



**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.

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.

December 5, 2017  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 1648 Alaska Avenue, Dawson Creek, British Columbia which is more particularly known and described as:

Lot 1, Section 15, Township 78, Range 15, West of the 6th Meridian Peace River District Plan  
PGP38952

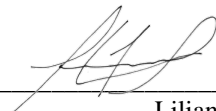
PID: 023-075-317

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

Latitude:     55° 45' 55.91"  
Longitude:    120° 14' 58.95"

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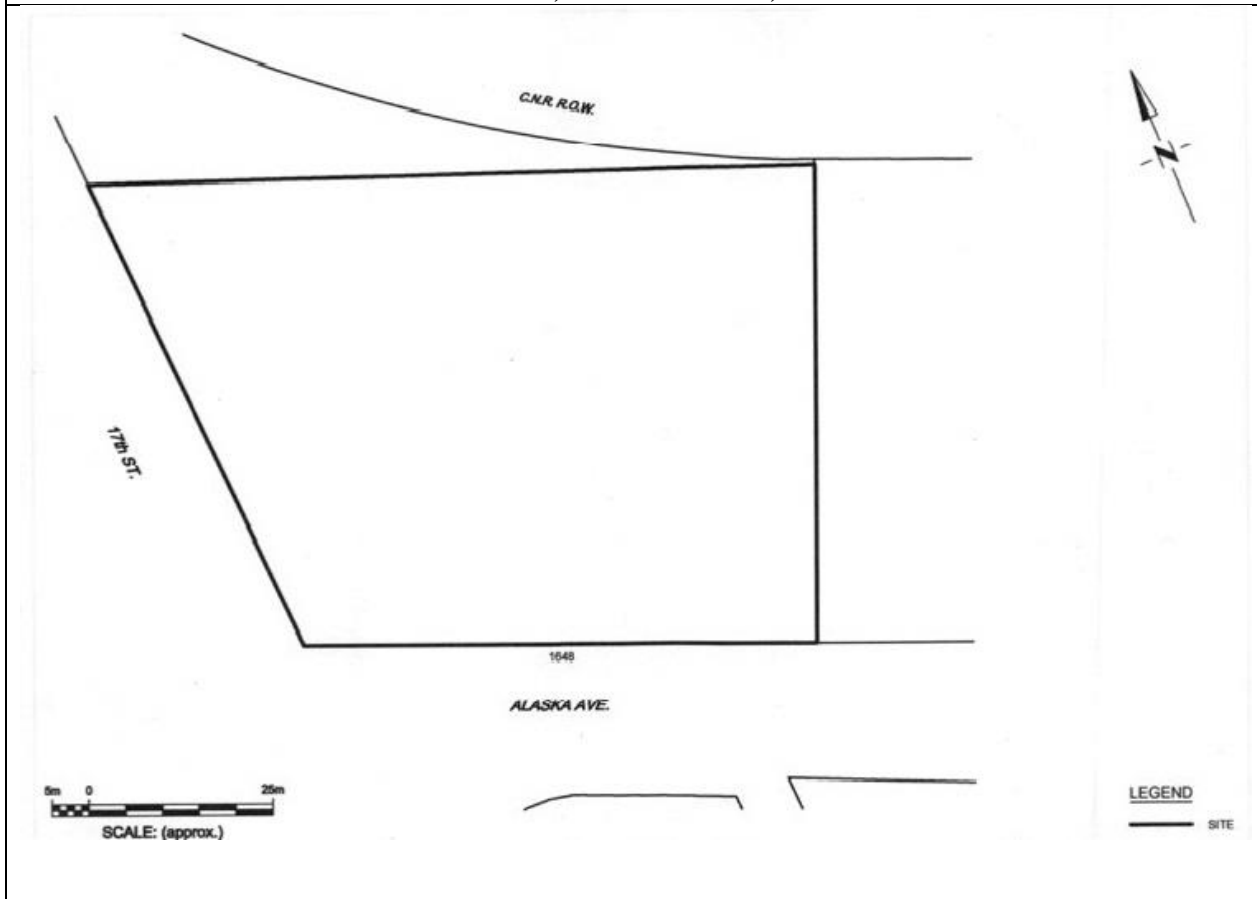
Date Issued



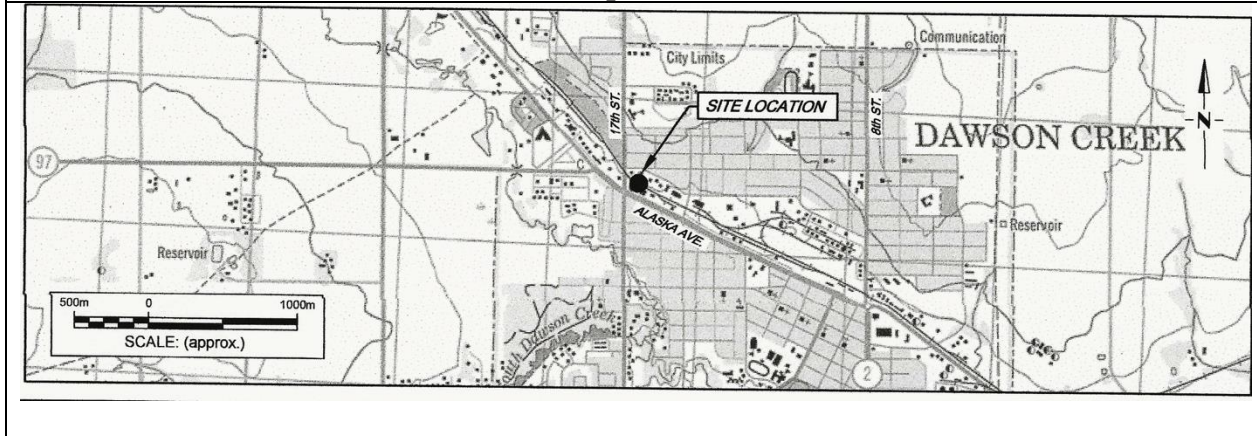
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### Site Plan, Dawson Creek, BC



