca](mailto:submissions@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.

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.

06 September 2024

Date Issued

Kevin Haines

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 4681 River Road West, Delta, British Columbia, which is more particularly known and described as:

Parcel "A" (Reference Plan 6786), District Lot 106, Group 2, New Westminster District  
PID 012-907-669

Parcel "X" (Reference Plan 5049A) of a 6.545 Acre Portion More or Less, District Lot 106,  
Group 2, New Westminster District  
PID 012-907-723

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

Latitude: 49° 05' 22.2"  
Longitude: 123° 05' 37.6"

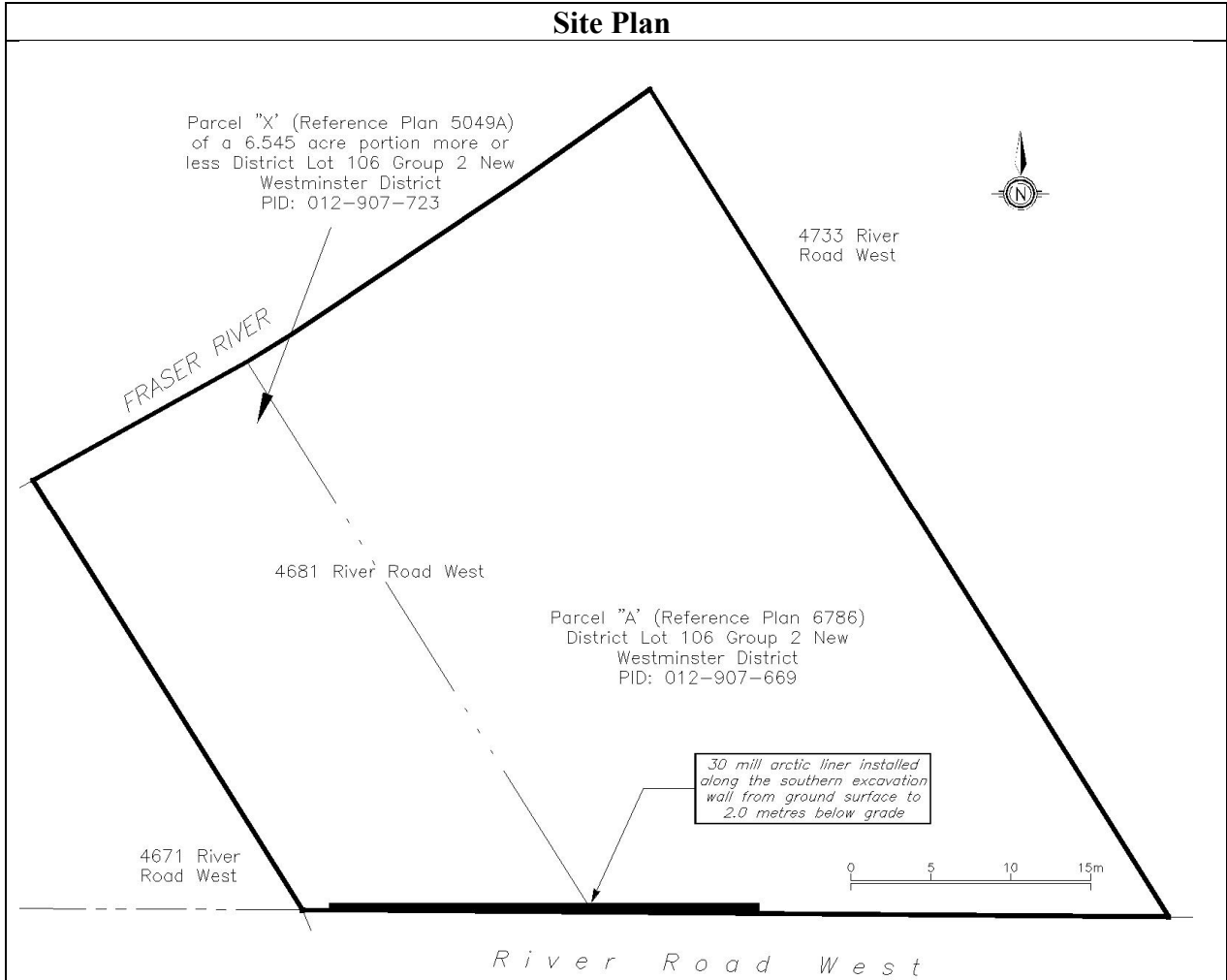
06 September 2024

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For Director, *Environmental Management Act*



