



**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.

November 2, 2016  
Date Issued

  
Lavinia Zanini, P.Ge.  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 4404 50<sup>th</sup> Avenue North, Fort Nelson, British Columbia which is more particularly known and described as:

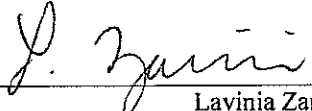
Lot 4, District Lot 1535, Peace River District, Plan 8092,  
PID: 010-831-100

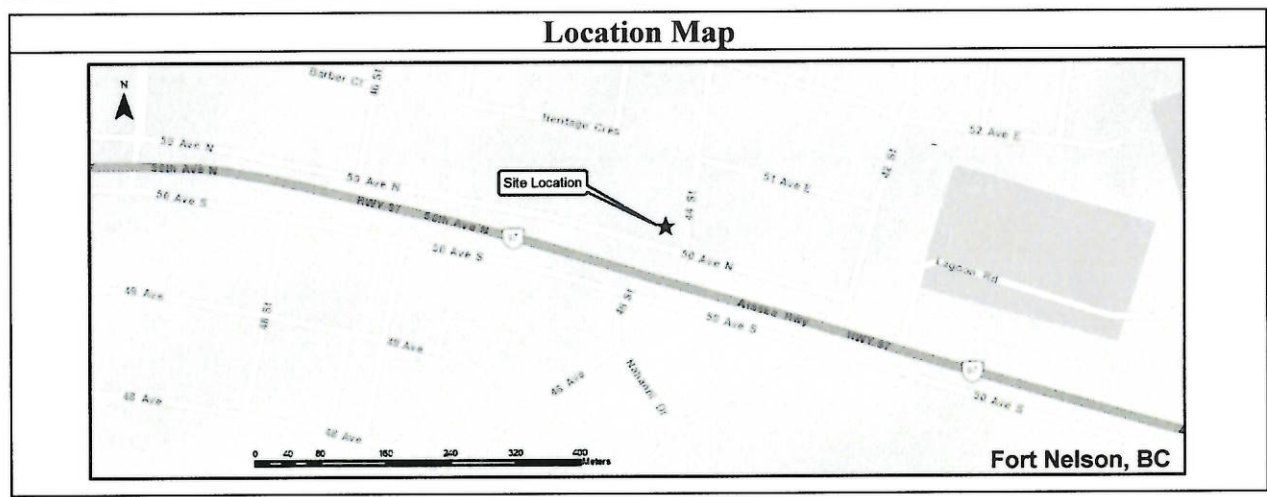
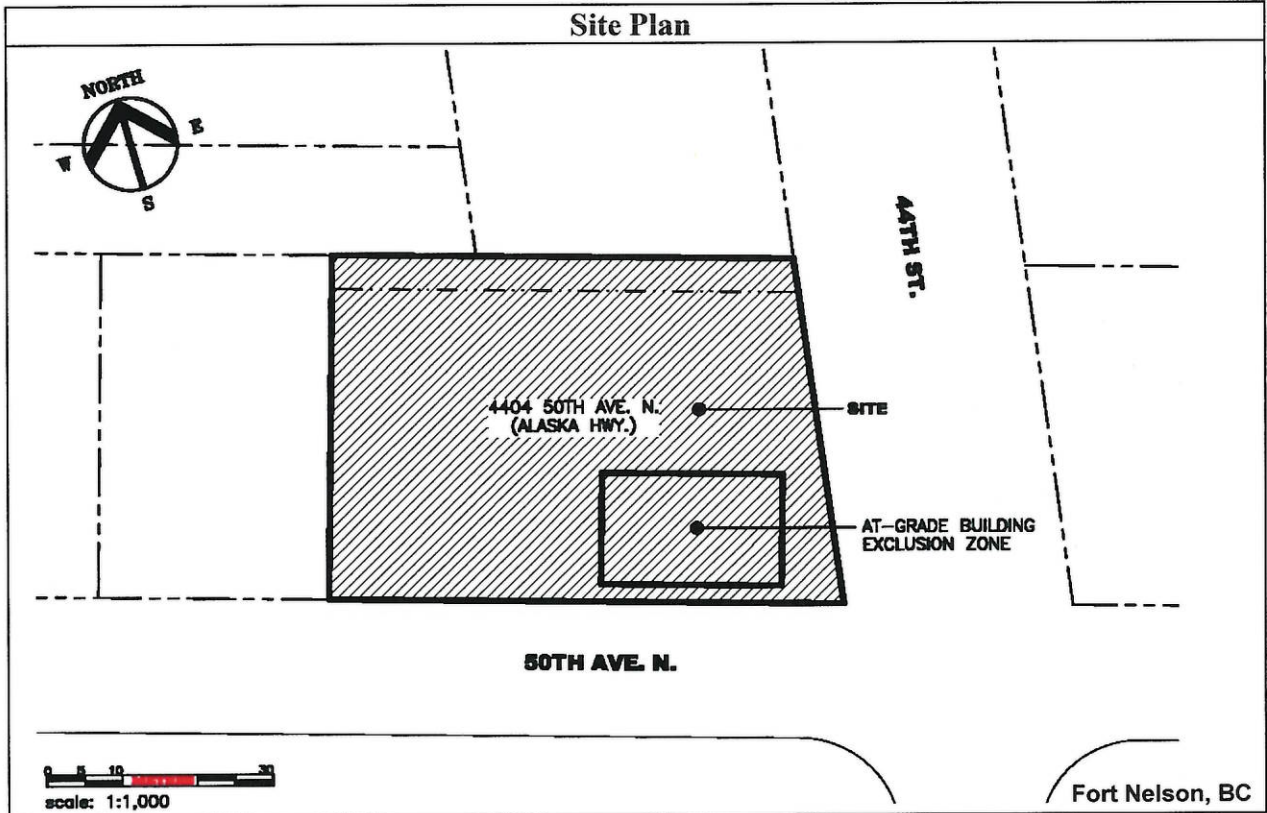
Lot 5, District Lot 1535 and 1607, Peace River District, Plan 8092,  
PID: 010-831-126

