



VIA EMAIL: [tim.vanderwal@lngcanada.ca](mailto:tim.vanderwal@lngcanada.ca)

Victoria File: 26250-20/5829  
Site ID: 5829

October 31, 2019

Tim van der Wal  
0892818 BC Ltd c/o LNG Canada Development Inc.  
400 4<sup>th</sup> Avenue SW  
PO Box 100 Station M  
Calgary, AB T2P 0L6

Dear Tim van der Wal:

**Re: Certificate of Compliance – 176 Ocelot Road, Kitimat, 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 the Kitimat River 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, VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. 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: District of Kitimat,  
270 City Centre, Kitimat, BC, V8C 2H7

Blair McDonald, Approved Professional, Golder Associates Limited,  
[blair\\_mcdonald@golder.com](mailto:blair_mcdonald@golder.com)

Robert McLenehan, Approved Professional, Golder Associates Limited,  
[robert\\_mclenehan@golder.com](mailto:robert_mclenehan@golder.com)

CSAP Society, 613 – 744 Hastings Street, Vancouver, BC, V6C 1A5



**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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Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 176 Ocelot Road, Kitimat, British Columbia which is more particularly known and described as:

District Lot 6004 Range 5 Coast District Except Part in Plan EPP67348, 004-334-078, 176 Ocelot Road, Kitimat, BC

The West ½ of District Lot 6003 Range 5 Coast District, 004-333-519, No civic address


Parcel A (See Lot 361) of District Lot 6003, Range 5, Coast District, 013-119-621, No civic address

