



VIA EMAIL

Victoria File: 26250-20/22988
Site ID: 22988

Date: June 27, 2024

Brooke Peaden
172965 Canada Ltd. c/o Imperial Oil Limited
505 Quarry Park Blvd. SE
Calgary, AB T2C 5N1
brooke.r.peaden@esso.ca

Dear Brooke Peaden:

Re: Certificate of Compliance - 8945 Nowell Street, Chilliwack, 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:

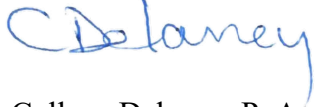
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation that 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 site@gov.bc.ca.

Yours truly,



Colleen Delaney, P. Ag.
Senior Professional Reliance Officer

Enclosure

cc: Mike Linder, Canadian National Railway Company, Engineering Building S&C
13477 116 Avenue, Surrey, BC, V3R 6W4
(BY EMAIL) Mike.Linder@cn.ca

Tara Friesen, Manager Environmental Services, City of Chilliwack
8550 Young Road, Chilliwack, BC, V2P 8A4
(BY EMAIL) engineeringinfo@chilliwack.com

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

Society of Contaminated Sites Approved Professionals of BC,
613-744 West Hastings Street, Vancouver, BC, V6C 1A5,
(BY EMAIL) 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 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.

June 27, 2024

Date Issued

Colleen Delaney
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 8945 Nowell Street, Chilliwack, British Columbia which is more particularly known and described as:

Lot A, District Lot 341, Group 2, New Westminster District, Plan 12130;


PID 009-642-528

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

Latitude: 49° 09' 49.68"
Longitude: 121° 56' 57.94"

