



VIA EMAIL: Julie.Sandusky@gov.bc.ca

Victoria File: 26250-20/3003
Site ID: 3003
App No. 13898

March 7, 2023

BC Ministry of Transportation and Infrastructure
Att: Julie Sandusky
4B – 940 Blanshard Street
PO Box 9850 Stn Prov Govt
Victoria, BC V8W 9T5

Dear Julie Sandusky:

Re: Certificate of Compliance – 51 Francois Lake Drive, Burns Lake, 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:

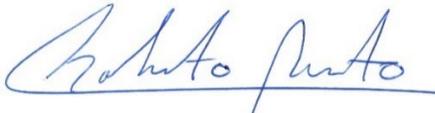
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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. Contamination remains on lands adjacent to the site.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: Sheryl Worthing, Village of Burns Lake, sworthing@burnslake.ca

Anna Popova, CSAP Society, apopova@csapsociety.bc.ca

Michael Geraghty, Numerical Approved Professional, Keystone Environmental Ltd.,
mgeraghty@keystoneenviro.com

Scott Steer, Risk-based Approved Professional, Steer Environmental Associates Ltd.,
scott.steer@steerenvironmental.com

Client Information Officer, Land Remediation Section, Ministry of Environment and
Climate Change Strategy, csp_cio@Victorial.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.

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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Roberto Prieto
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 51 Francois Lake Drive, Burns Lake, British Columbia, which is more particularly known and described as:

Block A District Lot 5402 Range 5 Coast District Except Plan 11879

PID: 005-610-427

The risk management area metes and bounds contain part of a legal parcel depicted in an engineering drawing (21-12897-01) prepared by Keystone Environmental Ltd. on December 21, 2021, and is more particularly known and described as:

Risk Management Area #1: Soil Cap Area and Building Exclusion Zone

Starting at the south corner of Block A District Lot 5402 Range 5 Coast District:

- Thence 350° 10' 56" for 64.003 metres; to the point of commencement.
- Thence 33° 48' 10" for 16.000 metres;
- Thence 303° 48' 10" for 16.000 metres;
- Thence 213° 48' 10" for 16.000 metres;
- Thence 123° 48' 10" for 16.000 metres;
- Returning to the point of commencement.

Risk Management Area #2: Soil Management Area

Starting at the south corner of Block A District Lot 5402 Range 5 Coast District:

- Thence 5° 14' 02" for 29.597 metres; to the point of commencement.
- Thence 05° 42' 50" for 13.467 metres;
- Thence 31° 09' 47" for 56.962 metres;
- Thence 25° 25' 02" for 22.284 metres;
- Thence 302° 09' 22" for 12.867 metres;
- Thence 212° 09' 22" for 35.607 metres;
- Thence 302° 09' 22" for 13.020 metres;
- Thence 212° 09' 22" for 11.462 metres;
- Thence 302° 09' 22" for 12.685 metres;
- Thence 34° 25' 21" for 16.883 metres;
- Thence 302° 09' 22" for 12.676 metres;
- Thence 215° 56' 32" for 21.277 metres;
- Thence 279° 48' 00" for 23.225 metres;

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- Thence 237° 16' 46" for 9.927 metres;
- Thence 212° 09' 22" for 4.914 metres;
- Thence 151° 48' 33" for 1.621 metres;
- Thence 150° 00' 02" for 8.845 metres;
- Thence 149° 57' 14" for 5.897 metres;
- Thence 148° 13' 34" for 15.130 metres;
- Thence 150° 37' 42" for 3.607 metres;
- Thence 150° 25' 12" for 6.773 metres;
- Thence 142° 53' 43" for 6.031 metres;
- Thence 134° 17' 51" for 6.040 metres;
- Thence 135° 31' 35" for 7.012 metres;
- Thence 141° 50' 45" for 6.365 metres;
- Thence 145° 46' 34" for 9.617 metres;
- Thence 148° 00' 51" for 1.735 metres;
- Thence 79° 41' 42" for 20.838 metres;
- Returning to the point of commencement.

