



**VIA EMAIL: [pavendeepgill@gmail.com](mailto:pavendeepgill@gmail.com)**

File: 26250-20/4006  
Site ID: 4006

December 13, 2023

Pav Gill  
Gill's Dream Enterprise Ltd., Inc. No. BC0324961  
176 Comazetto Road  
Kamloops, BC V2C 6L6

Dear Pav Gill:

**Re: Certificate of Compliance - 1693 Trans-Canada Hwy East, Kamloops, 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) 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 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).

Yours truly,



Janet Barrett, M.Sc., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: City of Kamloops, Planning and Development  
7 Victoria Street West V2C 1A2, [planning@kamloops.ca](mailto:planning@kamloops.ca)

The Crown in Right of British Columbia  
c/o Graeme Schimpf, District Manager, Ministry of Transportation and Infrastructure  
Thompson Nicola District, [Graeme.Schimpf@gov.bc.ca](mailto:Graeme.Schimpf@gov.bc.ca)

CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Sam Reimer, SLR Consulting (Canada) Ltd., [sreimer@slrconsulting.com](mailto:sreimer@slrconsulting.com)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
Land Remediation Section, [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.

December 13, 2023  
Date Issued

  
Janet Barrett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1693 Trans-Canada Hwy East, Kamloops, BC which is more particularly known and described as:

Lot 1 District Lot 235 Kamloops Division Yale District Plan 38941

PID 009-067-671

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

Latitude: 50° 40' 28.8"  
Longitude: 120° 17' 31.6"