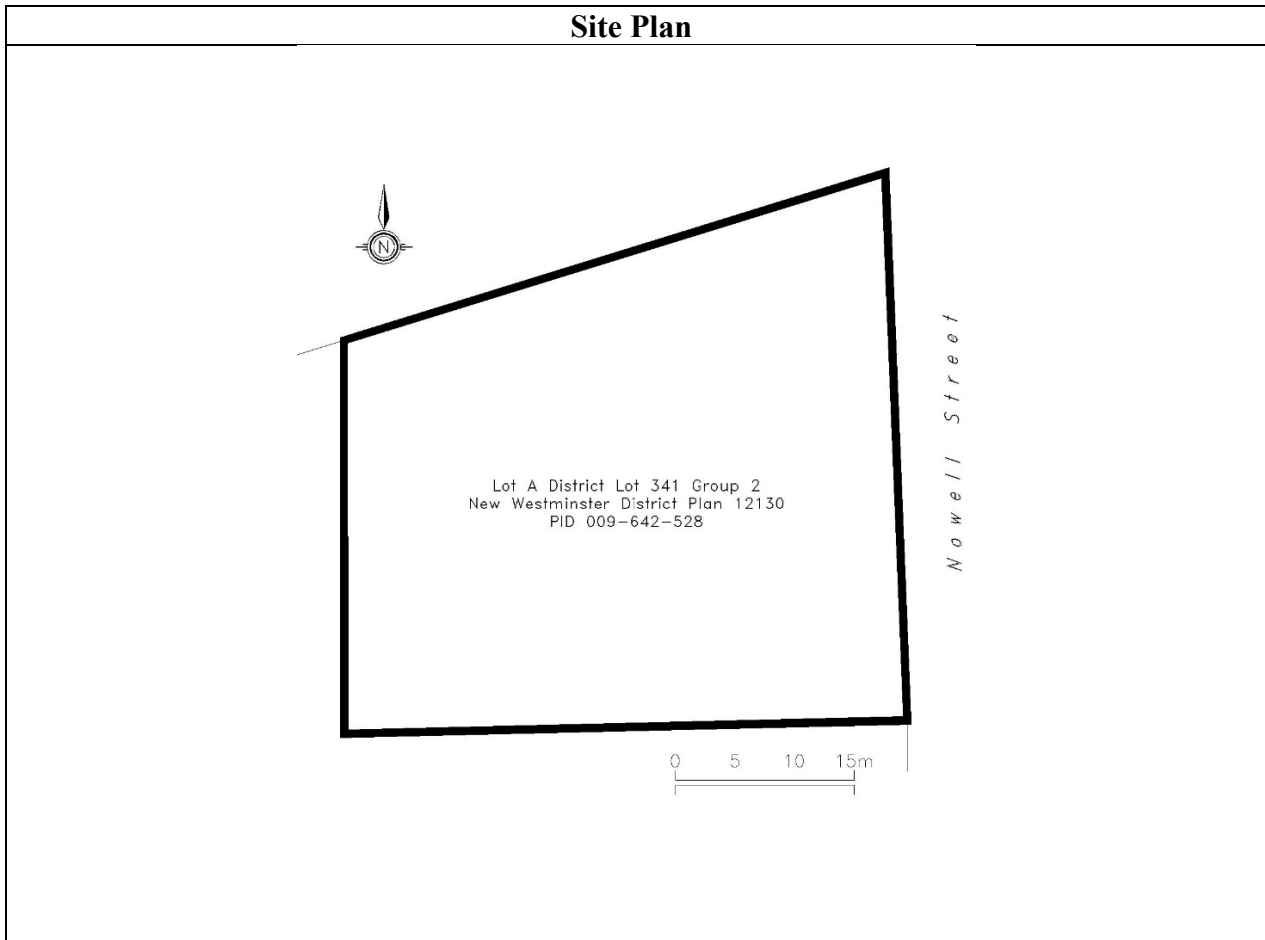
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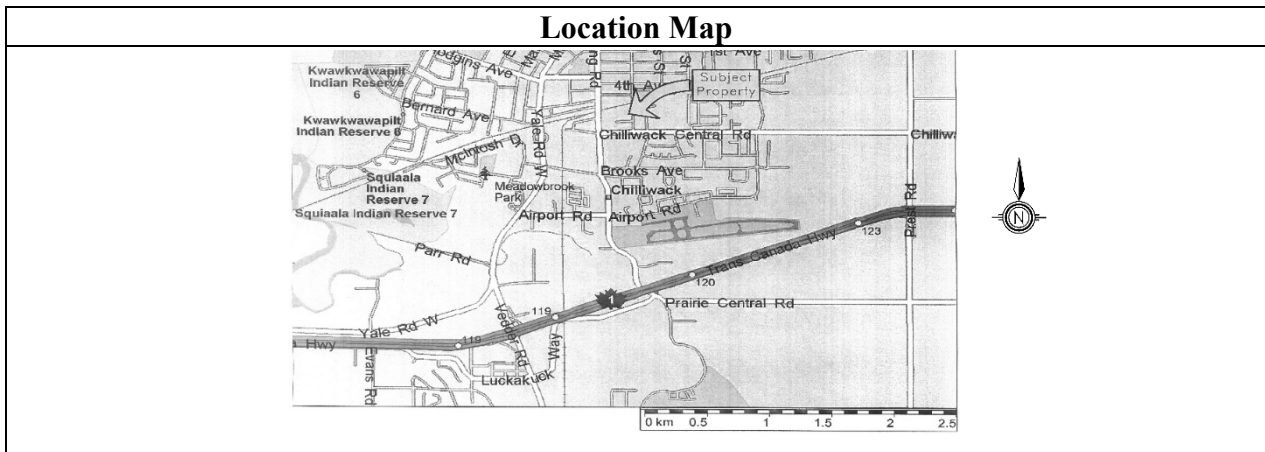


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Site Plan



Location Map



June 27, 2024

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Site Identification Number 22988
Version 9.0 R

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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 of slab-at-grade construction at current or higher ground surface elevations.

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:

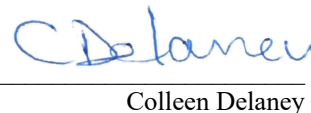
(a) drinking water wells will not be installed on the Subject Property

(b) Contaminated soils (with soils relevant to human and ecological soil contact) at the site must remain at their current depth (with the current Property elevation at approximately 10.1 meters above sea level) or at least 1 m below grade and are not to be re-distributed to shallower depths, nor a change permitted in future grade elevation that would cause current soil contamination to be situated at depths shallower than 1 mbgs.

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.
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.

