



VIA EMAIL: Brenda.hatch@bchydro.com

Victoria File: 26250-20/21801
Site ID: 21801

September 30, 2019

Brenda Hatch
BC Hydro Power and Authority
333 Dunsmuir St.
Vancouver, BC, V6B 5R3

Dear Brenda Hatch:

Re: Certificate of Compliance - 4820 Wallace Street, Port Alberni, British Columbia

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. A streamside protection and enhancement area bordering Lupsi Cupsi Creek may be required pursuant to the Riparian Areas Regulation under the *Fish Protection Act*, in conjunction with future development of the site. Contaminated Sites Regulation urban park (PL) standards may apply respecting soil quality within the streamside protection and enhancement area.

5. Groundwater at the site meets the applicable Contaminated Sites Regulation “no specified water use” standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.
6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act*'s Groundwater Protection Regulation.
7. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
8. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 604-582-5206 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Veronica Irg, Community Planning and Development Services, City of Port Alberni,
Veronica_irg@portalberni.ca

Ian Mitchell, Approved Professional, SLR Consulting (Canada) Ltd.;;
imitchell@slrconsulting.com

Sam Reimer, Approved Professional, SLR Consulting (Canada) Ltd.;;
sreimer@slrconsulting.com

CSAP Society



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.

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Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 4820 Wallace Street, Port Alberni, British Columbia which is more particularly known and described as:

Lot 1, District Lot 1, Alberni District, Plan 29746
PID: 001-356-909

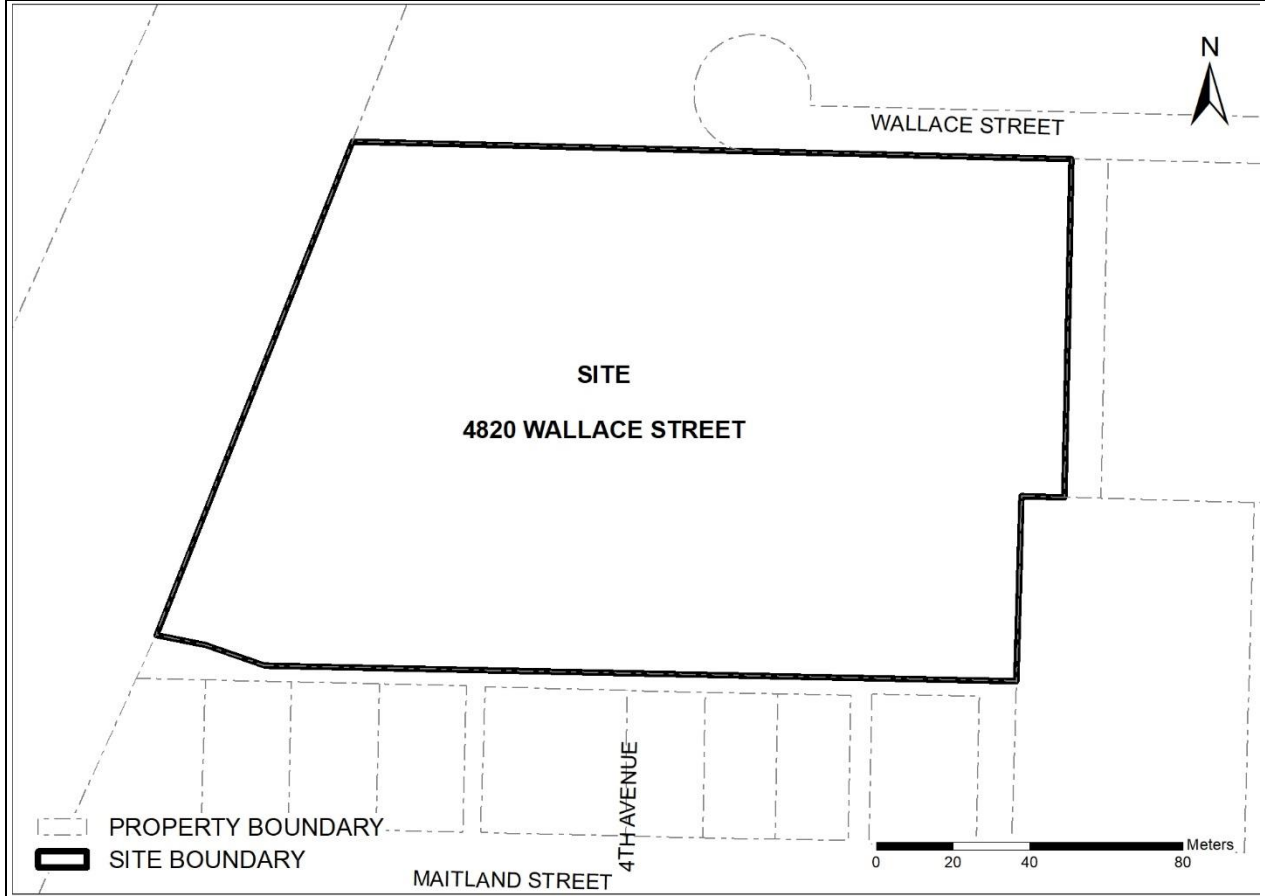
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 0.50"
Longitude: 124° 48' 21.60"

