



**REGISTERED MAIL**

Victoria File: 26250-20/22932  
Site ID: 22932

October 07, 2020

Ms. Stella Karnis  
Canadian National Railway Company  
Floor 12 – 935 de la Gauchetier Street West  
Montreal, QC H3B 2M9  
[stella.karnis@cn.ca](mailto:stella.karnis@cn.ca)

Dear Ms. Karnis:

**Re: Certificate of Compliance - portion of Clark Avenue (west), and Un-named Road (between Nechako Avenue and Clark Avenue), Vanderhoof, 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. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
5. 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 [site@gov.bc.ca](mailto:site@gov.bc.ca).

Yours truly,



Annette Mortensen, Ph.D., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: Chad Westbrook, District of Vanderhoof  
160 Connaught Street, Vanderhoof, BC, V0J 13A0  
[cwestbrook@district.vanderhoof.ca](mailto:cwestbrook@district.vanderhoof.ca)

CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
Land Remediation Section, [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca)

Scott Steer, Approved Professional, Steer Environmental Associates Ltd.  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)



**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.

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.

October 7, 2020  
Date Issued

  
A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at portion of Clark Avenue (west) and an un-named Road (between Nechako Avenue and Clark Avenue), Vanderhoof, British Columbia, which is more particularly described as the following metes and bound:

Starting at the southwest corner of Lot 3 of Plan of Subdivision of assigned Block B, Plan 1135, assigned Block C, Plan 1135, part of that part of the southwest 1/4 of Section 9 on Plan 1163, and part of that part of the southeast 1/4 of Section 9 on Plan 1163 of Section 9 on Plan 1163, except 2.07 acres and except Plan PRP13573, all in Section 9, Township 11, Range 5 Coast District. Plan PRP41898.

Thence 1° 38' 00" for 9.188 metres to the Point of Commencement;

thence 337° 16' 23" for 7.990 metres;  
thence 347° 39' 56" for 18.450 metres;  
thence 13° 58' 26" for 9.407 metres;  
thence 56° 24' 44" for 17.951 metres;  
thence 88° 10' 29" for 17.114 metres;  
thence 105° 18' 10" for 18.441 metres;  
thence 154° 35' 11" for 3.781 metres;  
thence 271° 37' 20" for 39.655 metres;  
thence 226° 37' 40" for 8.490 metres;  
thence 181° 36' 52" for 32.022 metres.

Returning to the Point of Commencement.

The site contains part of a legal parcel depicted in the site plan prepared by Keystone Environmental drawing on May 12, 2020.

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

Latitude:      54°   00'   52.32"  
Longitude:    124°   01'    3.80"

