



**VIA EMAIL:** [brooke.r.peaden@esso.ca](mailto:brooke.r.peaden@esso.ca)

Victoria File: 26250-20/28212  
Site ID: 28212

November 29, 2023

Imperial Oil Ltd.  
Att: Brooke Peaden  
505 Quarry Park Blvd. SE  
Calgary, Alberta T2C 5N1

Dear Brooke Peaden:

**Re: Certificate of Compliance – 4071 Highway 16, Smithers, 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 at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

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 [roberto.prieto@gov.bc.ca](mailto:roberto.prieto@gov.bc.ca).

Yours truly,



Roberto Prieto, P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc: Mark Allen, Director of Development Services, Town of Smithers  
1027 Aldous Street, PO Box 879, Smithers, BC V0J 2N0  
(BY EMAIL) [mallen@smithers.ca](mailto:mallen@smithers.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 (Anna Popova)  
613-744 West Hastings Street, Vancouver, BC, V6C 1A5  
(BY EMAIL) [apopova@csapsociety.bc.ca](mailto:apopova@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.

November 29, 2023  
Date Issued

Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 4071 Highway 16, Smithers, British Columbia which is more particularly known and described as:

LOTS 29 THROUGH 32, BLOCK 109, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054

PID: 013-557-751, 013-557-769, 013-557-785, 013-557-793

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

Latitude: 54° 47' 06.01"

Longitude: -127° 10' 18.75"

November 29, 2023

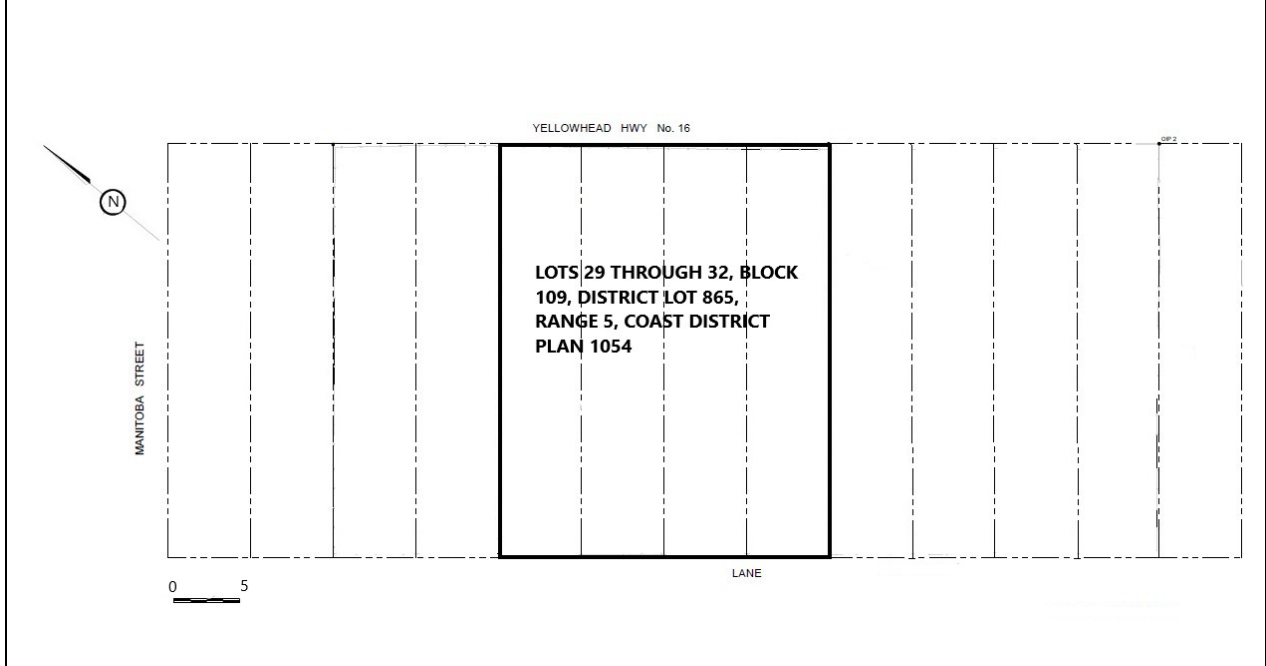
Date Issued



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For Director, *Environmental Management Act*

