



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.

It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

December 5, 2017

Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 10355 100th Avenue, Fort St. John, British Columbia which is more particularly known and described as:

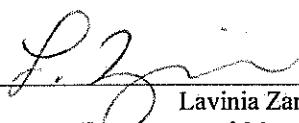
Lot 11 and Lot 12 Block 2 Section 36 Township 83 Range 19 West of the 6th Meridian Peace River District Plan 2922 Except Plan 28631
PIDs: (Lot 11) 013-747-142 and (Lot 12) 013-747-088

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

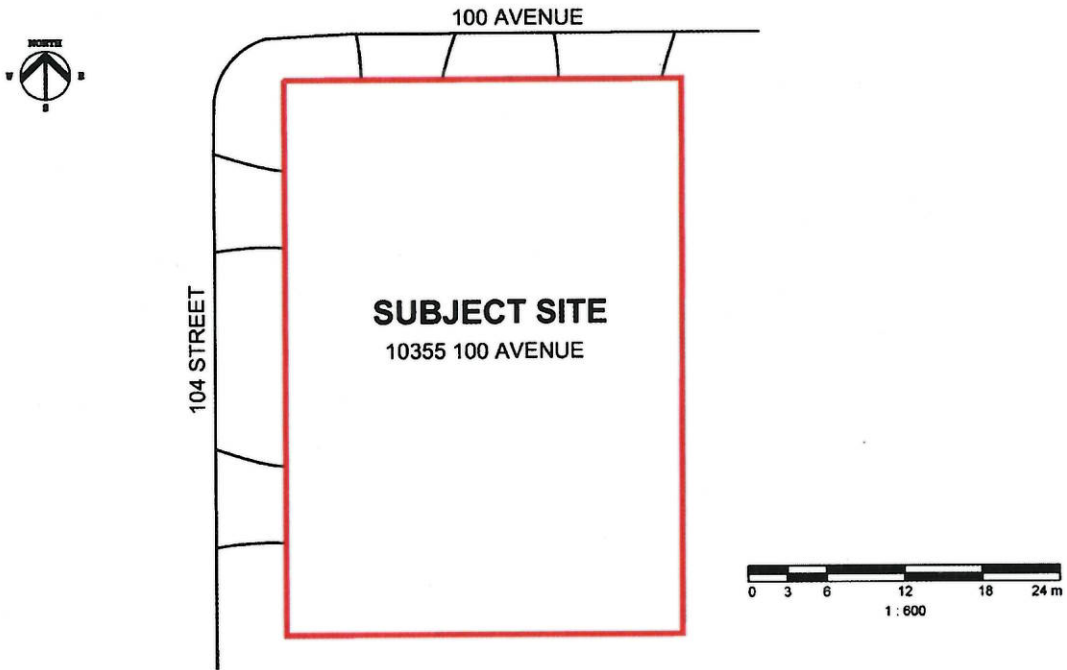
Latitude: 56° 14' 46.01"
Longitude: 120° 51' 13.90"

December 5, 2017

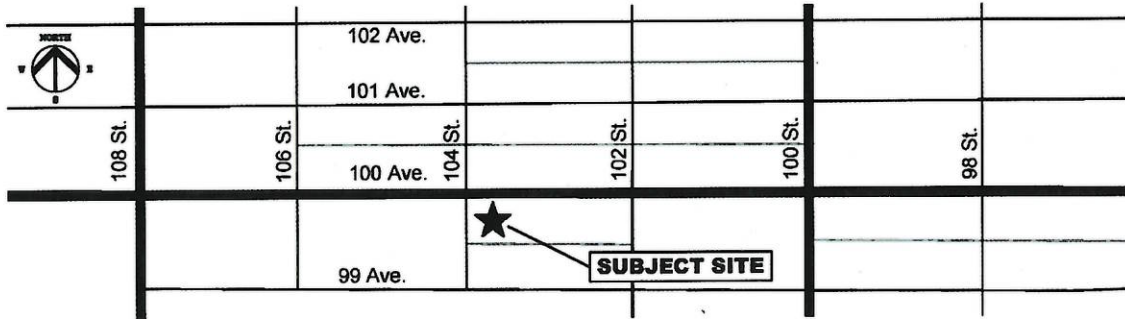
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Site Plan, Fort St. John, BC



Location Map, Fort St. John, BC



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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.

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 Site is currently undeveloped; and,
- (b) Any future building construction will consist of a slab-on-grade building at the current grade and the building foundation will not contact groundwater.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and adjacent to 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Ethylbenzene, xylene; and
- VPHs.

Substances remediated in water for no water use:

To meet numerical remediation standards:

- VHW₆₋₁₀.

Substances remediated in vapour for commercial land vapour:

To meet risk-based remediation standards:

- Benzene, VPHv.

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Schedule D

Documents

AECOM Canada Ltd., *Summary of Site Condition*, 10355 100th Avenue, Fort St. John, BC, October 5, 2017.

AECOM Canada Ltd., *Human Health and Ecological Risk Assessment Report*, 10355 100th Avenue, Fort St. John, British Columbia, October 5, 2017.

AECOM Canada Ltd., *2017 Stage I Preliminary Site Investigation*, 10355 100th Avenue, Fort St. John, BC, October 3, 2017.

AECOM Canada Ltd., *Stage 2 Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) and Confirmation of Remediation (COR) Report*, 10355 100th Avenue, Fort St. John, BC, October 3, 2017.

AECOM Canada Ltd., *2016 Site Investigations*, 10355 100th Avenue, Fort St. John, BC, December 8, 2016.

AECOM Canada Ltd., *Suitability of Drinking Water Use Standards for Imperial Properties in Fort St. John*, 10355 100th Avenue, Fort St. John, BC, May 12, 2016.

Golder Associates. *Data Report for Former Service Station*, 10355 100th Avenue, Fort, St. John, BC, 1524232-7550, July 17, 2015.

Golder Associates, *2013 Site Monitoring and Sampling Report, Former Service Station*, 10355 100th Avenue, Fort St. John, BC, November 1, 2013.

Golder Associates. *Data Report for Former Service Station*, 10355 100th Avenue, Fort, St. John, BC, 12-1520-0024-5895, August 20, 2013.

Golder Associates. *Supplemental Soil Assessment Former Services Station*, 10355 100th Avenue, Fort, St. John, BC, 11-1520-0028-5670, September 13, 2011.

Golder Associates, *2010 Site Monitoring and Sampling Report*, 10355 100th Avenue, Fort St. John, BC, February 11, 2011.

Golder Associates, *Summary of Groundwater Well Decommissioning*, 10355 100th Avenue, Fort St. John, BC, 10-1520-0030-5515, February 7, 2011.

Golder Associates, *Groundwater Sampling Report*, 10355 100th Avenue, Fort St. John, BC, February 12, 2009.

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O'Connor Associates Environmental Inc., *Various Reports – Site Monitoring and Sampling*, 10355 100th Avenue, Fort St. John, BC, 1993 to 2006.

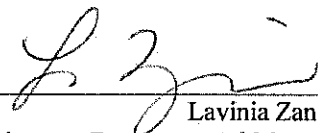
O'Connor Associates Environmental Inc., *Preliminary Site Investigation Report*, 10355 100th Avenue, Fort St. John, BC, August 7, 2003.

O'Connor Associates Environmental Inc., *Site Decommissioning Report*, 10355 100th Avenue, Fort St. John, BC, December 4, 1992.

O'Connor Associates Environmental Inc., *Site Investigation Report*, 10355 100th Avenue, Fort St. John, BC, March 4, 1992.

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