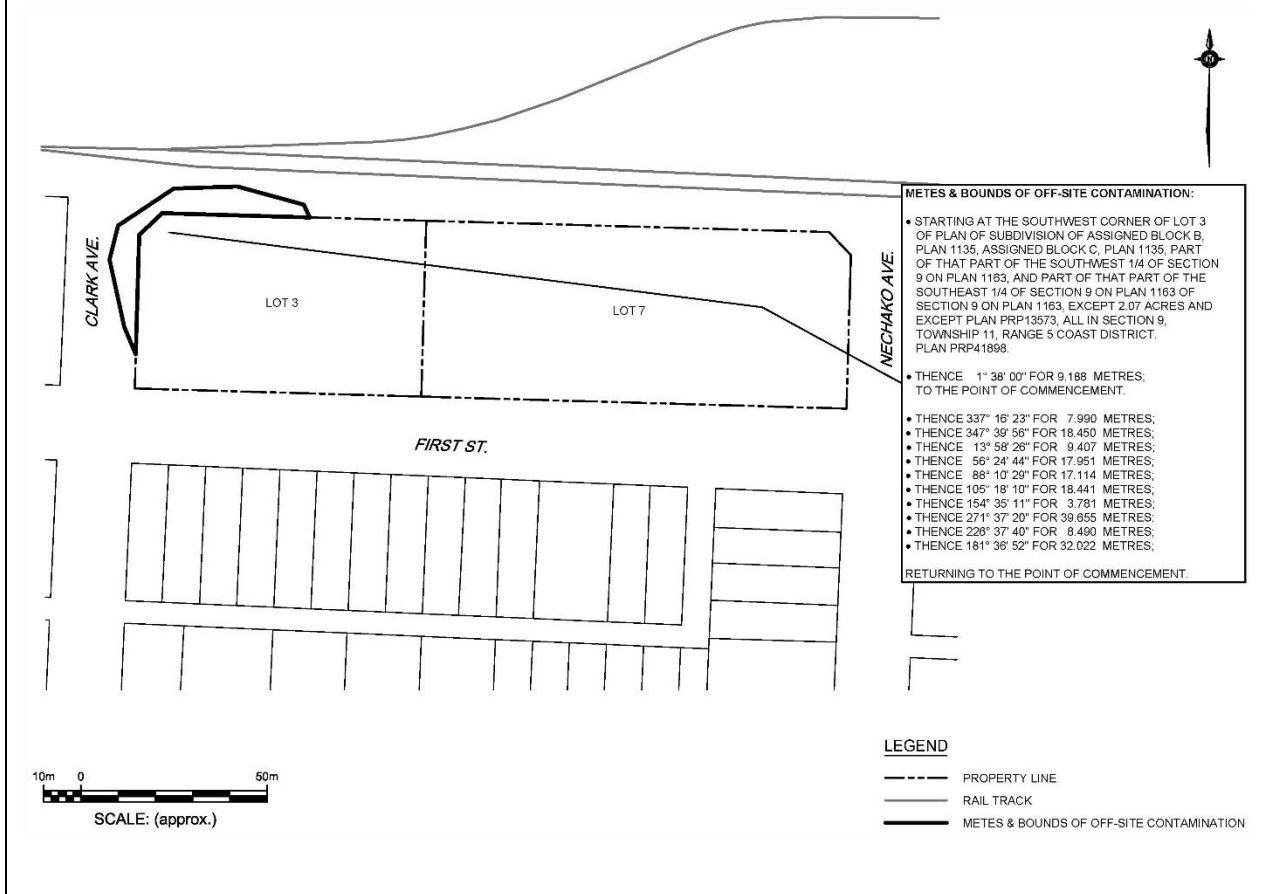
October 7, 2020

Date Issued

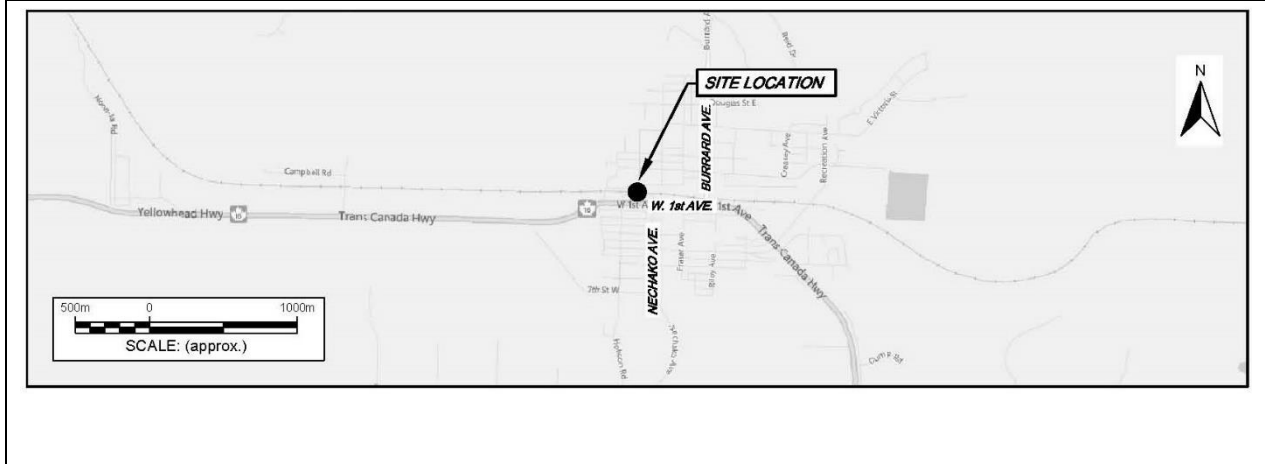


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For Director, *Environmental Management Act*

## Site Plan, Vanderhoof, BC



## Location Map, Vanderhoof, BC



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For Director, Environmental Management Act

## 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 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 and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- a) *The site will remain a roadway.*