### Site Plan




### Location Map



### Schedule B

November 29, 2023  
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Roberto Prieto  
For Director, Environmental Management Act

## 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 and adjacent to the site. These assumptions include the following:

*(a) Future buildings will be at-grade developments.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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(s) 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) Soil containing contaminants at concentrations exceeding the standards protective of human health (direct contact) and/or ecological health (soil invertebrates and plants) beneath the site must remain at a depth of at least 1 m below future grade (current grade approximately 493.5 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 person(s) 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 D

### Documents

1. *Summary of Site Condition, 4071 Highway 16, Smithers, British Columbia*, prepared by Parsons Inc. (August 29, 2023).
2. *Addendum to Supplement Detailed Site Investigation Report 4055-4083 Highway 16, Smithers, British Columbia*, prepared by Parsons Inc. (August 29, 2023).
3. *Screening Level Risk Assessment 4055 and 4071 Highway 16, Smithers, British Columbia*, prepared by Parsons Inc. (July 13, 2023).
4. *Preliminary Site Investigation/Detailed Site Investigation/ Confirmation of Remediation 4055-4083 Highway 16, Smithers, British Columbia*, prepared by Parsons Inc. (July 13, 2023).
5. *Contaminated Sites Services Application Protocol 6 Preapproval Application to Obtain Certification for Part of a Site, 4055-4088 Yellowstone Hwy 16, Smithers, British Columbia, Site ID: 22770*, prepared by British Columbia Ministry of Environment & Climate Change Strategy (October 5, 2022).
6. *Subsurface Investigation, 4055-4083 Highway 16, Smithers, British Columbia*, prepared by Parsons Inc. (August 17, 2017).
7. *Subsurface Investigation, 4055-4083 Highway 16, Smithers, British Columbia*, prepared by Parsons Inc. (February 7, 2017).
8. *Stage 2 Preliminary Site Investigation, Operating Service Station, 4011 Highway 16, Smithers, British Columbia* prepared by Golder Associates Ltd. (April 10, 2012).
9. *Preliminary Hydrogeological Assessment, 4011 Highway 16, Smithers, British Columbia* prepared by Golder Associates Ltd. (July 29, 2011).
10. *Soil Vapour Assessment, Operating Service Station, 4011 Highway 16, Smithers, British Columbia* prepared by Golder Associates Ltd. (April 5, 2011).
11. *Supplemental Stage 2 Preliminary Site Investigation, Operating Service Station, 4011 Highway 16, Smithers, British Columbia* prepared by Golder Associates Ltd. (March 29, 2011).

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12. *2010 Site Monitoring and Sampling Report*, prepared by Golder Associates Ltd. (February 11, 2011).
13. *Site Monitoring and Sampling Report*, prepared by Golder Associates Ltd. (March 25, 2010).
14. *Supplemental Site Investigation, 4011 Highway 16, Smithers, British Columbia* prepared by URS Canada Inc. (October 3, 2006).
15. *Environmental Investigation of Property at 4071 and 4083 Highway 16, Smithers, British Columbia* prepared by URS Canada Inc. (April 5, 2006).
16. *Regulated Building Materials Survey, Residence at 4055 Highway 16, Smithers, British Columbia* prepared by Morrow Environmental Consultants Inc. (November 2, 2005).
17. *Stage 1 Preliminary Site Investigation and Detailed Site Investigation, 4011 Highway 16, Smithers, British Columbia (Draft)* prepared by URS Canada Inc. (July 8, 2005).
18. *Addendum to Remediation Plan Phase 1, 4011 Highway 16, Smithers, British Columbia* prepared by Pacific Environmental Consultants (October 10, 1998).
19. *Remediation Plan Phase 1, Detailed On-Site and Off-Site Investigation, 4011 Highway 16, Smithers, British Columbia* prepared by Pacific Environmental Consultants (February 1, 1998).
20. *Remediation Plan, 4011 Highway 16, Smithers, British Columbia* prepared by Pacific Environmental Consultants (October 30, 1997).
21. *Smithers Bread and Butter Stop, 4011 Highway 16, Smithers, British Columbia* prepared by O'Connor Associates Environmental Inc. (October 27, 1995).
22. *Smithers Bread and Butter Stop, 4011 Highway 16, Smithers, British Columbia* prepared by O'Connor Associates Environmental Inc. (August 30, 1995).

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