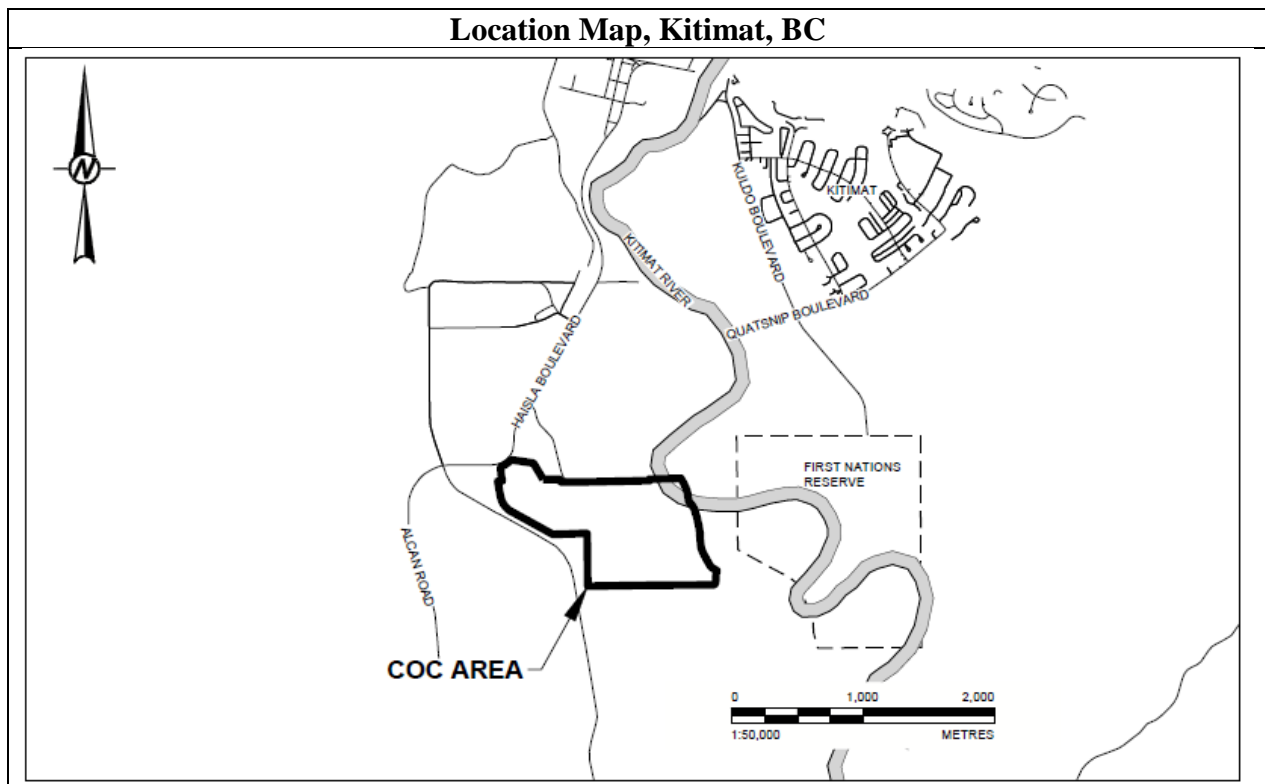
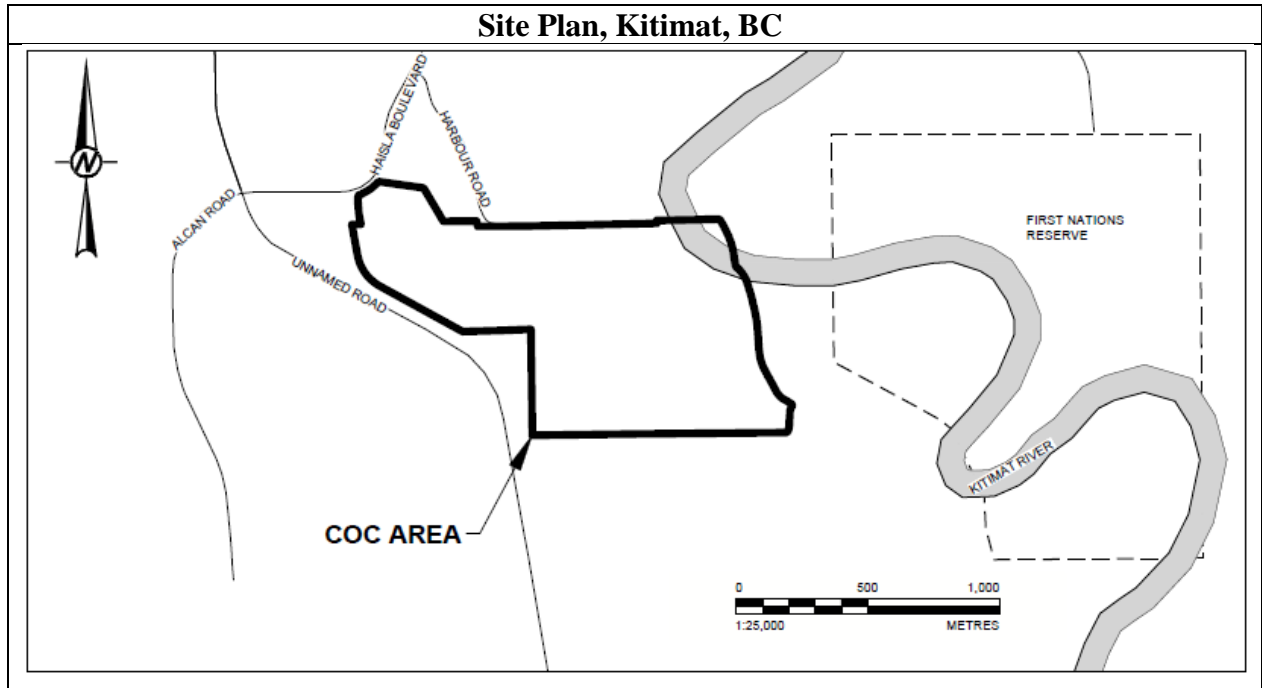
Lot A District Lots 187 and 6050 Range 5 Coast District Plan EPP67347, 030-237-939, 200 and 230 Enterprise Avenue, Kitimat, BC

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


Latitude:     54°  01'  45.0"  
Longitude:   128° 41'  20.0"

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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 persons 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 the Contaminated Sites Regulation numerical standards at the site with the exception of a vapour management area, see below. 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) Grades will be maintained with a one metre layer of clean material;
- b) Buildings are constructed with slab-on-grade;
- c) No groundwater will be in contact with the slab.


