



VIA EMAIL: cbogren@suncor.com

File: 26250-20/4071
Site ID: 4071

December 20, 2022

Curt Bogren
Suncor Energy Products Partnership
1155 Glenayre Drive (P.O. Box 100)
Port Moody, BC V3H 3E1

Dear Curt Bogren:

Re: Certificate of Compliance – 236 Enterprise Avenue, 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 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 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.

Yours truly,



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

Enclosure

cc: Robert Machial, Deputy Director of Engineering Services, District of Kitimat,
270 City Centre, Kitimat, BC, V8C 2H7,
(BY EMAIL) rmachial@kitimat.ca

Ron Skuggedal, Carlisle Enterprises Ltd.,
1840 Quinn Street, Prince George, BC, V2N 1X5,
(BY EMAIL) rons@vikingconstruction.ca

Ajay Tumber, Approved Professional, Parsons Inc.,
100, 9347 200A Street, Langley, BC, V1M 0B3,
(BY EMAIL) ajay.tumber@parsons.com

Client Information Officer, BC Ministry of Environment and Climate Change Strategy
(BY EMAIL) csp_cio@victoria1.gov.bc.ca

Society of Contaminated Sites Approved Professionals of BC (Anna Popova),
(BY EMAIL) apopova@csapsociety.bc.ca

Royal Bank (mortgage holder)
595 Burrard Street, Vancouver, BC, V7X 1L7
(BY EMAIL) BR02460E@rbc.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.

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For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a portion of 236 Enterprise Avenue, Kitimat, which is more particularly known and described as:

A portion of Lot B, District Lot 6061, Range 5, Coast District Plan 9858 (PID: 005-767-041) and a portion of Lot D, District Lot 6061, Range 5, Coast District Plan 9858 (PID: 005-767-521), as described by metes and bounds:

COMMENCING at a point situated on the southeastern corner of boundary of Lot B, District Lot 6061, Range 5, Coast District Plan 9858

THENCE $285^{\circ}03'57''$, 12.90 metres;

THENCE $15^{\circ}03'57''$, 21.11 metres;

THENCE $11^{\circ}15'47''$, 30.77 metres;

THENCE $15^{\circ}03'57''$, 10.68 metres;

THENCE $105^{\circ}03'57''$, 14.94 metres;

THENCE $195^{\circ}03'57''$, 62.48 metres to the point of commencement and containing by admeasurement 859.10 square metres, more or less.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Parsons Inc. on March 23, 2022.

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

Latitude:	54°	03'	25.5"
Longitude:	128°	41'	19.2"