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## Schedule B

### Requirements and Conditions

1. Any changes in land or water use 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 use 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 at the site will be constructed at grade*

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 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) Soils containing substances listed in this CoFC at concentrations exceeding the applicable numerical regulatory standards for the site must remain at their current depths of at least 1.0 m below grade (current surface grade approximately 1.3 metres above sea level) and not be redistributed to shallower depths; nor is a change permitted in future grade elevation from the current elevation that would cause current soil contamination to be situated at shallower depths.*

*(b) Groundwater beneath the site should not be used as a source of 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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For Director, Environmental Management Act

4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for low density residential land soil use:*

##### To meet numerical remediation standards:

lead	7439-9-1
toluene	108-88-3

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

benzene	71-43-2
HEPHs	N/A
LEPHs	N/A
naphthalene	91-20-3
tetraethyl lead	78-00-2
VPHs	N/A
xylenes	1330-20-7

#### *Substances remediated in groundwater for marine aquatic life water use:*

##### To meet numerical remediation standards:

benzene	71-43-2
benzo(a)pyrene	50-32-8
EPHw10-19	N/A
LEPHw	N/A
naphthalene	91-20-3
pyrene	129-00-0
VHw6-10	N/A
VPHw	N/A
xylenes, total	1330-20-7

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***Substances remediated in soil vapours for residential use:***

To meet numerical remediation standards:

benzene	71-43-2
dichloroethane, 1,2-	107-06-2
n-hexane	110-54-3
methylcyclohexane	108-87-2
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
VPHv	N/A

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## Schedule D

### Documents

*Summary of Site Condition, 4681 River Road West, Delta, BC, prepared by Parsons Inc. June 21, 2024.*

*Addendum to: Preliminary Site Investigation/ Detailed Site Investigation/Confirmation of Remediation and Detailed Human Health and Ecological Risk Assessment, 4681 River Road West, Delta, British Columbia, prepared by Parsons Inc. June 20, 2024.*

*Performance Verification Plan for 4681 River Road West, Delta, British Columbia, prepared by Parsons Inc. June 20, 2024.*

*Performance Verification Plan for Management Area at 4671 River Road West, Delta, British Columbia, prepared by Parsons Inc. March 6, 2024.*

*Summary of Communication with Affected Property Owners for 4681 River Road West, Delta, British Columbia, prepared by Parsons Inc. February 28, 2024.*

*Detailed Human Health and Environmental Risk Assessment, 4681 River Road West, Delta, BC, prepared by Parsons Inc. February 27, 2024.*

*Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 4681 River Road West, Delta, BC, prepared by Parsons Inc. February 26, 2024.*

*Preliminary Site Investigation, 4681 River Road West, Delta, BC, prepared by Parsons Inc. April 4, 2019.*

*Groundwater Sampling Investigation, Former Ladner Bulk Plant Located at 4681 River Road West, Ladner, BC, prepared by SNC-Lavalin Morrow Environmental. July 14, 2008.*

*Site Monitoring & Sampling Report, prepared by SNC-Lavalin Morrow Environmental. July 20, 2006.*

*Site Monitoring & Sampling Report, prepared by Morrow Environmental Consultants. November 5, 2001.*

*Site Monitoring & Sampling Report, prepared by Morrow Environmental Consultants. May 6, 1999.*

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*Site Monitoring & Sampling Report*, prepared by Morrow Environmental Consultants. March 2, 1998.

*Former Esso Bulk Plant, Ladner, BC – Progress Report 1*, prepared by Morrow Environmental Consultants. March 11, 1992.

*Stage III Investigation, Ladner Bulk Plant - Progress Report 2*, prepared by Morrow Recovery Systems. March 30, 1989.

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For Director, *Environmental Management Act*