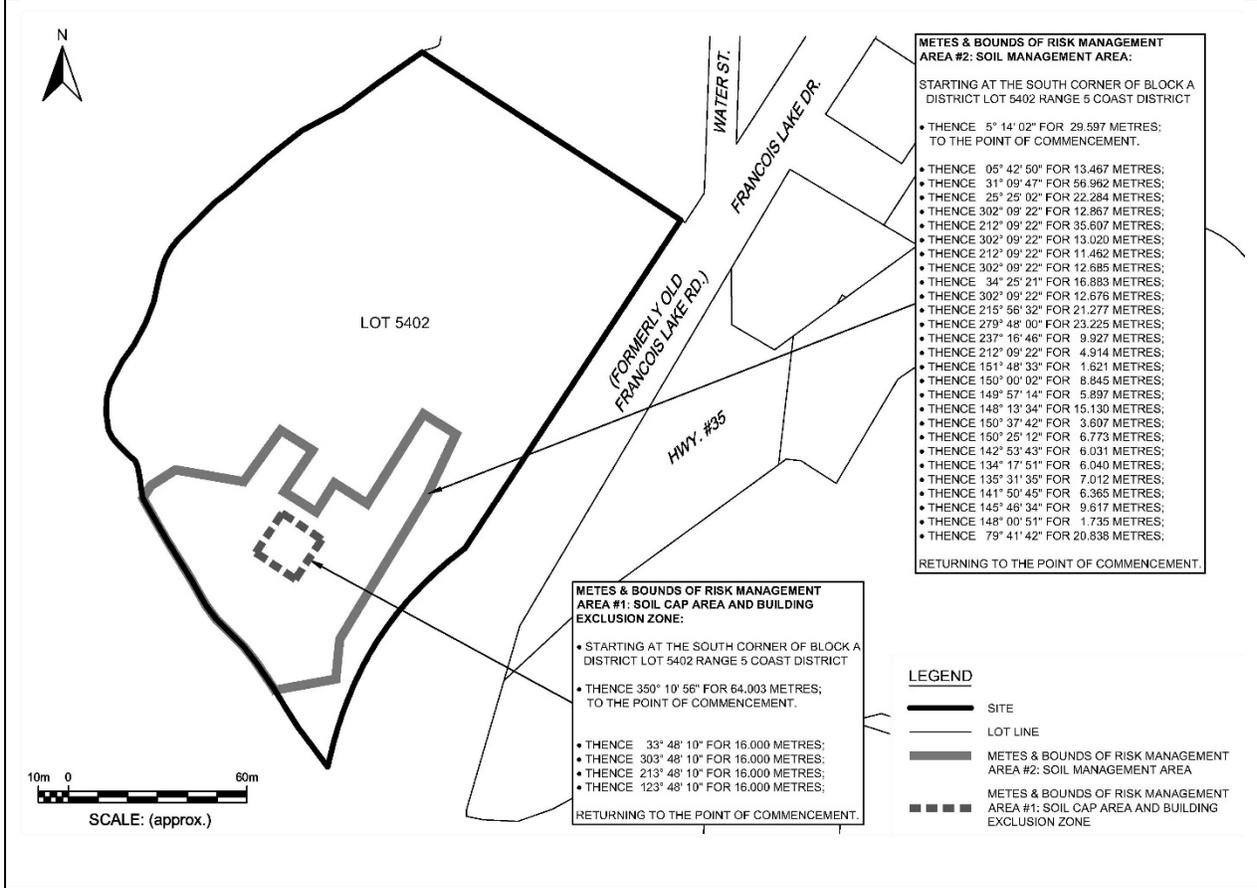
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 54° 13' 23.00"
 Longitude: 125° 45' 53.50"

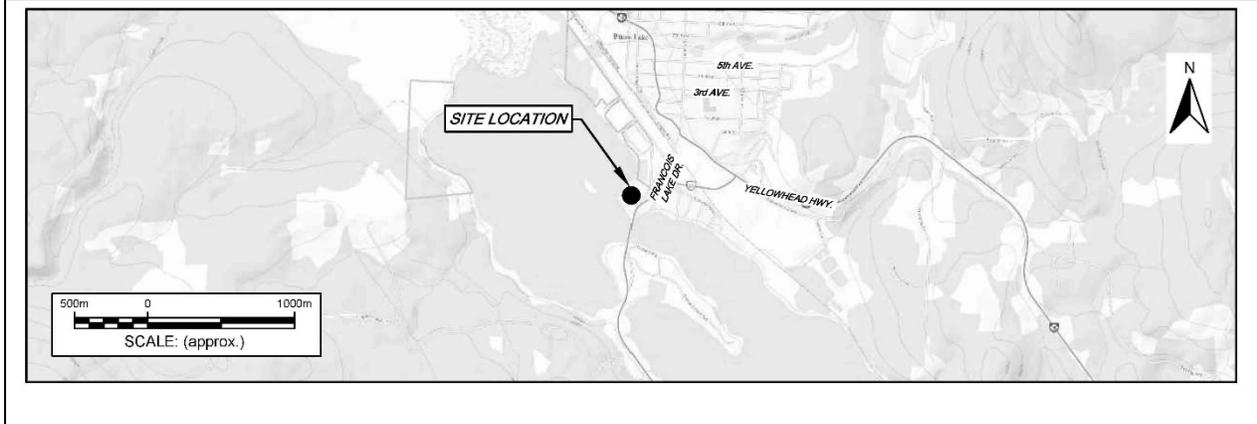
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Site Plan, Burns Lake, BC



Location Map, Burns Lake, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment 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 and risk-based standards at 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) *Buildings constructed on the site will have surface-oriented concrete slab foundations and footings without basements.*

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 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) *The engineered soil cap located within Risk Management Area #1 must remain intact.*
 - (b) *Contaminated soils located within Risk Management Area #2 but beyond Risk Management Area #1 must remain at depths of at least one metre below surface grade or covered by intact pavement or building foundations.*
 - (c) *Groundwater from the site must not be used as drinking water.*
 - (d) *Buildings at the site must not be constructed within Risk Management Area #1.*
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.