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

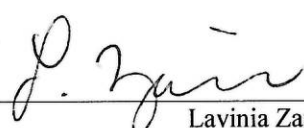
Latitude:     58°  48'  14.3"  
Longitude:   122° 41'  11.0"

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## Schedule B

### Requirements and Conditions

1. Any changes in land, or vapour 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 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 include the following:

- (a) Any future development on the Site will include slab on grade buildings only, built anywhere on the Site except over the at-grade no build zone depicted in the Site Plan included in Schedule A. No buildings can be built in the no build zone. The lateral limits of the "no build zone" are defined by the following metes and bounds:

Commencing at a point bearing of 122 degrees 9 minutes 11 seconds a distance of 8.67 m from the southeast corner of Lot 4, District Lot 1535, Peace River Land District, Plan 8092 & Lot 5, District Lot 1535 and 1607, Peace River Land District, Plan 8092.

Thence, at a bearing of 106 degrees 46 minutes 5 seconds a distance of 23.81 m.

Thence, at a bearing of 196 degrees 46 minutes 5 seconds a distance of 14.82 m.

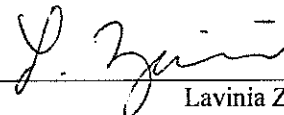
Thence, at a bearing of 286 degrees 46 minutes 5 seconds a distance of 23.81 m.

Thence, at a bearing of 16 degrees 46 minutes 5 seconds a distance of 14.82 m to the point of commencement, and comprising an area of 352.85 m<sup>2</sup>.

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 in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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For Director, *Environmental Management Act*

**Schedule C**  
**Substances and Uses**

***Substances remediated in soil for commercial land soil use:***

To meet numerical remediation standards:

- Ethylbenzene, toluene, and xylene.

To meet risk-based remediation standards:

- VPHs, LEPHs, and HEPHs.

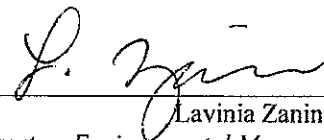
***Substances remediated in vapour for commercial land vapour use:***

To meet numerical remediation standards:

- Benzene, 1,3-butadiene, n-hexane, VPHv, and xylenes, mixture.

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## Schedule D

### Documents

*Summary of Site Condition*, prepared by SNC-Lavalin Inc, dated August 9, 2016;

*Human Health and Ecological Risk Assessment, Former Shell Service Station, 4404 50<sup>th</sup> Avenue North, Fort Nelson, BC (Location Code: C00966)*, prepared by SNC-Lavalin Inc., dated August 8, 2016;

*Stage 1 and 2 Preliminary Site Investigations, Detailed Site Investigation, Site Decommissioning, and Remediation, Former Shell Service Station, 4404 50<sup>th</sup> Avenue North, Fort Nelson, BC (Location Code: C00966)*, prepared by SNC-Lavalin Inc., dated August 5, 2016;

*Summary of Communication in Regards to the Sale of 4404 50<sup>th</sup> Avenue North, Fort Nelson, BC, Location Code: C00966 (MoE Site No. 2025)*, prepared by SNC-Lavalin Inc., dated July 22, 2016;

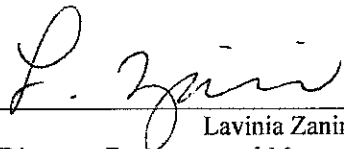
*Environmental Assessment, 4404-50<sup>th</sup> Avenue North, Fort Nelson, BC, Location Code C00966*, prepared by Morrow Environmental Consultants Inc., dated September 30, 1992;

*Phase 2 Environmental Assessment, 4404-50<sup>th</sup> Avenue North, Fort Nelson, BC*, prepared by Morrow Environmental Consultants Inc., dated November 18, 1991; and

*Fort Nelson Shell Station Leak Investigation, Location Code C00966*, prepared by Morrow Recovery Systems Inc., dated September 13, 1990.

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