



Victoria File: 26250-20/17707
Site ID: 17707

June 4, 2021

Jennifer Dart
7-Eleven Canada, Inc
3200 Hackberry Road
Irving, Texas, USA, 75063
Jennifer.Dart@7-11.com

Dear Jennifer Dart:

Re: Certificate of Compliance – 2892 3rd Avenue, Port Alberni, 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: City of Port Alberni: Rob Dickinson, Director of Engineering and Public Works,
4850 Argyle Street, Port Alberni, BC, V9Y 1V8
(BY EMAIL) rob_dickinson@portalberni.ca

Blair King, Approved Professional, Parsons Inc.
#100-9347 200A Street, Langley, BC, V1M 0B3
(BY EMAIL) blair.king@parsons.com

Society of Contaminated Sites Approved Professionals of BC (Anna Popova),
613-744 West Hastings Street, Vancouver, BC, V6C 1A5,
(BY EMAIL) apopova@csapsociety.bc.ca

Site Information Advisor, ENV, Victoria 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.

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 4, 2021
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is 2892 3rd Avenue in Port Alberni, British Columbia, which is more particularly known and described as:

Lot 1, District Lot 1, Alberni District, Plan 44386,
PID: 005-267-862

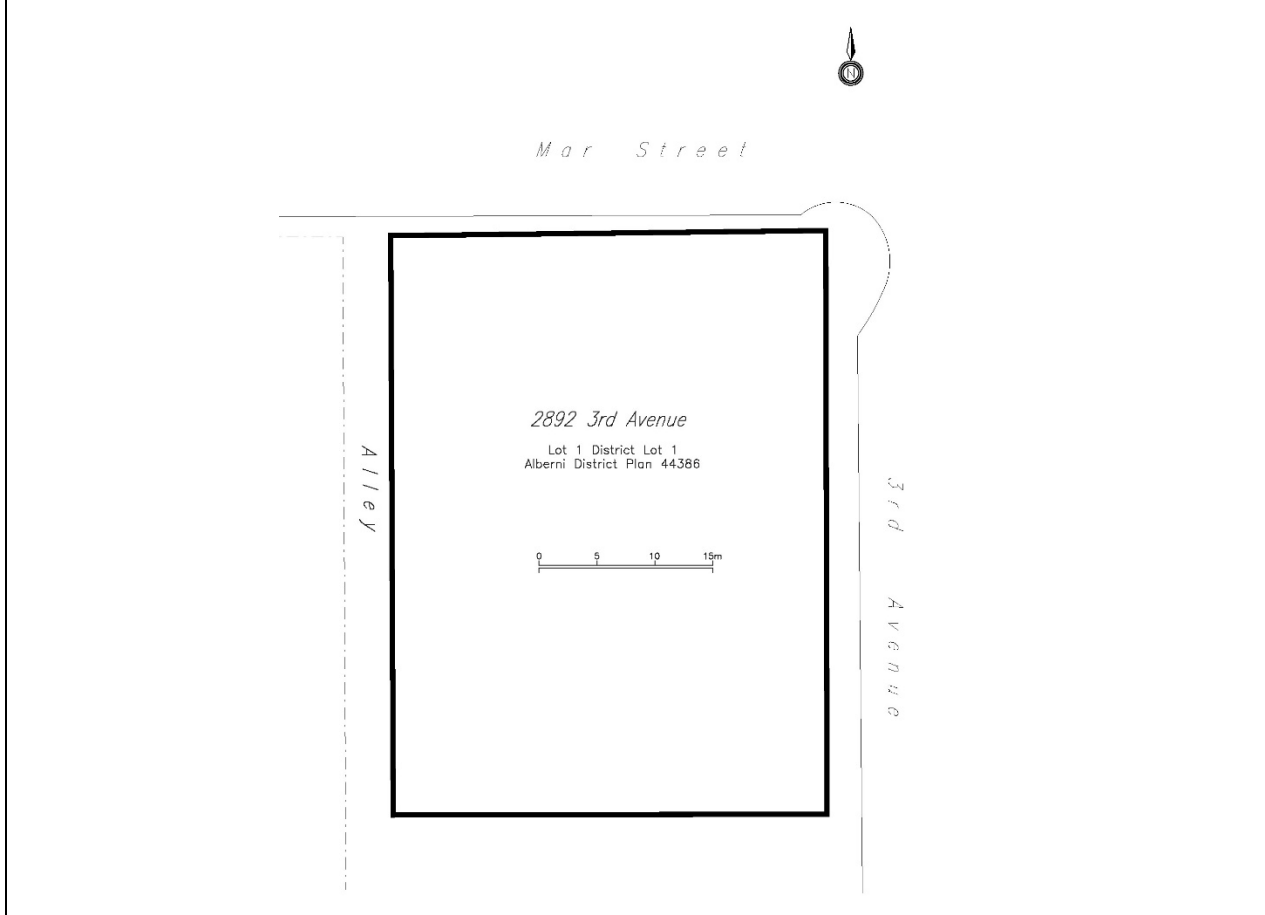
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 13' 54.3"
Longitude: -124° 48' 28.9"

