



**VIA EMAIL:** [IMunson@bearcreekgroup.ca](mailto:IMunson@bearcreekgroup.ca)

File: 26250-20/9241  
Site ID: 9241

June 15, 2021

Ian Munson  
1111349 BC Ltd.  
3550 Highway 16 East  
Terrace, BC V8G 5J3

Dear Ian Munson:

**Re: Certificate of Compliance - 3535 Highway 16 East, Terrace, 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 Regulation and 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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 236-468-2228 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Janet Barrett, M.Sc., P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: Austin Oleksyn, Imperial Oil Limited  
505 Quarry Park Blvd S.E. Calgary, AB, T2C 5N1  
[austin.d.oleksyn@esso.ca](mailto:austin.d.oleksyn@esso.ca).

Regional District of Kitimat-Stikine  
Suite 300 - 4545 Lazelle Ave, Terrace BC V8G 4E1  
[planning@rdks.bc.ca](mailto:planning@rdks.bc.ca)

Zayed Mohamed, PGL Environmental Consultants  
1500 - 1185 West Georgia Street, Vancouver, BC, V6E 4E6  
[zmohamed@pggroup.com](mailto:zmohamed@pggroup.com)

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

Site Information Advisor, ENV, Victoria [Advisor.siteinformation@gov.bc.ca](mailto:Advisor.siteinformation@gov.bc.ca)



**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.

June 15, 2021  
Date Issued

  
Janet Barrett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 3535 Highway 16 East, Terrace, British Columbia which is more particularly known and described as:

Lot B District Lot 373 Range 5 Coast District Plan 12414


PID: 014-643-863

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

Latitude: 54° 31' 19.92"  
Longitude: 128° 32' 5.89"

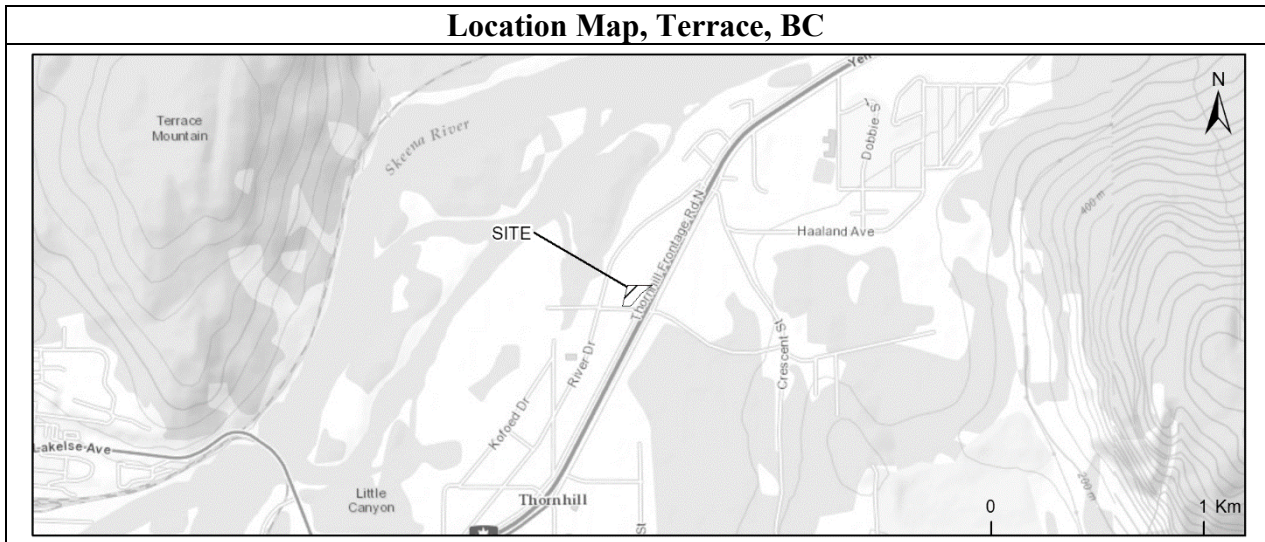
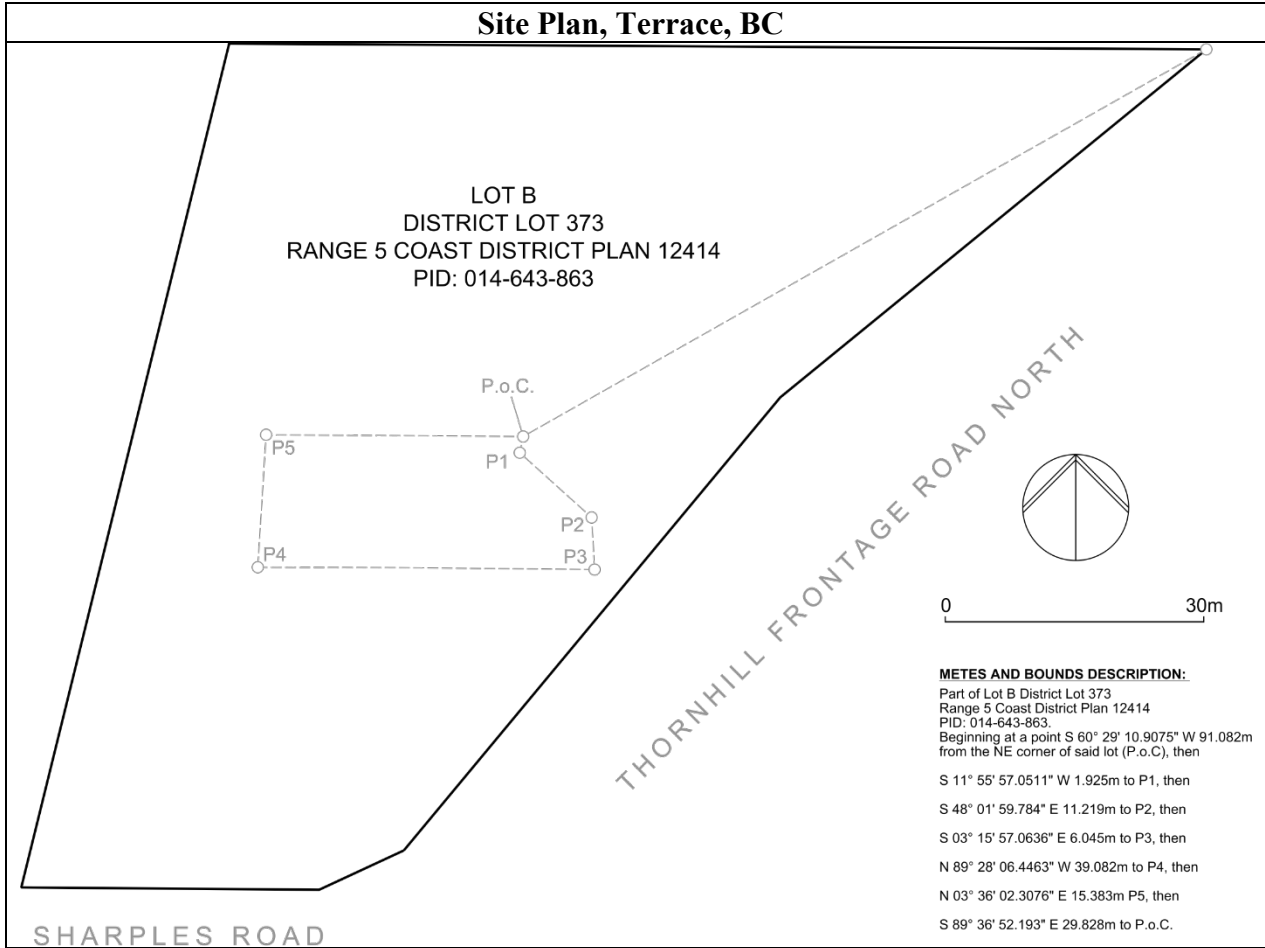
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## Schedule B