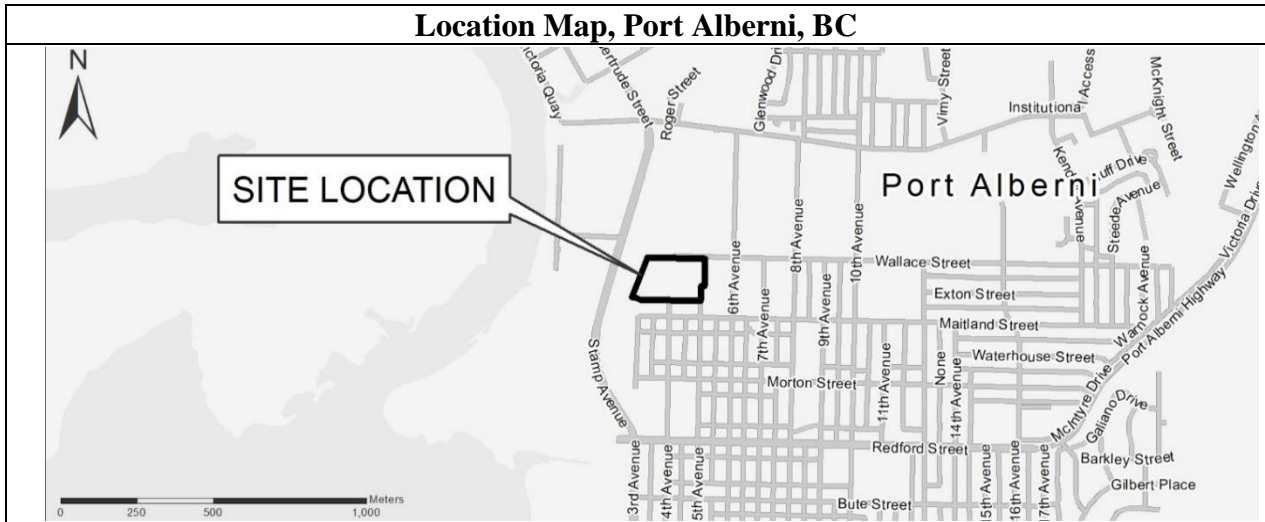
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Liliana Jerade
For Director, *Environmental Management Act*

Site Plan, Port Alberni, BC



Location Map, Port Alberni, BC



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For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment 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) The current buildings are slab-on-grade and future buildings will be slab on grade.

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.

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 a drinking water source.
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.

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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	7440-38-2
cadmium	7440-43-9
chromium	7440-47-3
copper	7440-50-8
HEPHs	
lead	7439-92-1
LEPHs	
molybdenum	7439-98-7
nickel	7440-02-0
pentachlorophenol [PCP]	87-86-5
zinc	7440-66-6

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

arsenic	7440-38-2
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Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

copper	7440-50-8
iron	7439-89-6
manganese	7439-96-5

Substances remediated in sediment for freshwater sensitive sediment use:

To meet numerical remediation standards:

copper	7440-50-8
polychlorinated biphenyls, total [PCBs]	1336-36-3

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To meet risk-based remediation standards:

arsenic	7440-38-2
chromium	7440-47-3
lead	7439-92-1
zinc	7440-66-6

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Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., June 2019.
- *Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation*, SLR Consulting (Canada) Ltd., June 2019.
- *Human Health and Ecological Risk Assessment*, SLR Consulting (Canada) Ltd., June 2019.
- *Site-Specific Background Values for Arsenic and Chromium in Soil*, SLR Consulting (Canada) Ltd., April 2018.
- *Protocol 4 Determination for background arsenic and chromium in soil – 4820 Wallace Street, Port Alberni, BC*, BC Ministry of Environment and Climate Change Strategy, July 2018.
- *Detailed Site Investigation*, SNC Lavalin – Environment, February 2013.
- *Stage 2 Preliminary Site Investigation*, SNC Lavalin – Environment, September 2012.
- *Stage 1 Preliminary Site Investigation, BC Hydro and Power Authority, Port Alberni District Office, 4820 Wallace Street, Port Alberni*, Seacor Environmental Inc., November 2007.
- *Confirmatory Soil Sampling and Testing Results, Diesel Spill Remediation Program, BC Hydro Yard - 4820 Wallace Street, Port Alberni*, EBA Engineering Consultants Ltd., June 2003.
- *Environmental Assessment, B.C. Hydro's Port Alberni Pole Yard, Port Alberni, Vancouver Island, British Columbia*, Garner Lee Ltd., March 1996.

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