



VIA EMAIL: Adrienne.Fitzpatrick@gov.bc.ca

Victoria File: 26250-20/23259
Site ID: 23259

May 4, 2022

Ministry of Indigenous Relations and Reconciliation
2957 Jutland Road
Victoria, BC V8T 5J9
Attn. Adrienne Fitzpatrick

Dear Ms. Adrienne Fitzpatrick:

Re: Certificate of Compliance – 843/933 Highway 37, 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 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Ken Newman, Planning Manager, City of Terrace, knewman@terrace.ca

Jason Wilkins, Legacy Environmental, jwilkins@legacyenv.ca

Scott Steer, Steer Environmental, scott.steer@steerenvironmental.com

Paul Embregts, Stantec Consulting Ltd., paul.embregts@stantec.com

Eric Tevely, Inner City Diesel (BC) Ltd., Bay 1, 181 Robertson Road, Fort McMurray, AB, T9H 0E1 service@innercitydiesel.ca

Computershare Trust Company of Canada, 510 Burrard Street, Vancouver, BC, V6C 3B9
CMBS@Computershare.com

CSAP Society, apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria, 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 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.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 843 and 933 Highway 37, Terrace, British Columbia, comprises one legal parcel and parts of two additional legal parcels, and is more particularly known and described as:

Parcel 1: Block B District Lot 1732 Range 5 Coast District. PID: 031-172-245

Parcel 2: All that part of District Lot 1741 except: firstly; part in Plan 4462, secondly; Block "C" (See PN23542), thirdly; Block "D" (See BB1213606) Plan BCP42044, Range 5, Coast District, more particularly described as follows:

Commencing at a point, being a post, bearing $324^{\circ}00'11''$ and distant 446.414 metres, more or less, from the northwest corner post of Block B, District Lot 1732, Range 5, Coast District; said point of commencement lying on the southern boundary of District Lot 1741,

thence bearing $270^{\circ}14'08''$ and distant 32.225 metres, more or less, to a post,

thence bearing $53^{\circ}51'01''$ and distant 25.883 metres, more or less, to a post,

thence bearing $143^{\circ}40'20''$ and distant 19.117 metres, more or less, to the point of commencement; containing 247.4 metres squared, more or less.

PID: 015 318 591

Parcel 3: All that part of District Lot 1734 except: firstly; part in Plan 4530, secondly; Block "C" (See PN23542), thirdly; Block "D" (See BB1213600) and fourthly; Block "E" (See BB1213601) Plan BCP42044, Range 5, Coast District, more particularly described as follows:

Commencing at a point, being the northwest corner post of Block B, District Lot 1732, Range 5, Coast District,


thence along the western boundary of said Block B, bearing $180^{\circ}39'17''$ and distant 180.475 metres, more or less, to the southwest corner post of said Block B,

thence bearing $270^{\circ}38'45''$ and distant 87.706 metres, more or less, to a post, thence bearing $270^{\circ}38'45''$ and distant 163.862 metres, more or less, to a post,

thence bearing $270^{\circ}38'45''$ and distant 48.865 metres, more or less, to a post,

thence bearing $336^{\circ}31'46''$ and distant 71.841 metres, more or less, to a post,

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thence bearing 291°32'48" and distant 426.038 metres, more or less, to a post,

thence bearing 53°51'41" and distant 535.857 metres, more or less, to a post,

thence bearing 90°14'08" and distant 32.225 metres, more or less, to a post,

thence bearing 144°00'11" and distant 446.414 metres, more or less, to the point of commencement; containing 21.8 hectares, more or less.

PID: 015 316 963

The site contains parts of legal parcels depicted in an unregistered legal sketch plan EPP105253 prepared by AllNorth Land Surveyors on September 11, 2020.

