



**BY EMAIL**

File: 26250-20/23259  
Site ID: 23259

May 3, 2021

BC Ministry of Indigenous Relations and Reconciliation  
2957 Jutland Road  
Victoria, BC V8T 5J9  
[Sarah.Clayards@gov.bc.ca](mailto:Sarah.Clayards@gov.bc.ca)

Dear Sarah Clayards,

**Re: Protocol 4 Application for Local Background Soil Quality Determination for Aluminum, Iron and Vanadium in Soil at 843 and 933 Highway 37, Terrace, BC**

The Ministry of Environment and Climate Change Strategy (“the ministry”) has completed a review of your application received December 11, 2020 for a local background concentration in soil approval for arsenic for the property located at 843 and 933 Highway 37, Terrace, BC, SITE ID 23259 (“the Site”).

The Site for which this approval has been issued is described as follows:

PIDs: 015-316-963 and 015-318-591  
PIN: 10508011

Legal Description:

- District Lot 1734 Range 5 Coast District Except: Firstly, Part in Plan 4530, Secondly; Block “C” (See PN23542) Thirdly: Block “D” (See BB1213600) and Fourthly; Block “E” (See BB1213601) Plan BCP42044
- District Lot 1741 Range 5 Coast District Except: Firstly, Part in Plan 4462, Secondly; Block “C” (See PN23542) Thirdly: Block “D” (See BB1213606) Plan BCP42044
- Block B, District Lot 1734, Range 5 Coast District

A Site location plan is attached as Figure 1 for reference.

In reaching my decision I have relied on information provided in the following documents:

- *Protocol 4 Background Soil Concentration Determination Application for Aluminum, Iron and Vanadium, Terrace Airport Groundside Parcel, 843 & 933 Highway 37, Terrace, BC, BC ENV Site ID 23259*, prepared by Stantec Consulting Ltd., dated December 9, 2020.
- *Email: Application of Background Soil Concentration Determination, Terrace Airport Groundside Parcel Site, 843 & 933 Highway 37, Terrace, BC* prepared by Stantec Consulting Ltd., dated April 26, 2021

These documents describe soil investigations and statistical calculations undertaken to establish local background concentrations for aluminum, iron and vanadium at the Site.

The purpose of the review was to determine if the submission satisfies the requirements set out in the ministry's protocol entitled [Protocol 4 for Contaminated Sites – Establishing Background Concentrations in Soil](#) ("Protocol 4"). Based on the review of the above-referenced documentation, the ministry has concluded that the submission meets the requirements specified in Protocol 4. The representative local background concentrations of aluminum, iron and vanadium in soil at the Site are as follows:

- **Aluminum in soil of 53,020 mg/kg**
- **Iron in soil of 53,840 mg/kg**
- **Vanadium in soil of 111 mg/kg**

The ministry acknowledges that the aluminum, iron and/or vanadium concentrations in 4 samples (SS18-03 (iron), SS19-02 (aluminum), SS19-11 (aluminum, iron and vanadium) and SS19-2 (vanadium) exceeded the above background soil concentrations. These exceedances are the result of the Protocol 4 requirement to calculate representative concentrations based on the 95<sup>th</sup> percentile of sampling results and are still considered representative of background conditions.

Documents submitted in support of this application were reviewed for purposes of evaluating Stantec Consulting Ltd.'s conclusions regarding background concentrations in soil at the Site. The ministry has not reviewed information related to the assessment of potential site contamination. This letter, therefore, provides no opinion regarding the adequacy or completeness of investigations conducted to ascertain and address site contamination issues.

This approval is based on the most recent information available to the ministry regarding the above-referenced site. The ministry, however, makes no representation or warranty as to the accuracy or completeness of this information.

Please contact me at [julia.brooke@gov.bc.ca](mailto:julia.brooke@gov.bc.ca) if you require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Brooke', written in a cursive style.

Julia Brooke  
for Director, *Environmental Management Act*

Attachment: Site Location Plan

cc: Paul Embregts, Stantec Consulting Ltd. (Email) [paul.embregts@stantec.com](mailto:paul.embregts@stantec.com)  
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