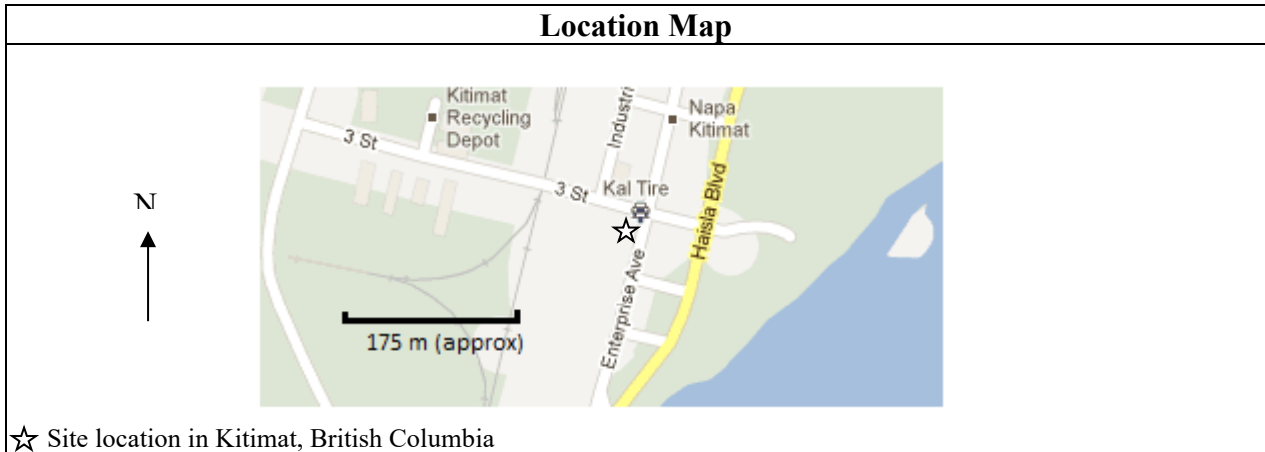
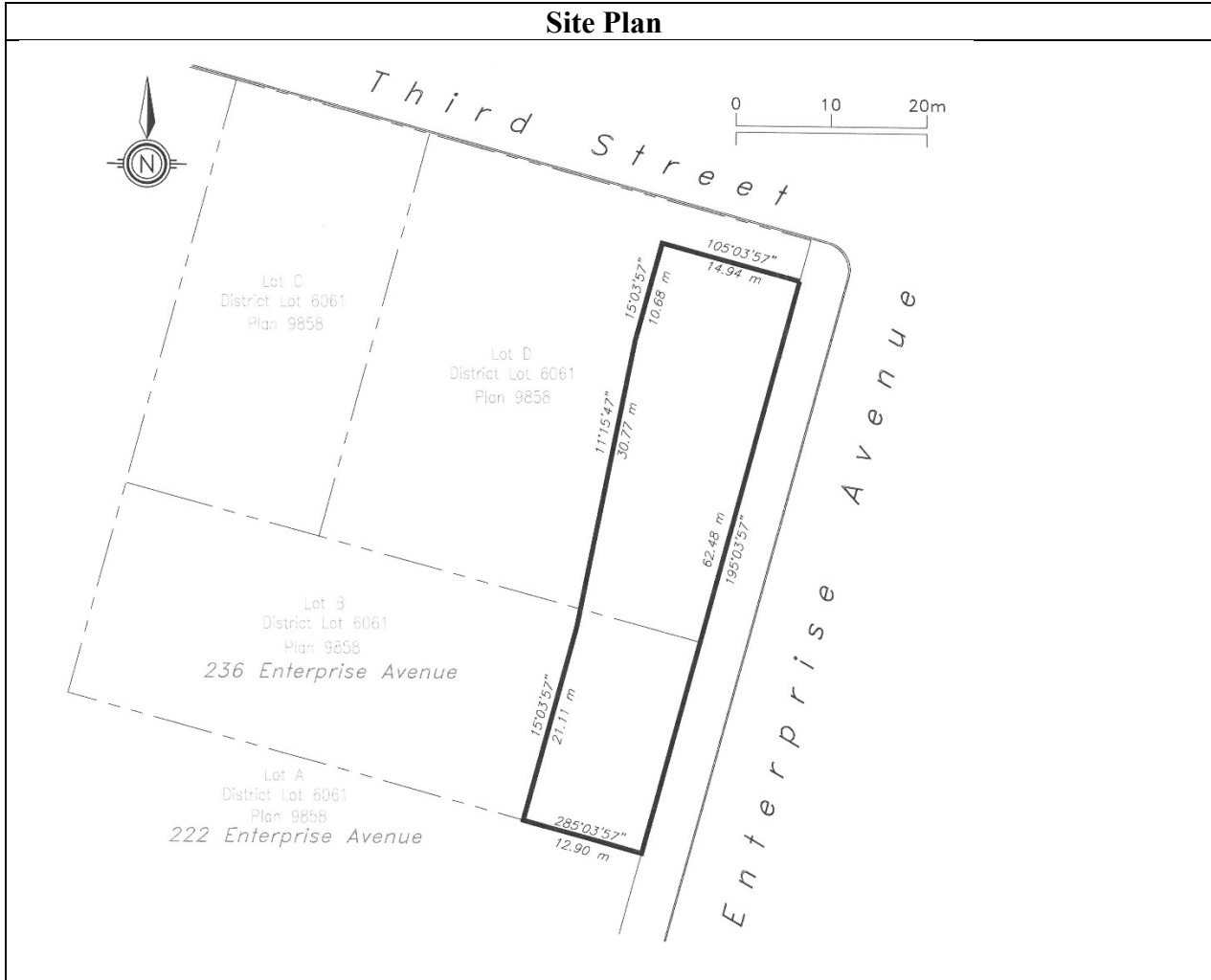
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water use 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. 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 existing or expected at and adjacent to the site. These assumptions include the following:

(a) Buildings will not have a foundation depth exceeding 2.5 metres below ground surface

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 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) Soil containing petroleum hydrocarbon constituents at concentrations exceeding the applicable numerical regulatory standards for the site must remain at its current depth of at least 2.8 m below grade (current grade approximately 13.1 metres above sea level) and not be redistributed to shallower depths, nor is a change permitted in future grade elevation from the current elevation that would cause current soil contamination to be situated at shallower depths.
 - (b) Groundwater from beneath the site must not be used as a source of 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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4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.

