



**VIA EMAIL**

Victoria File: 26250-20/23550  
Site ID: 23550

August 13, 2020

11512000 ALBERTA Ltd.  
c/o Colorado Services  
1665 Larkridge Court  
Kelowna, BC V1W 4N5  
dalfklassen@telus.net

Dear Mr. Darcy Klassen:

**Re: Certificate of Compliance - 8362 – 265 Road Fort St. John, 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface 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.

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 [site@gov.bc.ca](mailto:site@gov.bc.ca) or call toll free via Enquiry BC at 1-800-663-7867.

Yours truly,



Lavinia Zanini, P. Geo.  
Senior Contaminated Sites Officer

Enclosure

cc: Peace River Regional District - 9505 100 Street, Fort St. John, BC V1J 4N4 – Attention:  
General Manager of Environmental Services – Paulo Eichelberger -  
[paulo.eichelberger@prrd.bc.ca](mailto:paulo.eichelberger@prrd.bc.ca)

Roy Northern Land and Environment Ltd. 10139 100 St Suite 207, Fort St John, BC  
V1J 3Y6 – Attention: Tim Repas - [Tim.Repas@roynorthern.com](mailto:Tim.Repas@roynorthern.com)

CSAP Society – Attention: Anna Popova – [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Jacobs 4720 Kingsway, Suite 2100, Burnaby, BC V5H4N2 – Attention: Lori C. Larsen,  
P.Ag - Approved Professional - [Lori.Larsen@Jacobs.com](mailto:Lori.Larsen@Jacobs.com)

Client Information Officer, ENV, Victoria [csp\\_cio@Victorial.gov.bc.ca](mailto:csp_cio@Victorial.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.

August 13, 2020  
Date Issued

  
Lavinia Zanini  
For Director, *Environmental Management Act*

## Schedule A


The site covered by this Certificate of Compliance is located at 8362 – 265 Road Fort St. John, British Columbia which is more particularly known and described as:

<b>PID</b>	<b>Legal Description</b>	<b>Civic Address</b>
013-000-845	Lot 1 Section 25 Township 83 Range 19 West of the 6 <sup>th</sup> Meridian Peace River District Plan 8973	8362 – 265 Road Fort St. John
013-000-853	Lot 2 Section 25 Township 83 Range 19 West of the 6 <sup>th</sup> Meridian Peace River District Plan 8973	8362 – 265 Road Fort St. John

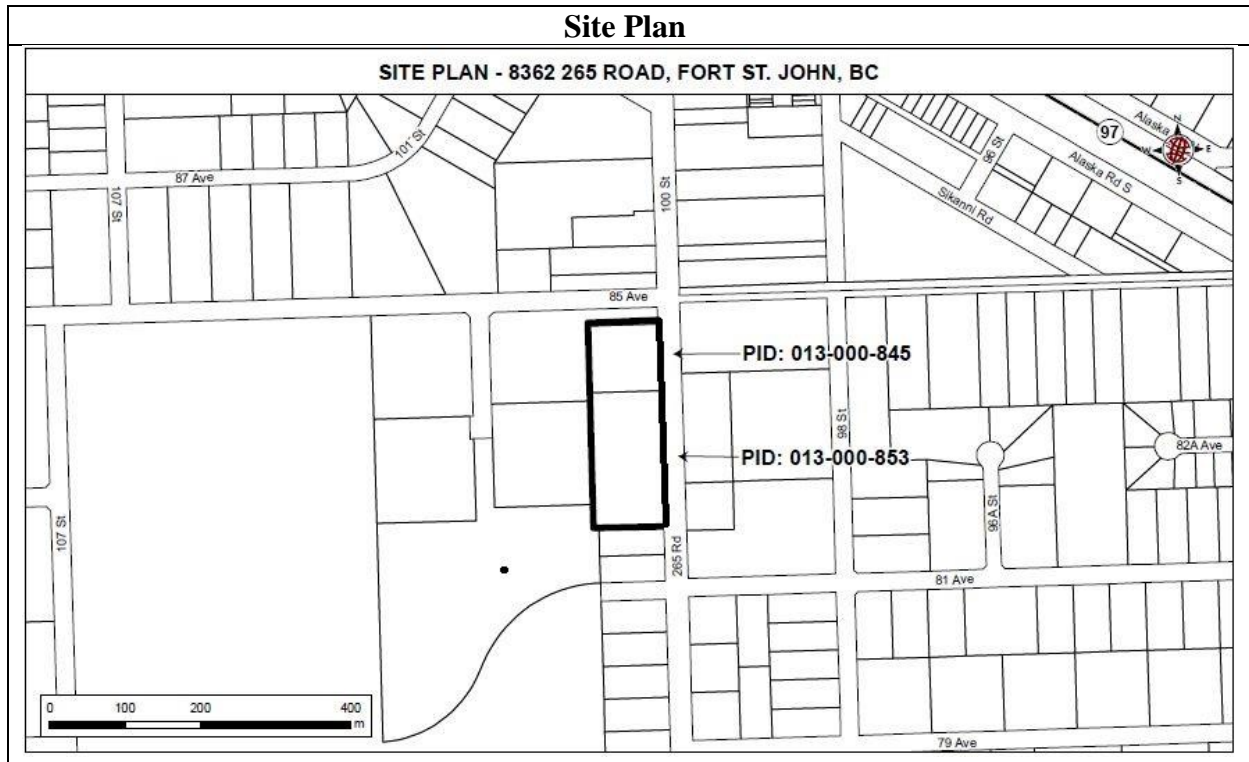
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:     56° 13'     49.79"  
Longitude:   120° 50'     53.17"