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<s> 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) *Soil contamination must remain at depths greater than 1 mbg or beneath paved surfaces.*
  - (b) *Site groundwater must not be used as drinking water.*
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 industrial land soil use:*

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

benzene	71-43-2	toluene	108-88-3
ethylbenzene	100-41-4	xylenes	1330-20-7
LEPHs	N/S		

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

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

benzene	71-43-2	toluene	108-88-3
ethylbenzene	100-41-4	VPHw	N/A
LEPHs	N/A	xylenes	1330-20-7
naphthalene	91-20-3		

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

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

benzene	71-43-2	naphthalene	91-20-3
ethylbenzene	100-41-4	toluene	108-88-3
1-methylnaphthalene, - 1	90-12-0	xylenes	1330-20-7
2-methylnaphthalene, - 2	91-57-6		

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## Schedule D

### Documents

*Summary of Site Condition, a Portion of Clark Avenue (west), and Un-named Road (between Nechako Avenue and Clark Avenue), Vanderhoof, British Columbia, Keystone Environmental Ltd., April 2020;*

*AG11 Communications between Keystone Environmental Ltd. and District of Vanderhoof, April 2020;*

*Report of Findings – Human Health and Ecological Risk Assessment, 1000/BCPR/101078, Vanderhoof, BC, Keystone Environmental Ltd., April 20, 2020;*

*Report of Findings – Stage 1 and Stage 2 Preliminary Site Investigation, and Detailed Site Investigation, 1000/BCPR/101078, Vanderhoof, BC, Keystone Environmental Ltd., April 17, 2020;*

*BC ENV File Retrieval and Review, PIN 25196, Vanderhoof, BC, Keystone Environmental Ltd., August 2018;*

*Draft #1 (September 9, 2016), Summary of Findings - 2016 Groundwater Sampling Program, 100/BCPR/101078, Vanderhoof, BC, Keystone Environmental Ltd., September 2016;*

*MOE Site Registry Search Review, 100/BCPR/101078, Vanderhoof, BC. Keystone Environmental Ltd., December 2015;*

*Draft #1 (June 5, 2015) Report of Findings, Detailed Site Investigation, 100/BCPR/101078, Vanderhoof, BC; Keystone Environmental Ltd., June 2015;*

*Summary of Findings, Detailed Site Investigation, 100/BCPR/101078, Vanderhoof, BC, Keystone Environmental Ltd., December 2014;*

*Summary of Findings, 2013 Sampling Program, 100/BCPR/101078, Vanderhoof, BC, Keystone Environmental Ltd., March 2014,*

*Report of Findings Human Health Risk Assessment, Parcel Identification Number #25196 Vanderhoof, BC, Keystone Environmental Ltd., December 2010;*

*Letter Report of Findings, Additional Data Gap Investigation; Keystone Environmental Ltd., July 2010;*

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*Letter Report of Findings, Phase 3 Limited Supplemental Environmental Site Assessment, PIN 25196, Vanderhoof, BC, Keystone Environmental Ltd., November 2009;*

*Groundwater Monitoring Report – 2000, CN Vanderhoof Railway Yard, CN PIN 2400511, 26627, 25195, 2400508, Vanderhoof, BC, Keystone Environmental Ltd., March 2002;*

*Groundwater Monitoring Report, CN Vanderhoof Railway Yard, CN PIN 2400511, 26627, 25195, 2400508, Vanderhoof, BC, Keystone Environmental Ltd., December 2000;*

*Groundwater Monitoring/Sampling Event Former Petro-Canada Bulk Plant Outlet No. 69697 374 West 1 Street, Vanderhoof, B.C., SEACOR Environmental Engineering Inc., November 2000;*

*Phase II Environmental Subsurface Investigation, Former Shell Oil, Home Oil, and Consolidated Mining Leases, Portions of PIN 5196, Piteau Associates Geotechnical and Hydrogeological Consultants (Piteau Associates), May 1999;*

*Phase II Environmental Site Assessment, PINs 2400511, 26627, 25195, 2400508, CN Vanderhoof Railyard, Vanderhoof, BC, Keystone Environmental Ltd., January 1998, and*

*Phase I Environmental Assessment, CNR Station Grounds, Vanderhoof, BC, EBA Engineering Consultants Ltd. (EBA), June 1997.*

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