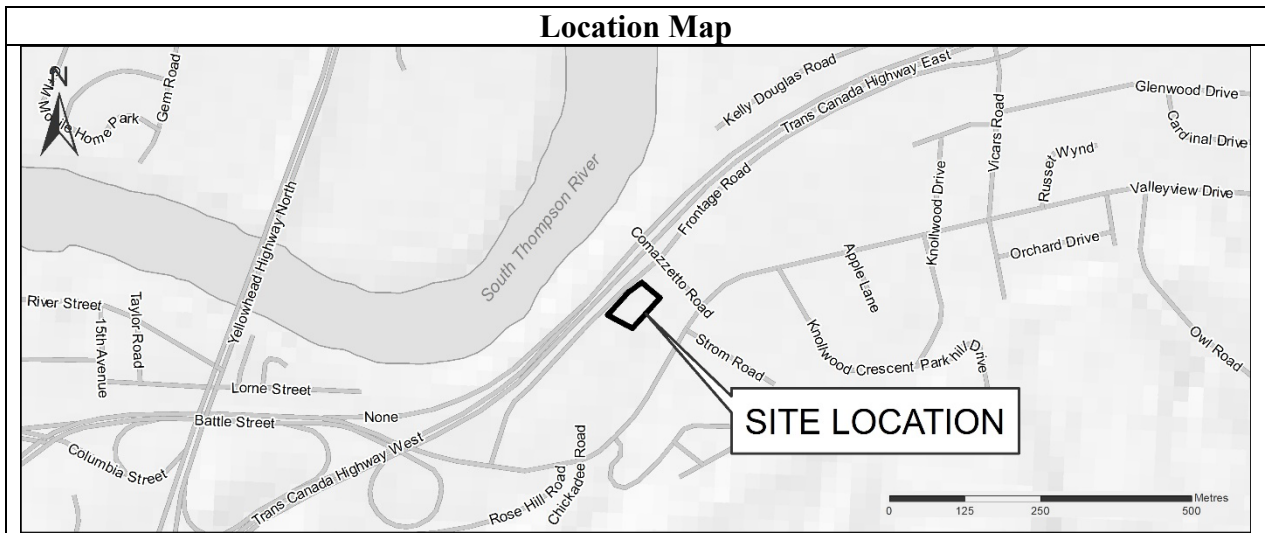
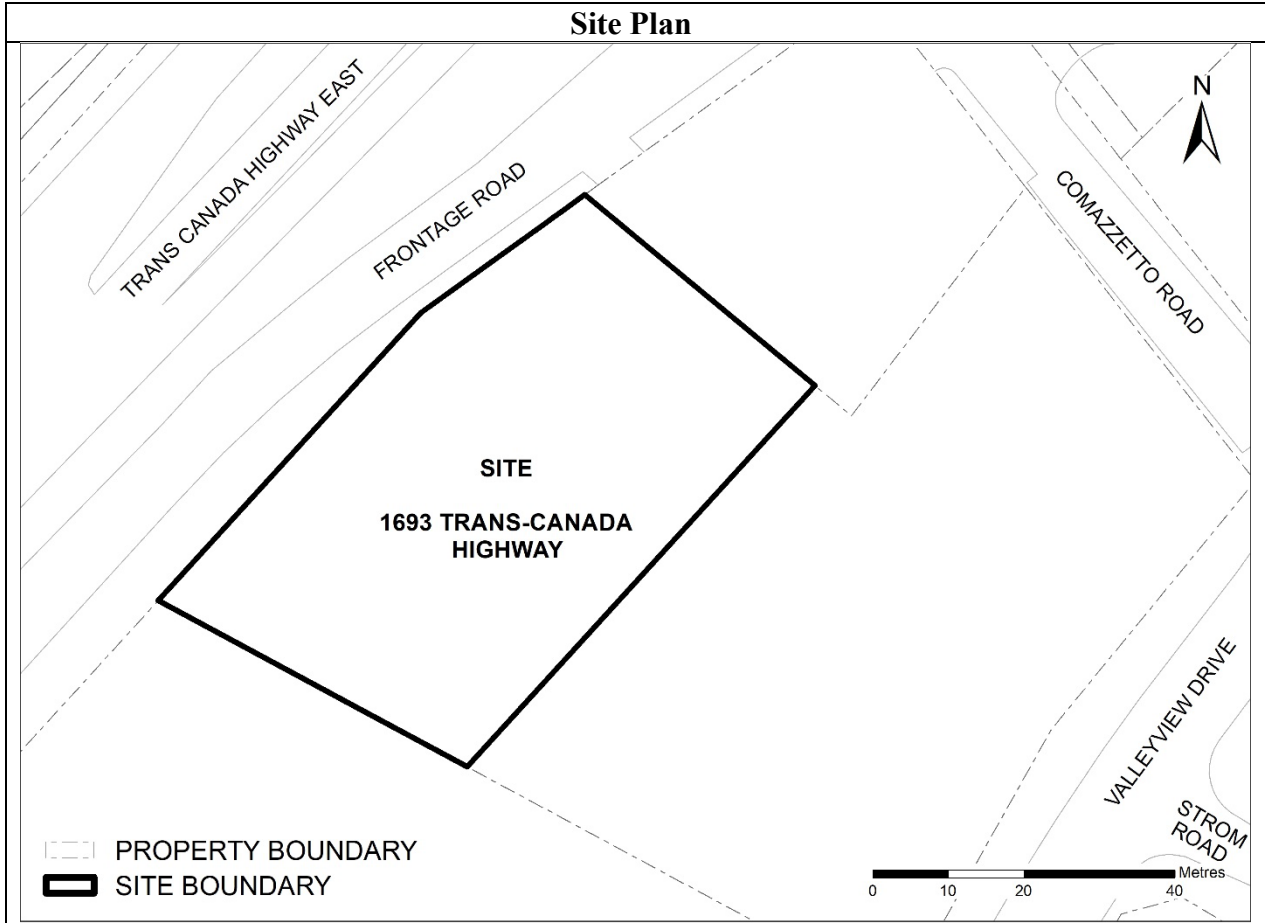
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*Janet Barrett*  
 Janet Barrett  
 For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person 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) The bottom floor (Level 1/parkade) underside elevation of the future building foundation must not be below 350.3 m geodetic.*

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 person 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) Groundwater from the site must not be used as a drinking water source.*
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.

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## Schedule C

### Substances and Uses

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

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

benzene	71-43-2
ethylbenzene	100-41-4
LEPHs	
naphthalene	91-20-3
toluene	108-88-3
VPHs	
xylenes	1330-20-7

#### *Substances remediated in soil for industrial land soil use (below 3 m):*

##### To meet numerical remediation standards:

HEPHs

#### *Substances remediated in vapour for residential land vapour use:*

##### To meet numerical remediation standards:

benzene	71-43-2
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#### *Substances remediated in water for drinking water use:*

##### To meet numerical remediation standards:

ethylene glycol	107-21-1
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##### To meet risk-based remediation standards:

arsenic	7440-38-2
benzene	71-43-2
dibromoethane, 1,2-	106-93-4
dichloroethane, 1,2-	107-06-2
EPHw10-19	
ethylbenzene	100-41-4
LEPHw	
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
quinoline	91-22-5

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toluene	108-88-3
trimethylbenzene, 1,3,5-	108-67-8
VHw6-10	
VPHw	
xylenes	1330-20-7

***Substances evaluated in water for drinking water use:***

To meet local background concentrations:

chromium	16065-83-1
molybdenum	7439-98-7
selenium	7782-49-2
uranium	7440-61-1

***Substances remediated in water for irrigation water use:***

To meet risk-based remediation standards:

EPHw10-19  
VHw6-10

***Substances evaluated in water for irrigation water use:***

To meet local background concentrations:

uranium	7440-61-1
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***Substances remediated in water for freshwater aquatic life water use:***

To meet risk-based remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
LEPHw	
pyrene	129-00-0
toluene	108-88-3
VPHw	
xylenes	1330-20-7

***Substances remediated in water for livestock water use:***


To meet risk-based remediation standards:

arsenic	7440-38-2
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EPHw10-19  
VHw6-10

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## Schedule D

### Documents

- *Summary of Site Condition, 1693 Trans-Canada Hwy East, Kamloops, BC, Site ID 4006.* SLR Consulting (Canada) Ltd. September 2023.
- *Human Health and Ecological Risk Assessment, 1693 Trans-Canada Hwy East, Kamloops, BC, Former Mount Paul Esso.* SLR Consulting (Canada) Ltd. August 15, 2023.
- *Supplemental Detailed Site Investigation, 1693 Trans-Canada Hwy East, Kamloops, BC, Former Mount Paul Esso, BC ENV Site Identification No. 4006.* SLR Consulting (Canada) Ltd. August 8, 2023.
- *Email to Graeme Schimpf of MOTI from SLR, Request for Agreement to Obtain a Risk-Based Certificate of Compliance for TCH adjacent to 1693 E TCH, Kamloops,* May 31, 2023.
- *Email from Graeme Schimpf of MOTI to SLR, Request for Agreement to Obtain a Risk-Based Certificate of Compliance for TCH adjacent to 1693 E TCH, Kamloops,* May 29, 2023.
- *Agreement to Obtain Certificate of Compliance for Frontage Road and Trans-Canada Highway, Adjacent to 1693 East Trans-Canada Hwy, Kamloops, BC.* SLR Consulting (Canada) Ltd. May 5, 2023.
- *Protocol 6 – Request for Preapprovals to Not Delineate and to Use Groundwater Monitoring Wells, Former Imperial Oil Limited Service Station, 1693 Trans-Canada Hwy East, Kamloops, BC.* BC Ministry of Environment and Climate Change Strategy. January 19, 2023.
- *Pre-approval Not to Delineate and to Use Groundwater Monitoring Wells, Former Imperial Oil Limited Service Station, 1693 Trans-Canada Hwy East, Kamloops, BC.* SLR Consulting (Canada) Ltd. September 15, 2021.
- *Decommissioning of Off-site Wells, 1693 East Trans-Canada Highway, Kamloops, British Columbia, Project No. JF.00538.* Parsons Inc. December 4, 2020.
- *Q4 Groundwater Monitoring and Sampling Report, 1693 East Trans-Canada Highway, Kamloops, British Columbia, Location No. 88002218 / 990263; SAP No. JF.00538.* Parsons Inc. November 18, 2020.
- *Preliminary Site Investigation/Summary of Site Investigations and Remediation, 1693 East Trans-Canada Highway, Kamloops, British Columbia, Location No. 88002218 / 990263; SAP No. JF.00538.* Parsons Inc. June 20, 2019.
- *Q2 Groundwater Monitoring and Sampling Report, 1693 East Trans-Canada Highway, Kamloops, British Columbia, Location No. 88002218 / 990263; SAP No. JF.00538.* Parsons Inc. June 14, 2019.

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- *Approval in Principle AA-15965, 1693 East Trans-Canada Highway, Kamloops, British Columbia, Location No. 88002218 / 990263; SAP No. JF.00538. Parsons Inc. January 29th, 2019.*
- *Amendment to Approval in Principle AA-15965 Issued to Imperial Oil Limited. BC Ministry of Water, Land and Air Protection. August 26, 2003.*
- *Detailed Site Investigation Report, Former Mount Paul Esso, 1693 East Trans Canada Highway Kamloops, British Columbia. O'Connor Associates Environmental Inc. February 7, 2003.*
- *Approval in Principle, File AA-15965. BC Ministry of Environment, Lands and Parks. May 6, 1999.*
- *Mount Paul Esso Service Station 1693 Trans Canada Highway East, Kamloops, British Columbia. O'Connor Associates Environmental Inc. August 11, 1998.*
- *Notice of Independent Remediation, Mount Paul Esso, 1693 Trans Canada Highway East, Kamloops, British Columbia. Imperial Oil Limited. December 16, 1997.*
- *Detailed Site Investigation, Mount Paul Esso, 1693 Trans Canada Highway East, Kamloops, British Columbia. O'Connor Associates Environmental Inc. September 26, 1997.*

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