### Location Map, Dawson Creek



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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 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. Assumptions with respect to groundwater include:

- a) Groundwater must not be used for drinking water; and
- b) Deep rooting vegetation must be prevented from growing.

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) Future buildings at the site must be of slab-on-grade construction.

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

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - a) Groundwater must not be used for drinking water.
3. If requested by the Director, the responsible person 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.

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5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person 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:

- Arsenic and copper;
- Benzene, ethylbenzene, toluene and xylene;
- VPHs and LEPHs.

#### *Substances remediated in water for drinking water use:*

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

- Arsenic and lithium;
- Benzene, ethylbenzene, toluene and xylenes (total);
- VHW6-10 and EPHW10-19;
- Benzo[a]pyrene;
- 1,2-Dichloroethane.

#### *Substances remediated in water for freshwater aquatic life water use:*

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

- Nickel and zinc;
- Benzene and toluene;
- LEPHW, VPHW, VHW6-10 and EPHW10-19;
- Acridine, benzo[a]pyrene, fluoranthene, naphthalene, phenanthrene and pyrene.

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## Schedule D

### Documents

Document Title	Author / Company	Document Date
Summary of Site Conditions	Core6 Environmental	October 2017
Performance Verification Plan	Core6 Environmental	October 2017
Human Health & Ecological Risk Assessment, 1648 Alaska Avenue, Dawson Creek, British Columbia	Core6 Environmental	October 2017
Preliminary and Detailed Site Investigation, 1648 Alaska Avenue, Dawson Creek, B.C.	Core6 Environmental	October 2017
Determination of Background Water Quality: Request for a Background Release under Protocol 9 of the Contaminated Sites Regulation - 1648 Alaska Avenue, Dawson Creek, British Columbia (MoE Site ID 1962)	BC Ministry of Environment	October 2016
Determination of Background Water Quality: Request for a Background Release under Protocol 9 of the Contaminated Sites Regulation - 1648 Alaska Avenue, Dawson Creek, British Columbia (MoE Site ID 1962)	Core6 Environmental	August 2016
Stage 1 Preliminary Site Investigation Update (DRAFT). 1648 Alaska Avenue, Dawson Creek, B.C.	Nichols Environmental (Canada) Ltd.	April 27, 2015
Stage 2 Preliminary Site Investigation and Detailed Site Investigation (DRAFT). 1648 Alaska Avenue, Dawson Creek, B.C.	Nichols Environmental (Canada) Ltd.	March 18, 2015
Transition Form	SNC-Lavalin Environment	October 30, 2013
Soil, Water and Soil Vapour Investigation Results, Former Shell Bulk Plant at 1648 Alaska Avenue, Dawson Creek, BC	SNC-Lavalin Environment	August 15, 2013
Phase II Environmental Site Assessment. R. Home Supply, 1625 96th Avenue & 1540/1628 Alaska Avenue, Dawson Creek, B.C.	TerraWest Environmental	September 13, 2012
BCMOE Site Risk Classification Report	SNC-Lavalin Inc.	August 23, 2011

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BCMOE Notice of Independent Remediation	SNC-Lavalin Inc.	August 23, 2011
2005 to 2007 Environmental Investigation Results, Former Shell Bulk Plant, 1648 Alaska Avenue, Dawson Creek, BC	SNC-Lavalin Inc.	April 16, 2008
Stage 1 Preliminary Site Investigation, Former Shell Bulk Plant, 1648 Alaska Avenue, Dawson Creek, BC	SNC-Lavalin Inc.	March 5, 2008
2004 Annual Site Monitoring Summary, Former Shell Bulk Plan (P06063), 1648 Alaska Avenue, Dawson Creek, B.C.	Morrow Environmental Consultants	March 15, 2005
2003 Annual Site Monitoring Summary, 1648 Alaska Avenue, Dawson Creek, B.C.	Morrow Environmental Consultants	February 19, 2004
Annual Site Monitoring Summary, 1648 Alaska Avenue, Dawson Creek, B.C.	Morrow Environmental Consultants	April 21, 2003
Environmental Site Assessment, Former Shell Bulk Plant (P00101), 1648 Alaska Avenue, Dawson Creek, B.C.	Seacor Environmental Engineering Inc.	January 28, 1998
Phase II Environmental Site Assessment, Shell Bulk Plant #P00101, 1668 Alaska Avenue, Dawson Creek, B.C.	Seacor Environmental Engineering Inc.	February 5, 1993
Environmental Site Assessment, Shell Bulk Plant #P00101, 1668 Alaska Avenue, Dawson Creek, B.C.	Seacor Environmental Engineering Inc.	November 1, 1992

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