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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
ethylbenzene	100-41-4
toluene	108-88-3
xylenes	1330-20-7
VPHs	N/A

Substances remediated in groundwater for drinking water use:

To meet numerical remediation standards:

benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(a)pyrene	50-32-8
dibenz(a,h)anthracene	53-70-3
ethylbenzene	100-41-4
toluene	108-88-3
xylenes (total)	1330-20-7

Substances remediated in groundwater for freshwater aquatic life water use:

To meet numerical remediation standards:

benzene	71-43-2
benzo(a)pyrene	50-32-8
ethylbenzene	100-41-4
LEPHw	N/A
naphthalene	91-20-3
pyrene	129-00-0
toluene	108-88-3
VPHw	N/A
xylenes (total)	1330-20-7

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Substances remediated in groundwater for drinking water use:

To meet risk-based remediation standards:

tetraethyl lead 78-00-2

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Parsons Inc., dated June 14, 2022
- *Addendum to Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation, and Screening Level Risk Assessment, 236 Enterprise Avenue and Affected Properties (...), Kitimat, British Columbia*, prepared by Parsons Inc., dated June 14, 2022
- *Performance Verification Plan for Management Area At 236 Enterprise Avenue, Kitimat, British Columbia*, prepared by Parsons Inc., dated June 2, 2022
- *Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 236 Enterprise Avenue, Kitimat, British Columbia*, prepared by Parsons Inc., dated September 22, 2021
- *Screening Level Risk Assessment, 236 Enterprise Avenue, Kitimat, British Columbia*, prepared by Parsons Inc., dated September 22, 2021
- *Approval in Principle Status Report, Annual Groundwater Monitoring and Sampling, 236 Enterprise Avenue, Kitimat, British Columbia*, prepared by Parsons Inc., dated August 6, 2021
- *Environmental Status Update for Carlisle Enterprises Ltd., Property Located at 236 Enterprise Avenue, Kitimat, BC (the "Property")*, prepared by Parsons Inc., dated August 29, 2017
- *Human Health and Ecological Risk Assessment, Approval in Principle (AIP) Management Area, Adjacent to the Former Petro-Canada Keylock Facility Located at 236 Enterprise Avenue, Kitimat, BC, Site ID: 4071*, prepared by O'Connor Associates Environmental Inc., dated November 24, 2010
- *Approval in Principle (AiP) Status Report No. 1, 1996 to August 2002*, prepared by Morrow Environmental Consultants, dated November 22, 2002
- *Approval in Principle Status Reports No. 2 through 25*, prepared by various consultants, May 2003 through November 2016
- *Summary of Remediation System Installation at 225 Enterprise Avenue and Along Enterprise Avenue and Results of Soil and Groundwater Assessment Along 2nd Street and*

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Enterprise Avenue, prepared by Morrow Environmental Consultants, dated November 6, 2002

- *Results of Limited Soil and Groundwater Assessment at 221 and 213 Enterprise Avenue*, prepared by Morrow Environmental Consultants, dated October 25, 2002
- *Results of Limited Soil and Groundwater Assessment at 235 Enterprise Avenue*, prepared by Morrow Environmental Consultants, dated May 3, 2002
- *Results of Limited Soil and Groundwater Assessment at 222 Enterprise Avenue*, prepared by Morrow Environmental Consultants, dated May 3, 2002
- *Results of Soil and Groundwater Assessment at 221 Enterprise Avenue, Near the Former Petro-Canada Keylock*, prepared by Morrow Environmental Consultants, dated May 5, 2000
- *Results of Limited Soil and Groundwater Assessment at 213 Enterprise Avenue, Near the Former Petro-Canada Keylock*, prepared by Morrow Environmental Consultants, dated May 5, 2000
- *Results of Soil and Groundwater Assessment at 225 Enterprise Avenue and Haisla Blvd., Near the Former Petro-Canada Keylock*, prepared by Morrow Environmental Consultants, dated May 5, 2000
- *Off-site Remediation Plan and Request for an Approval in Principle for AIP MA Adjacent to Former Petro-Canada Key Lock, 236 Enterprise Avenue, Kitimat, BC*, prepared by Morrow Environmental Consultants, dated June 1, 2000
- *Environmental Inspections During Petro-Canada Keylock Facility Decommissioning, 236 Enterprise Avenue, Kitimat, BC*, prepared by Morrow Environmental Consultants, dated November 16, 1998
- *Environmental Site Assessment, Petro-Canada Service Station, 236 Enterprise Avenue, Kitimat, BC*, prepared by Morrow Environmental Consultants, dated October 18, 1996

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