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 will not be used as drinking water.
  - b) Temporary trailers for additional office space during the construction period will be limited to the specified vapour management area in the west terminal area where vapour inhalation pathways were assessed. These trailers will be placed on a concrete slab or raised above the ground surface. The metes and bounds of the vapour management area are shown on Figure A and are more particularly known as:

STARTING FROM SOUTHEAST CORNER OF LOT A PLAN EPP67347 DISTRICT  
LOT 187 RANGE 5 LAND DISTRICT 14 & DL 6050 AND TRAVELLING AT  
157°52'12" FOR 423.13 METRES TO THE POINT OF COMMENCEMENT;

THENCE 178°19'48" FOR 76.69 METRES;

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THENCE 151°26'20" FOR 96.09 METRES;  
THENCE 123°37'21" FOR 71.72 METRES;  
THENCE 60°29'60" FOR 44.83 METRES;  
THENCE 27°27'57" FOR 44.94 METRES;  
THENCE 330°37'51" FOR 181.26 METRES;  
THENCE 256°20'11" FOR 81.05 METRES RETURNING TO THE POINT OF  
COMMENCEMENT.

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. 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.

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For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### ***Substances remediated in soil for industrial land soil use:***

##### To meet numerical remediation standards:

- Antimony (7440-36-0)
- Arsenic (7440-38-2)
- Beryllium (7440-41-7)
- Cadmium (7440-43-9)
- Cobalt (7440-48-4)
- Chromium (7440-47-3)
- Copper (7440-50-8)
- HEPHs (NA)
- Lead (7439-92-1)
- Methanol (67-56-1)
- Molybdenum (7439-98-7)
- Selenium (7782-49-2)
- Toluene (108-88-3)
- Zinc (7440-66-6)

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

- Benzene (71-43-2)
- LEPHs (NA)

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

##### To meet numerical remediation standards:

- Copper (7440-50-8)

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

##### To meet numerical remediation standards:

- Cadmium (7440-43-9)
- Copper (7440-50-8)
- Toluene (108-88-3)

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

##### To meet numerical remediation standards:

- Aluminum (7429-90-5)
- Arsenic (7440-38-2)
- Benzo(a)pyrene (50-32-8)

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- Dibenz(a,h)anthracene (53-70-3)
- 1,2-dichloroethane (107-06-2)
- Vanadium (7440-62-2)
- Vinyl chloride (75-01-04)
- Quinoline (91-22-5)

To meet risk-based remediation standards:

- Methyl tert-butyl ether (1634-04-4)

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

To meet risk-based remediation standards:

- Trichloroethylene (79-01-06)

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## Schedule D

### Documents

*Summary of Site Condition. Golder Associates Limited. 18 September 2019.*

*Performance Verification Plan for Certificate of Compliance – Four Properties (004-334-078, 004-333-519, 013-119-621, and 030-237-939), Site ID: 5829. Golder Associates Ltd. 17 September 2019.*

*Human Health and Ecological Risk Assessment; Four Properties (004-334-078, 013-119-621, 030-237-939). Golder Associates Ltd. 17 September 2019.*

*Confirmation of Remediation; Four Properties (004-334-078, 013-119-621, 030-237-939). Golder Associates Ltd. 17 September 2019.*

*Stage 2 Preliminary Site Investigation and Detailed Site Investigation; Four Properties (004-334-078, 013-119-621, 030-237-939). Golder Associates Ltd. 22 August 2019.*

