



**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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

November 30, 2017  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance includes the Right of Way along 4641 Keith Avenue and 2906-2908 Sparks Street and portions of Sparks Street and Hall Street, Terrace, British Columbia, which is more particularly known and described as:

The metes and bounds of the City of Terrace roadway and laneway portion (1 of 2 – ROW and Sparks Street) of the Site are as follows:

Starting at the northeast corner of Lot A of Reference Plan of Consolidation of Lots 1 and 2, Plan 3354, both the north 1/2 and south 1/2 of the east 1/2 of Lot 1, Plan 3053, Lot 1, Plan 3369, and closed lane, Plan PRP 46995, all in District Lot 360, Range 5, Coast District:

The Point of Commencement.

- Thence 270° 44' 57" for 26.158 metres;
- thence 180° 48' 20" for 57.620 metres;
- thence 90° 48' 20" for 20.109 metres;
- thence 90° 52' 17" for 37.225 metres;
- thence 180° 49' 04" for 25.730 metres;
- thence 90° 51' 03" for 3.056 metres;
- thence 0° 49' 36" for 28.806 metres;
- thence 270° 51' 21" for 40.258 metres;
- thence 0° 49' 39" for 48.587 metres;
- thence 45° 51' 08" for 8.482 metres;

returning to the Point of Commencement.

The metes and bounds of the City of Terrace roadway portion (2 of 2 – Hall Street) of the Site are as follows:

Starting at the northeast corner of Lot A of Reference Plan of Consolidation of Lots 1 and 2, Plan 3354, both the north 1/2 and south 1/2 of the east 1/2 of Lot 1, Plan 3053, Lot 1, Plan 3369, and closed lane, Plan PRP 46995, all in District Lot 360, Range 5, Coast District:

The point of commencement.

- Thence 91° 03' 39" for 26.089 metres;
- thence 180° 49' 29" for 56.531 metres;
- thence 270° 00' 15" for 20.092 metres;
- thence 0° 49' 32" for 50.920 metres;
- thence 315° 51' 04" for 8.489 metres;

returning to the Point of Commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. in August 2017.

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

Latitude: 54° 30' 46.30"

Longitude: 128° 35' 29.30"

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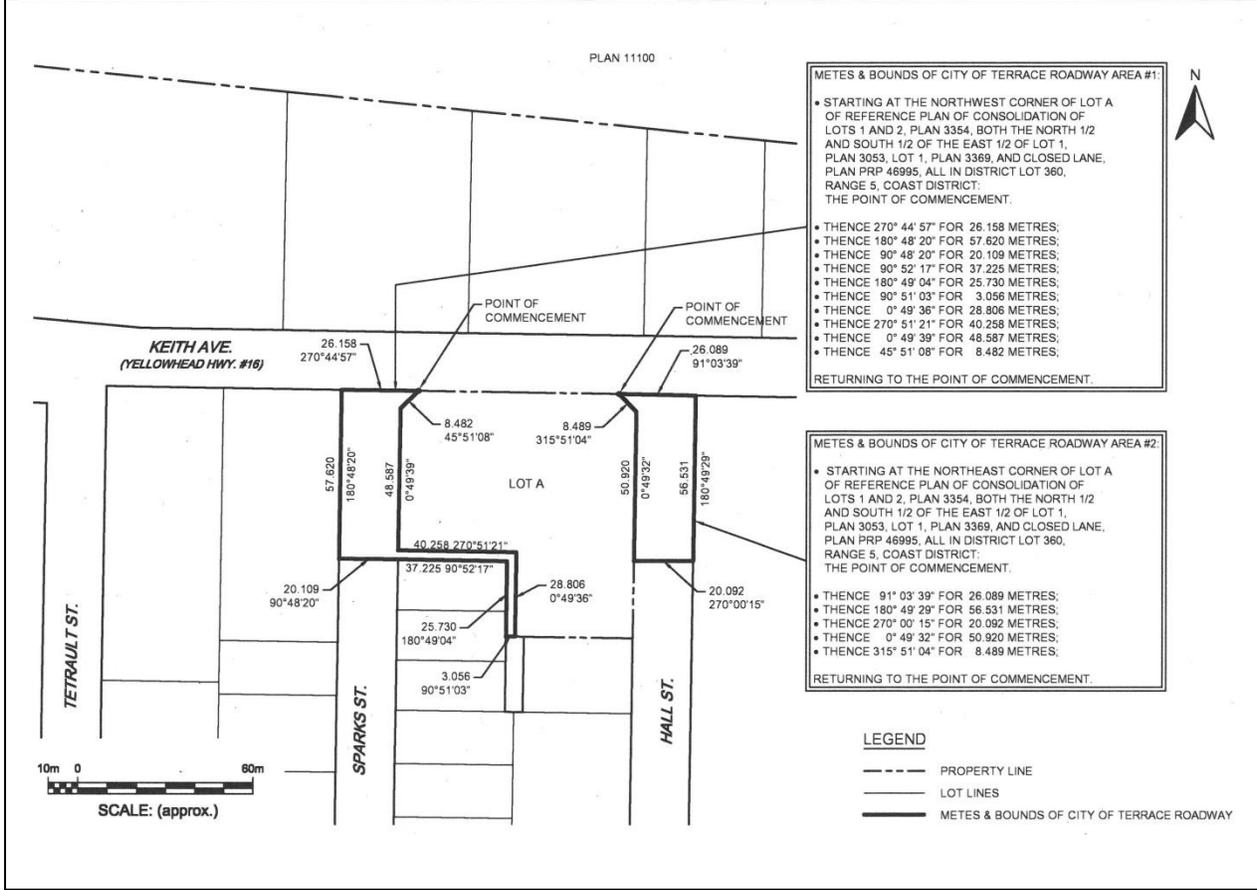
Date Issued



