



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

Victoria File: 26250-20/21309  
Regional File: 26250-20/21309  
Site ID: 21309

Date: 11 September 2024

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

Dear Brooke Peaden:

**Re: Certificate of Compliance - 4671 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. 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 [Kevin.Haines@gov.bc.ca](mailto:Kevin.Haines@gov.bc.ca).

Yours truly,



---

Kevin Haines  
Senior Risk Assessment Officer

Enclosure

cc: Kevin Andrews, Andrews Riverside Marina  
4671 River Road West, Delta, BC, V4K 1R9  
(BY EMAIL) [kevinge@telus.net](mailto:kevinge@telus.net)

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)

Royal Bank (mortgage holder)  
595 Burrard Street, Vancouver, BC, V7X 1L7  
(BY EMAIL) [BR02460E@rbc.com](mailto:BR02460E@rbc.com)



**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.

11 September 2024

Date Issued

Kevin Haines

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance consists of a portion of the property located at 4671 River Road West, Delta, British Columbia, and that portion is more particularly known and described as:

Starting at the southeast corner of Parcel C Reference Plan 7079, District Lot 106, Group 2:  
the point of commencement;

Thence 279°57'08" for 8.31 metres;

Thence 337°47'54" for 5.90 metres;

Thence 15°41'52" for 5.00 metres;

Thence 57°56'21" for 1.46 metres;

Thence 147°56'21" for 14.73 metres along the existing lot boundaries;  
Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Parsons Inc. on May 12, 2023.

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

Latitude: 49° 05' 21.73"  
Longitude: 123° 05' 39.74"