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5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person 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 commercial land soil use:

To meet numerical remediation standards:

cadmium	7440-43-9
cobalt	7440-48-4
copper	7440-50-8
HEPHs	N/A

To meet risk-based remediation standards:

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

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

benzene	71-43-2
EPHw10-19	N/A
ethylbenzene	100-41-4
lead	7439-92-1
naphthalene	91-20-3
xylenes, total	1330-20-7

To meet risk-based remediation standards:

methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
tetraethyl lead	78-00-2

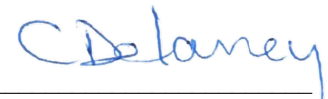
Substances evaluated in water for drinking water use:

To meet local background concentrations:

cobalt	7440-48-4
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Schedule D

Documents

Summary of Site Condition: 8945 Nowell Street, Chilliwack, British Columbia. Parsons Inc, March 18, 2024

Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 8945 South Nowell Street, Chilliwack, British Columbia, prepared by Parsons Inc. (March, 11, 2024).

Screening Level Risk Assessment, 8945 South Nowell Street, Chilliwack, British Columbia, prepared by Parsons Inc. (March 11, 2024).

Performance Verification Plan for Management Area at 8945 Nowell Street, Chilliwack, British Columbia, prepared by Parsons Inc. (March 4, 2024)

Regulatory Notification for Canadian National Railway Company - Registered owners of lands adjacent to 8945 Nowell Street, Chilliwack, British Columbia prepared by Parsons Inc. (September 28, 2023).

Subsurface Investigation, Monitoring and Sampling and Remedial Excavation, 8945 South Nowell Street, Chilliwack, British Columbia, prepared by Parsons Inc. (January 13, 2023).

Groundwater Investigation, 8945 Nowell Street, Chilliwack, British Columbia, prepared by Parsons Inc. (September 16, 2021).

Stage 1 Preliminary Site Investigation, 8945 South Nowell Street, Chilliwack, British Columbia, prepared by Parsons inc. (August 27, 2021).

Subsurface Investigation Report, 8945 Nowell Street, Chilliwack, British Columbia, prepared by Parsons Inc. (January 22, 2021).

2019 Subsurface Investigation Report, 8945 South Nowell, Chilliwack, British Columbia, prepared by Parsons Inc. (August 22, 2019).

Subsurface Investigation, 8945 South Nowell Street, Chilliwack, British Columbia, prepared by Parsons Inc. (July 26, 2018).

Subsurface Investigation, 8945 South Nowell Street, Chilliwack, British Columbia, prepared by Parsons Inc. (December 20, 2016).

2016 Groundwater and Vapour Monitoring and Sampling Report, 8945 South Nowell Street, Chilliwack, British Columbia, prepared by Parsons Inc. (August 17, 2016).

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Subsurface Investigation, 8945 South Nowell Street, Chilliwack, British Columbia, prepared by Parsons Inc. (October 3, 2013).

Data Package – Imperial Oil Limited, prepared by O’Connor Associates Environmental Inc. (April 16, 2012).

2011 Groundwater Monitoring and Sampling Report, 8945 South Nowell, Chilliwack, British Columbia, prepared by O’Connor Associates Environmental inc. (October 21, 2011).

BC Non Operating Properties Interim Management Groundwater Sampling Report, prepared by O’Connor Associates Environmental Inc. (December 19, 2008).

BC Non Operating Properties Interim Management Groundwater Sampling Report, prepared by O’Connor Associates Environmental Inc. (November 29, 2007).

BC Non Operating Properties Long Term Management Groundwater Sampling Report, prepared by O’Connor Associates Environmental Inc. (January 16, 2007).

BC Non Operating Properties Long Term management Groundwater Sampling Report prepared by O’Connor Associates Environmental Inc. (September 28, 2005).

BC Non Operating Properties Long Term Management Groundwater Sampling Report, prepared by O’Connor Associates Environmental Inc. (December 17, 2004).

Site Monitoring Report, prepared by O’Connor Associates Environmental inc. (October 4, 2000).

Site Monitoring Report, prepared by O’Connor Associates Environmental inc. (March 14, 2000).

Site Monitoring Report, prepared by O’Connor Associates Environmental inc. (November 12, 1997).

Transmittal Letter, prepared by O’Connor Associates Environmental inc. (October 31, 1997).

Transmittal Letter, prepared by O’Connor Associates Environmental Inc. (January 15, 1996).

Site Monitoring Report, prepared by O’Connor Associates Environmental Inc. (January 15, 1996).

Former Texaco Bulk #405, 8945 South Nowell Street, Chilliwack, British Columbia, prepared by O’Connor Associates Environmental Inc. (August 21, 1991).

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