### 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. 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) *Any building erected onsite will be slab-on-grade.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches 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.

2. The principal risk control which must be present or implemented and must be maintained at the site includes the following:
  - (a) *Maintain at least 1m of commercial quality soil, or asphalt or concrete barrier, above the area of contaminated soil shown on the Site Plan and more particularly described as:*


*That part of Lot B District Lot 373 Range 5 Coast District Plan 12414 beginning at a point S 60° 29' 10.9075" W 91.082m from the NE corner of said lot (P.o.C), then S 11° 55' 57.0511" W 1.925m, then S 48° 01' 59.784" E 11.219m, then S 03° 15' 57.0636" E 6.045m, then N 89° 28' 06.4463" W 39.082m, then N 03° 36' 02.3076" E 15.383m, then S 89° 36' 52.193" E 29.828m to P.o.C.*

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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.
4. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that the risk 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.
5. 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:

benzene	71-43-2
LEPHs	n/a
VPHs	n/a

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Zayed Mohamed of PGL Environmental Consultants Ltd., dated January 2021;
- *Stage 2 Preliminary, Detailed Site Investigation & Screening Level Risk Assessment – 3535 Highway 16, Terrace, BC*, prepared by PGL Environmental Consultants Ltd., dated November 2020;
- *Stage 1 Preliminary Site Investigation – 3535 Highway 16, Terrace, BC*, prepared by PGL Environmental Consultants Ltd., dated November 2020;
- *Phase II Supplemental Characterization of Soils and Groundwater – Property located at 3535 Highway 16 East in Terrace, BC*, prepared by Sanexen Environmental Services Inc., dated November 2019;
- *Data Report on Soil and Groundwater Sampling at Former Cardlock, 3535 Highway 16 East, Terrace, BC*, prepared by Golder Associates, dated March 2015;
- *2013 Site Monitoring and Sampling Report, Former Cardlock, 3535 Highway 16 East, Terrace, BC*, prepared by Golder Associates, dated September 2013;
- *Groundwater Monitoring and Sampling Report, Imperial Oil Limited, 3535 Highway 16 East, Terrace, BC*, prepared by Golder Associates, dated November 2008;
- *Site Monitoring and Sampling Report – Former Imperial Oil Cardlock – 3535 Highway 16 East, Terrace, BC*, prepared by SNC Lavalin / Morrow Environmental Consultants, dated December 2005; and
- *Site Investigations: Former Imperial Oil Cardlock, 3535 Highway 16 East, Terrace, BC*, prepared by SNC Morrow Environmental Consultants, dated November 2004.

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