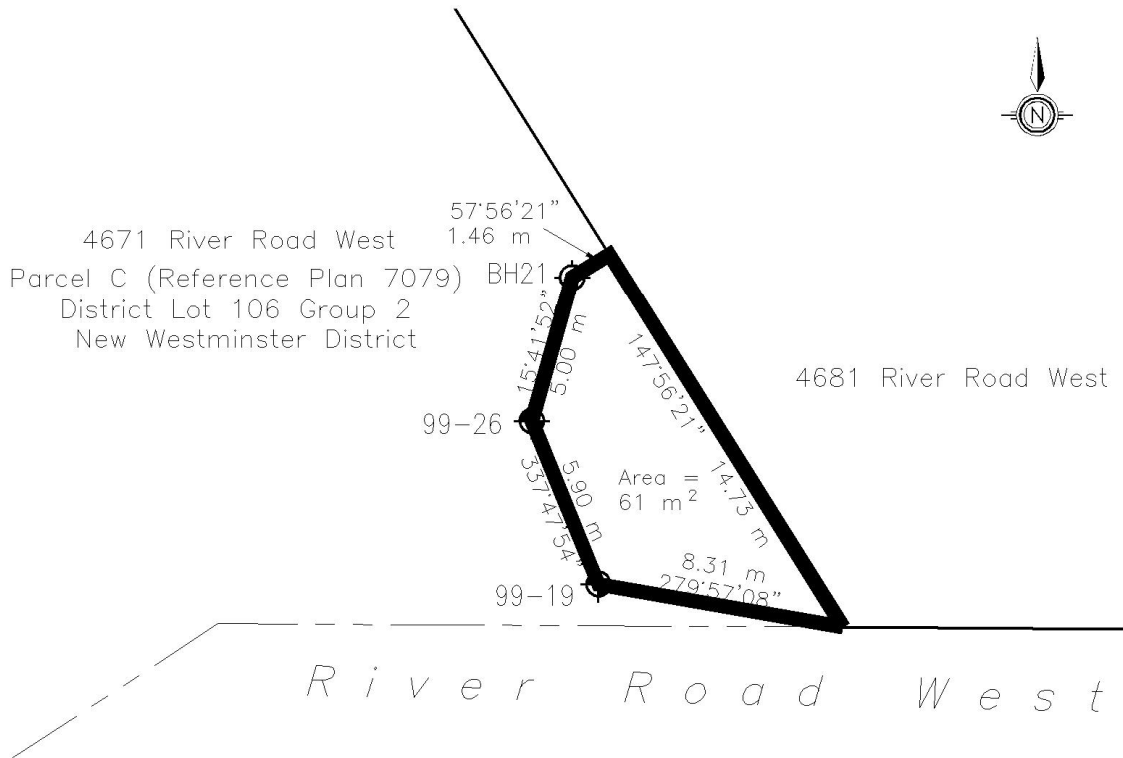
11 September 2024

Date Issued

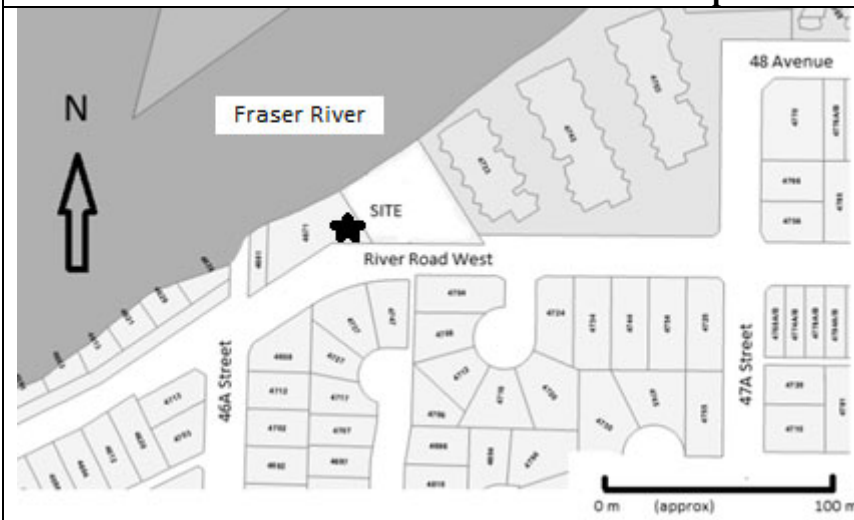


Kevin Haines  
For Director, *Environmental Management Act*

### Site Plan



### Location Map



11 September 2024

Date Issued

Kevin Haines  
For Director, *Environmental Management Act*

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or 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 and adjacent to the site. These assumptions include the following:

*(a) Future buildings should not have foundations that are in contact with the local groundwater table (identified at approximately 2.3 to 2.9 metres below current grade)*

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

*(a) Soil containing VPHs at concentrations exceeding the standards protective of human health (direct contact) and/or ecological health (soil invertebrates and plants) beneath the Marina Property must remain at a depth of at least 1 m below grade (current grade approximately 2.9 metres above sea level) and not be redistributed as surface soil, nor is a change permitted in future grade elevation from the current elevation that would cause current soil contamination to be within 1 m of grade; or the soils must be covered with a permanent barrier (e.g., pavement 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.
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.

(a) An evaluation of the performance of the institutional and engineering controls;

11 September 2024

Date Issued



Kevin Haines  
For Director, *Environmental Management Act*

- (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
- (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan<s> described in clause 4 above; and
- (d) Supporting documentation.

11 September 2024

Date Issued

---



---

Kevin Haines  
For Director, *Environmental Management Act*

**Schedule C**

**Substances and Uses**


*Substances remediated in soil for commercial land soil use:*

To meet risk-based remediation standards:

VPHs                      N/A

11 September 2024  
Date Issued

---

  
Kevin Haines  
For Director, *Environmental Management Act*

---

## Schedule D

### Documents

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

*Summary of Site Condition, 4671 River Road West, Delta, BC*, prepared by Parsons Inc. March 12, 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.

*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.

11 September 2024

Date Issued



Kevin Haines  
For Director, *Environmental Management Act*

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

11 September 2024

Date Issued

---

Site Identification Number 21309  
Version 9.0 R



---

Kevin Haines  
For Director, *Environmental Management Act*

8 of 8