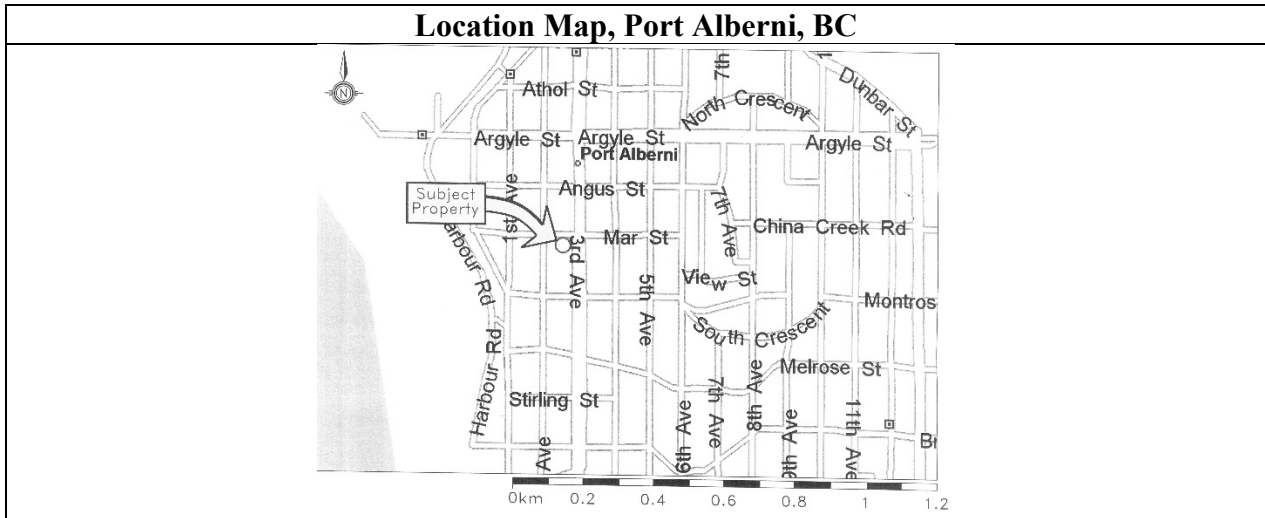
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James Plett
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Site Plan, Port Alberni, BC



Location Map, Port Alberni, 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.

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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

VPHs	N/A
xylenes	1330-20-7

To meet local background concentrations:

cobalt	7440-48-4
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To meet site-specific numerical standards:

arsenic	7440-38-2
copper	7440-50-8

Substances remediated in vapour for commercial land use:

To meet numerical remediation standards:

benzene	71-43-2
dichloroethane, 1,2-	107-06-2
methylcyclohexane	108-87-2
n-hexane	110-54-3
trimethylbenzene, 1,2,4-	95-63-6
trimethylbenzene, 1,3,5-	108-67-8
VPHv	NA
xylenes, total	1330-20-7

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

LEPHw	N/A
naphthalene	91-20-3
VHw6-10	N/A
VPHw	N/A
xylenes, total	1330-20-7

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Schedule D

Documents

Preliminary Site Investigation, Detailed Site Investigation Confirmation of Remediation, 2892 3rd Avenue, Port Alberni, British Columbia prepared by Parsons Inc., April 14, 2021;

Summary of Site Conditions, 2892 3rd Avenue, Port Alberni, British Columbia prepared by Parsons Inc., April 14, 2021; and

Regulatory Notification for City of Port Alberni Property Adjacent to 2892 3rd Avenue, Port Alberni, BC, prepared by Parsons Inc. January 7, 2021.

June 4, 2021

Date Issued



James Plett

For Director, *Environmental Management Act*