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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 person or their agent. The records must be available for inspection by the Director.
6. If an Approval in Principle was issued for the remediation of a neighbouring parcel that was contaminated by substances that migrated from the site which is the subject of this Certificate of Compliance, remediation of the neighbouring parcel must be undertaken as described in the Approval in Principle for the neighbouring site.
7. The Director must be notified promptly by the person<s> 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 excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
8. 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<s> 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 numerical remediation standards:

benz(a)anthracene	56-55-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
lead	7439-92-1
naphthalene	91-20-3
phenanthrene	85-01-8
zinc	7440-66-6

To meet risk-based remediation standards:

arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
chloride ion	16887-00-6
ethylbenzene	100-41-4
HEPH _S	NA
LEPH _S	NA
sodium ion	17341-25-2
tetraethyl lead	78-00-2
toluene	108-88-3
VPH _S	NA
xylenes	1330-20-7

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Substances remediated in vapour for commercial vapour use:

To meet numerical remediation standards:

dichloroethane, 1,2-	107-06-2
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8

To meet risk-based remediation standards:

benzene	71-43-2
VPH _v	NA

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

acenaphthene	83-32-9
anthracene	120-12-7
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
chrysene	218-01-9
fluoranthene	206-44-0
fluorene	86-73-7
phenanthrene	85-01-08
pyrene	129-00-0
VH _{w6-10}	NA

To meet risk-based remediation standards:

arsenic	7440-38-2
benzene	71-43-2
chloride ion	16887-00-6
EPH _{w10-19}	NA
LEPH _w	NA
naphthalene	91-20-3
toluene	108-88-3
VPH _w	NA
xylenes, total	1330-20-7

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Substances remediated in water for drinking water use:

To meet numerical remediation standards:

acenaphthene	83-32-9
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
chrysene	218-01-9
dibenz(a,h)anthracene	53-70-3
fluorene	86-73-7
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
pyrene	129-00-0
VH _{W6-10}	NA

To meet risk-based remediation standards:

arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
butadiene, 1,3-	106-99-0
chloride ion	16887-00-6
cyclohexene	110-83-8
dibromoethane, 1,2-	106-93-4
dichloroethane, 1,2-	107-06-2
EPH _{W10-19}	NA
ethylbenzene	100-41-4
lithium	7439-93-2
sodium ion	17341-25-2
strontium	7440-24-6
tetraethyl lead	78-00-2
trimethylbenzene, 1,3,5-	108-67-8
xylene, total	1330-20-7

To meet local background concentrations:

cobalt	7440-48-4
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Schedule D

Documents

Summary of Site Conditions, 51 Francois Lake Drive, Burns Lake, BC, Keystone Environmental Ltd., December 5, 2022;

Performance Verification Plan for Certificate of Compliance, 51 Francois Lake Drive, Burns Lake, BC, Keystone Environmental Ltd., November 7, 2022;

Report of Findings – Human Health and Ecological Risk Assessment, 51 Francois Lake Drive, Burns Lake, BC, Keystone Environmental Ltd., November 4, 2022;

Report of Findings – Stage 1 Preliminary Site Investigation, Supplemental Detailed Site Investigation, and Confirmation of Remediation, 51 Francois Lake Drive, Burns Lake, BC, Keystone Environmental Ltd., October 31, 2022;

Protocol 4 Application for Local Background Concentration Determination for Arsenic in Soil, 51 Francois Lake Drive, Burns Lake, BC, Project No.12897, PID: 005-610-427, BC Ministry of Environment and Climate Change Strategy, September 8, 2022;

Application for Local Background Concentration Determination for Arsenic in Soil, 51 Francois Lake Drive, Burns Lake, BC, Keystone Environmental Ltd., July 23, 2021;

Approval in Principle, 51 Francois Lake Drive, Burns Lake, British Columbia, BC Ministry of Environment and Climate Change Strategy, December 16, 2020;

Request for Pre-Approval to Not Obtain Certificate of Compliance (CoC) for Adjacent Burns Lake Band Land, in relation to CoC Submission, 51 Francois Lake Drive, Burns Lake and a portion of Highway 35, BC, ENV Site ID: 3003, BC Ministry of Environment and Climate Change Strategy, October 27, 2020;

2020 Remedial System Shutdown Summary Report, Former Burns Lake Highways Maintenance Yard, Permit 15077, 51 Francois Lake Drive, Burns Lake, BC, Keystone Environmental Ltd., August 18, 2020;

Remediation Plan, 51 Francois Lake Drive, Burns Lake, BC, Keystone Environmental Ltd., March 10, 2020;

Report of Findings – Human Health and Ecological Risk Assessment, 51 Francois Lake Drive, Burns Lake, BC, Keystone Environmental Ltd., March 9, 2020;

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Report of Findings – Stage 1 Preliminary Site Investigation and Detailed Site Investigation, 51 Francois Lake Drive, Burns Lake, BC, Keystone Environmental Ltd., February 28, 2020; and

Protocol 9 Application for Determination for a Local Background Concentration for Dissolved Lithium in Groundwater, 51 Francois Lake Drive, Burns Lake, BC, BC Ministry of Environment and Climate Change Strategy, April 23, 2019.

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