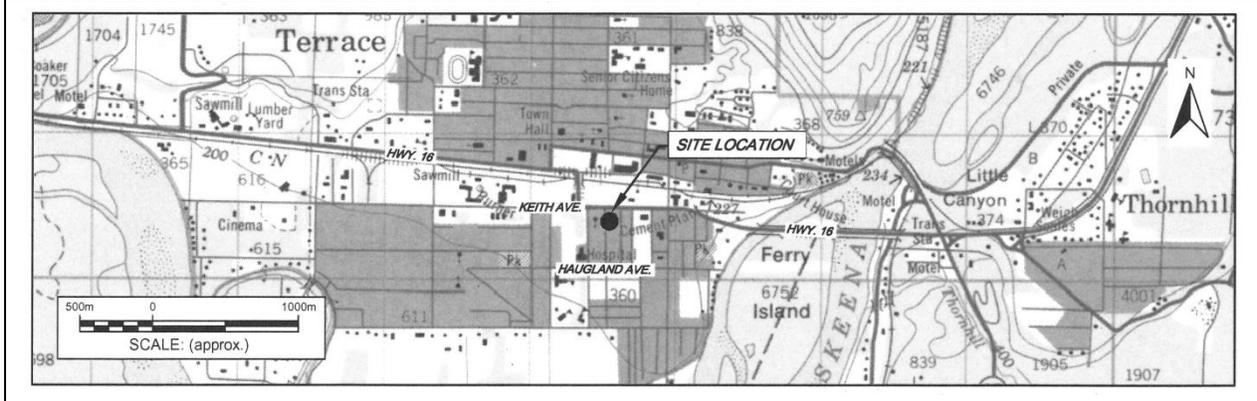
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# Site Plan, Terrace, BC



# Location Map, Terrace, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour or water use 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 use to which this condition applies is 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) The site will remain as a roadway and no buildings will be constructed.

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 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) Groundwater from the site must not be used as drinking water.
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.
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.
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

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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 water for drinking water use:*

To meet risk-based remediation standards:

- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol and trichlorophenol.

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## Schedule D

### Documents

*Summary of Site Condition, City of Terrace Properties, Terrace, BC, Keystone Environmental Ltd., August 31, 2017;*

*Performance Verification Plan for Certificate of Compliance, Former Terrace Pole Dipping Facility – Off-Site Affected Parcel (City of Terrace Roadways) CN Terrace Yard, Terrace, BC, Keystone Environmental Ltd., August 21, 2017;*

*Report of Findings – Human Health and Ecological Risk Assessment, Former Terrace Pole Dipping Facility – Off-Site Affected Parcels, CN Terrace Yard, Terrace, BC. Keystone Environmental Ltd., August 21, 2017;*

*Report of Findings – Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation, and Detailed Site Investigation, Former Terrace Pole Dipping Facility, CN Terrace Yard, Terrace, BC, Keystone Environmental Ltd., August 4, 2017;*

*Phase 1 Environmental Site Assessment, MacGillis and Gibbs, Former Pole Treatment Facility (FCNs 100356 and 100357), Terrace, BC, SNC-Lavalin Environment. Draft Date August 10, 2012, Final Date March 23, 2016;*

*2015 Annual Groundwater Monitoring, Sampling and Subsurface Investigation Results; SNC-Lavalin Environment, Draft Date January 19, 2016, Final Date March 14, 2016;*

*2013 Annual Groundwater Monitoring and Sampling Results, SNC-Lavalin Environment, January 22, 2015;*

*2011 Annual Groundwater Sampling Report; SNC-Lavalin Environment; November 2, 2012;*

*2009 Annual Groundwater Sampling Report, SNC-Lavalin Environment, May 24, 2011;*

*2008 Annual Groundwater Sampling Report, SNC-Lavalin Environment. August 25, 2010;*

*2007 Annual Groundwater Sampling Report, Morrow Environmental Consultants Inc., March 2, 2009;*

*2005 Annual Groundwater Sampling Report, Morrow Environmental Consultants Inc., August 28, 2006;*

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*Annual Groundwater Sampling for 2004*, Morrow Environmental Consultants Inc., April 27, 2005;

*Annual Groundwater Sampling for 2003*, Morrow Environmental Consultants Inc., April 8, 2005;

*Annual Groundwater Sampling for 2002*, Morrow Environmental Consultants Inc., June 26, 2003;

*Decommissioning Activities at the Former MacGillis and Gibbs Pole Dipping Facility, Terrace, BC*, Morrow Environmental Consultants Inc., May 15, 1997; and

*Screening Level Human Health Risk Assessment of Chemicals Detected at The CN Railyard Site in Terrace, BC*, Cantox Inc., June 6, 1996.

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