



Ministry of
Environment

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.

JUL 14 2015

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located on a portion of 3664 Highway 16, Smithers, British Columbia which is more particularly known and described as:

Lot 2 (portion encompassing OMA 1), District Lot 5289, Range 5, Coast District Plan 6762, Except Plan PRP46370
PID: Portion of 009-280-260

Metes and Bounds Description:

COMMENCING at the assumed south west corner of Lot 18, Plan 5804 from the UTM coordinates N: 6071888.450m, E: 618103.456m, being the POINT OF COMMENCEMENT,

THENCE along the bearing S32°4'19"E a distance of 6.969 metres to a point;
THENCE along the bearing N86°53'59"E a distance of 12.562 metres to a point;
THENCE along the bearing N54°50'44"E a distance of 9.780 metres to a point;
THENCE along the bearing N5°20'9"E a distance of 6.862 metres to a point;
THENCE along the bearing N35°46'9"W a distance of 7.742 metres to a point;
THENCE along the bearing S56°24'32"W a distance of 24.433 metres to the POINT OF COMMENCEMENT.

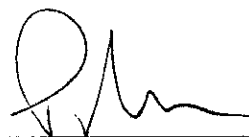
The site contains part of a legal parcel depicted in an engineering drawing prepared by Hemmera in March 2015.

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

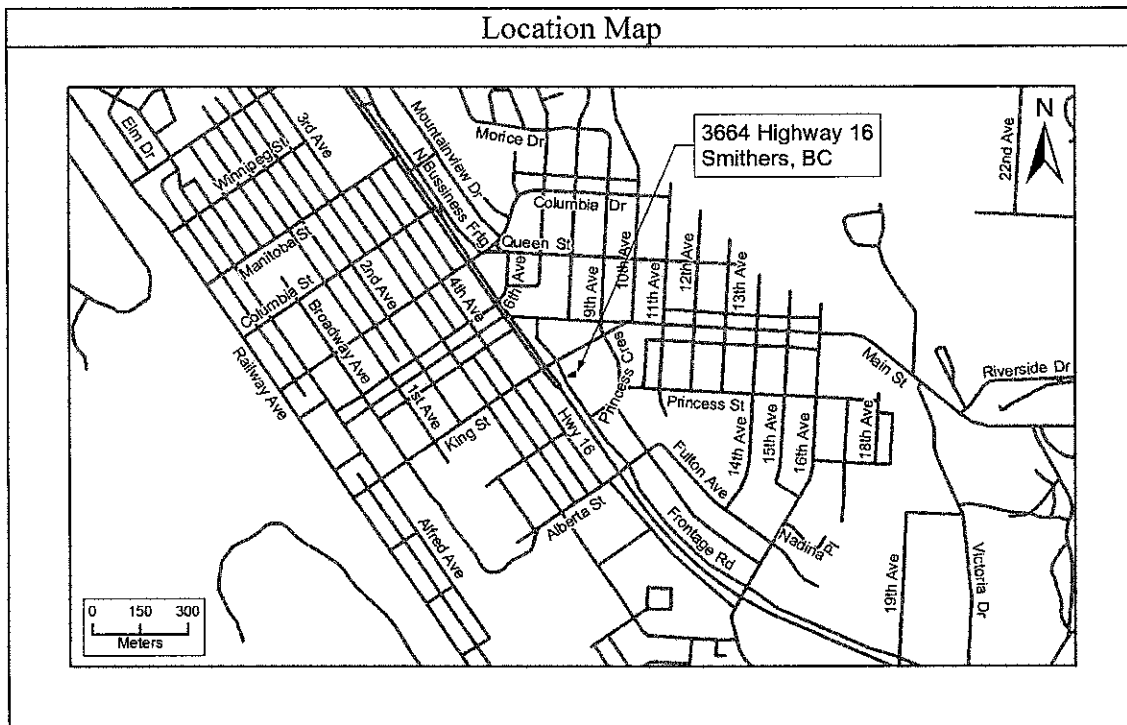
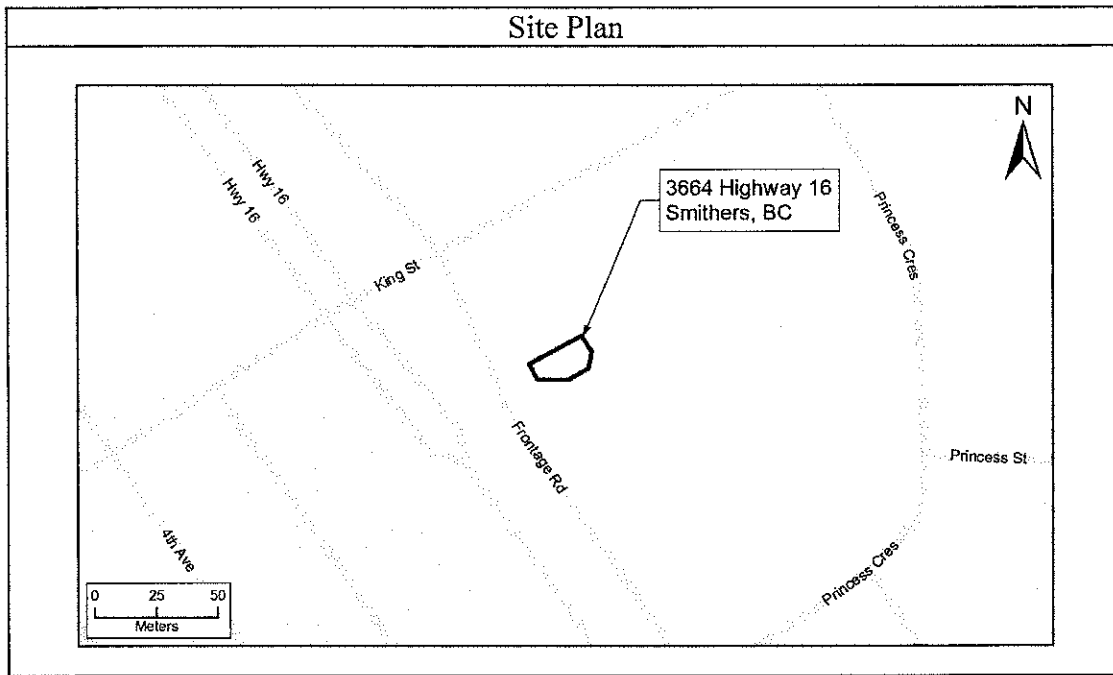
Latitude: 54° 46' 49.1"
Longitude: 127° 09' 48.4"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, and 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 and risk-based standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions included the following:

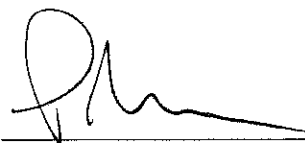
- (a) Outdoor air exposure only (no enclosed buildings).

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 assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or 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) OMA 1 groundwater must not be used as potable water; and
 - (b) Retain the exposure barrier (i.e., pavement) to contaminated soils in OMA 1.
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.

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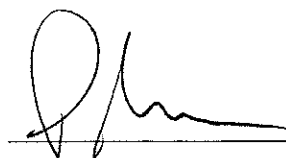
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6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (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 described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Benzene, ethylbenzene, and xylene; and
- VPH_s.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Benzene, ethylbenzene, and xylenes (total); and
- Benzo[a]pyrene.

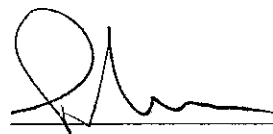
Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- VPH_w; and
- Naphthalene.

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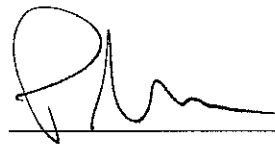
Schedule D

Documents

- *Summary of Site Condition*, prepared by Jason Wilkins / Hemmera, dated March 2015;
- *Performance Verification Plan for OMA 1 Portion of Smithers Mall, 3664 Highway #16, Smithers, BC (adjacent to Chevron-branded service station #VC61131)*, prepared by Hemmera, dated March 2015;
- *Screening Level Risk Assessment, Off-Site Management Area 1, 3664 Highway 16 Smithers, BC*, prepared by Hemmera, dated March 2015;
- *Detailed Site Investigation Chevron Service Station #VC61131 3696 Highway 16, Smithers, BC*, prepared by Hemmera, dated March 2015;
- *Phase I and II Environmental Site Assessment, 3664 Highway 16 West, Smithers, BC* prepared by SLR, dated May 2013; and
- *Phase 2 Environmental Site Assessment, Smithers Mall, 3664 Frontage Road, Smithers, British Columbia*, prepared by Pinchin Environmental Inc., dated March 2012.

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