*Stage 1 Preliminary Site Investigation, Four Properties (004-334-078, 013-119-621, 030-237-939). Golder Associates Ltd. 6 August 2019.*

*Protocol 6 Application for Approval to Not Delineate MTBE in Groundwater, LNG Canada Development Inc., Kitimat, BC. Ministry of Environment and Climate Change Strategy. 6 June 2019.*


*Release Request Application Under Scenario 1 of Administrative Guidance 6 LNG Canada, Kitimat, BC (PID:030-237-939, 004-334-078, 004-333-519, 013-119-621), Site ID: 5829. Golder Associates Ltd. 30 May 2019.*

*Release Request – Demolition and Development Variance Permit Applications, 176 Ocelot Road, Kitimat, BC, PID: 030-237-939, 004-334-078, 004-333-519, 013-119-621. Ministry of Environment and Climate Change Strategy. 19 May 2019.*

*Release Request – Demolition Permit, 176 Ocelot Road, Kitimat, BC, PID: 010-309-857, 030-237-939, 004-334-078, 011-068-001, 004-333-519, 013-119-621. Ministry of Environment and Climate Change Strategy. 6 May 2019.*

*Release Request Application Under Scenario 5 of Administrative Guidance 6 LNG Canada, Kitimat, BC (PID:030-237-939, 004-334-078, 004-333-519, 013-119-621), Site ID: 5829. Golder Associates Ltd. 26 April 2019.*

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*Update To Protocol 6 Application For Approval To Not Delineate MTBE In Groundwater, LNG Canada Development Inc., Kitimat, BC. Golder Associates Ltd. 18 April 2019.*

*Update To Protocol 6 Application For Approval To Not Delineate MTBE In Groundwater, LNG Canada Development Inc., Kitimat, BC. Golder Associates Ltd. 7 March 2019.*

*Protocol 2 Application for a Site-Specific Numerical Standard, Methanol In Soil, LNG Canada Development Inc, Kitimat BC. Ministry of Environment and Climate Change Strategy. 23 January 2019.*

*Update to Protocol 2 Application For A Site Specific Numerical Standard, Methanol In Soil, LNG Canada Development Inc, Kitimat, BC. Golder Associates Ltd. 9 November 2018.*

*Update to Protocol 2 Application For A Site Specific Numerical Standard, Methanol In Soil, LNG Canada Development Inc, Kitimat, BC. Golder Associates Ltd. 22 October 2018.*

*Protocol 6 Application For Approval To Not Delineate MTBE In Groundwater And Methanol In Soil, LNG Canada Development Inc, Kitimat, BC. Golder Associates Ltd. 16 October 2018.*

*Protocol 2 Application For A Site Specific Numerical Standard, Methanol In Soil, LNG Canada Development Inc, Kitimat, BC. Golder Associates Ltd. 2 October 2018.*

*Results of Supplemental Soil Sampling and Testing Program – West Methanol Tank Area Berm Area, LNGC, Kitimat, BC. Golder Associates Ltd. 29 March 2018.*

*MTBE Contamination in Groundwater Investigation Program – Draft. Stantec Consulting Ltd. 22 August 2017*


*Results of Soil Sampling and Testing Program – West Methanol Tank Area and East Methanol Tank Area, LNGC, Kitimat, BC – Draft. Golder Associates Ltd. 10 August 2017.*

*Results of Soil Sampling and Testing Program – South and Main Condensate Tanks Area and East and West Methanol Tanks Area, LNGC, Kitimat, BC. Golder Associates Ltd. 31 July 2017*

*Detailed Site Investigation –Former Methanex Corporation Facility, Kitimat, BC. Golder Associates Ltd. 23 September 2013.*

*Supplemental Environmental Investigations, Soil Remediation Program and Closure Report – Methanex Corporation Facility Kitimat, BC. Golder Associates Ltd. 13 December 2012.*

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*Human Health and Ecological Risk Assessment, Methanex Corporation Facility, Kitimat, BC.*  
Golder Associates Ltd. 24 September 2012.