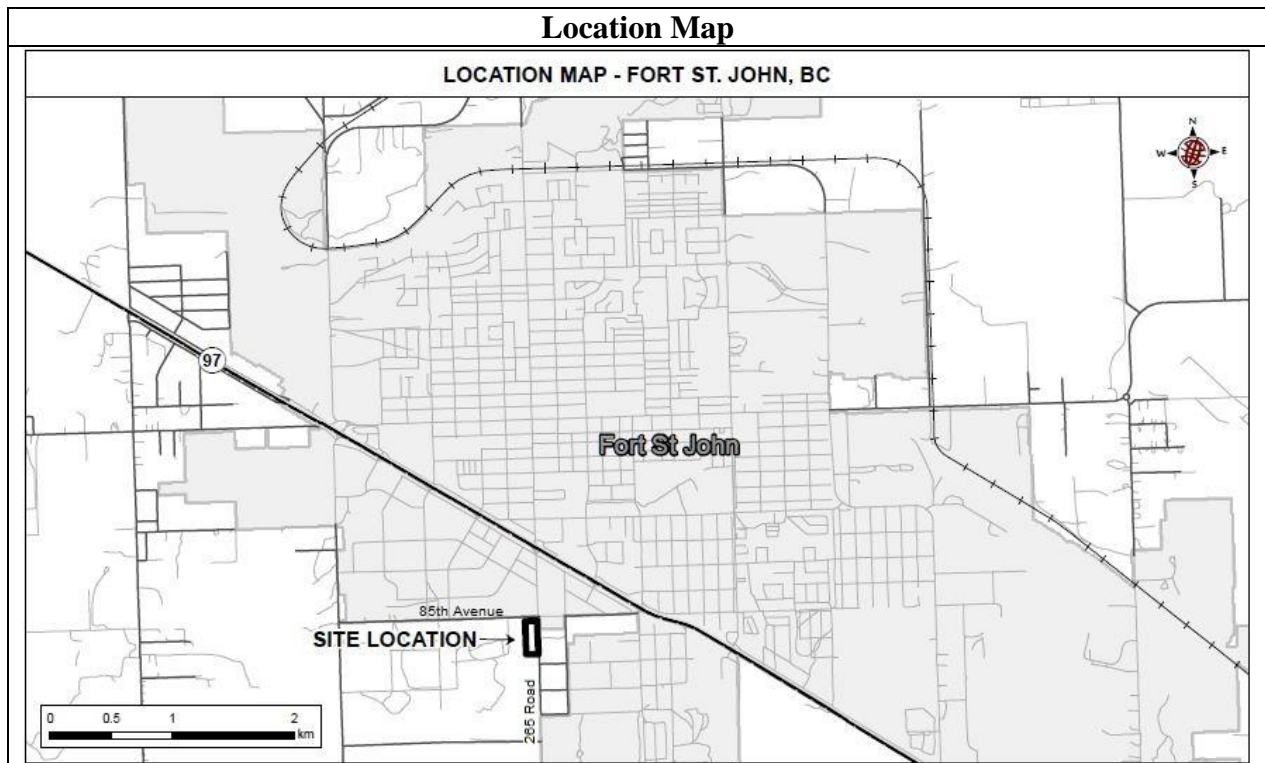
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## Site Plan



## Location Map



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## 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.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for industrial land soil use:*

##### To meet numerical remediation standards:

Naphthalene (91-20-3)

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

LEPHs (n/a)

VPHs (n/a)


#### *Substances remediated in water for no water use:*

##### To meet numerical remediation standards:

EPHw10-19 (n/a)

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## Schedule D

### Documents

*Summary of Site Condition*, prepared by Lori C. Larsen, P.Ag, Jacobs, June 10, 2020;

*Stage I & II PSI, Source Zone Reduction, Detailed Site Investigation, Confirmation of Remediation and Screening Level Risk Assessment*, prepared by Roy Northern Land and Environment Ltd., June 9, 2020;

*Groundwater Conditions and Drinking Water Standards Applicability Determination for: 8362 265 Road, Fort St. John, BC*, prepared by Donald V. Weir, P.G., Senior Hydrogeologist – Donald Weir Associates, March 3, 2020.

August 13, 2020

Date Issued



Lavinia Zanini

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