*Phase I Environmental Site Assessment and Groundwater Sampling Methanex Corporation  
Facility, Kitimat, BC.* Golder Associates Ltd. 14 December 2010.

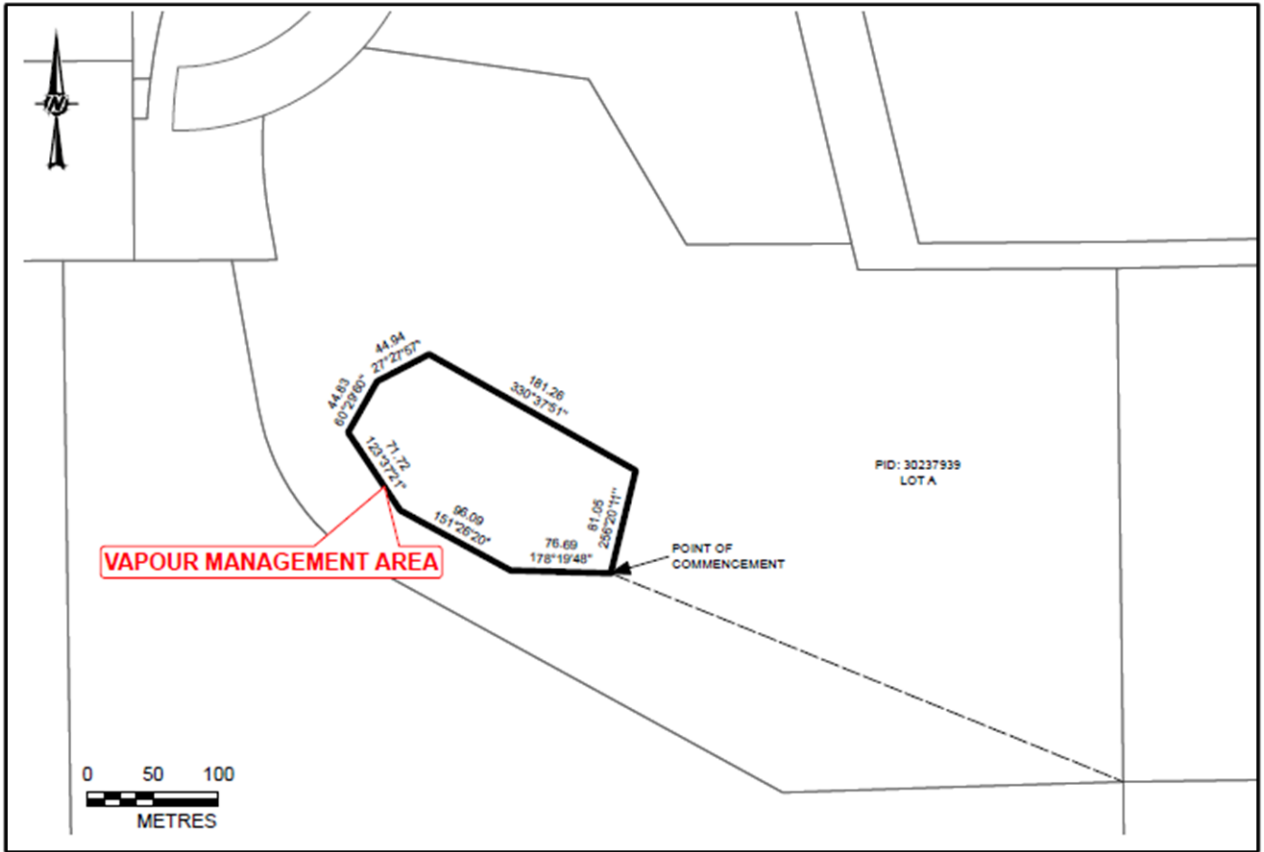
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FIGURE A



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