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

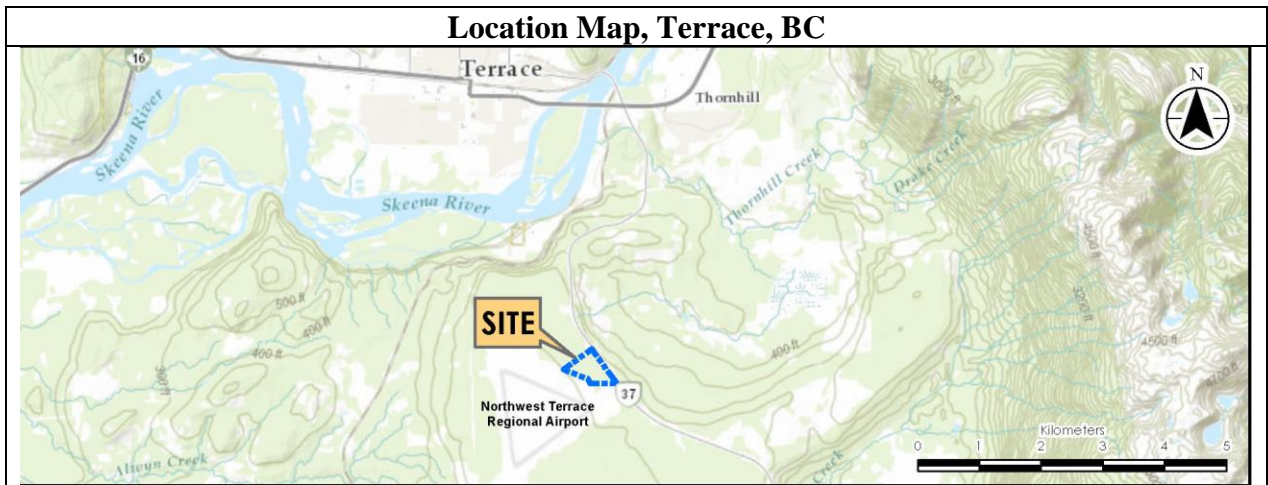
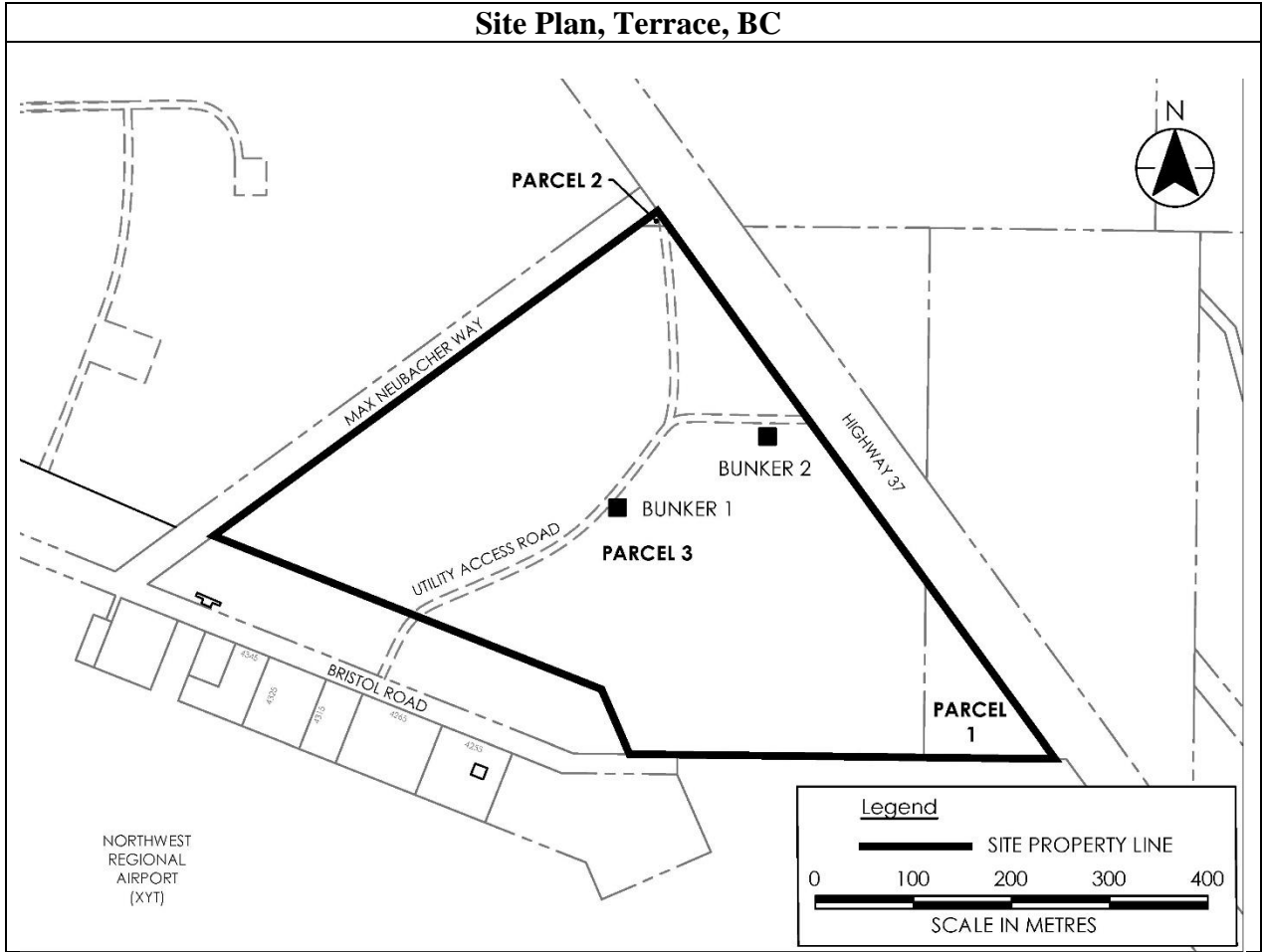
Latitude: 54° 28' 24.60"
Longitude: 128° 33' 57.60"

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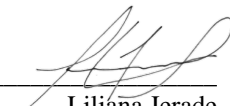
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Schedule B

Requirements and Conditions

1. Any changes in land use 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.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) The Site's World War II (WWII) bunkers concrete floors, outdoor entranceway slabs, and outdoor perimeter soil mounds that are a barrier to direct contact exposures by human and ecological receptors must remain intact.
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.
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.
9. 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 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 natural wildlands soil use:

To meet risk-based remediation standards:

Cobalt (CAS Number 7440-48-4)

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Schedule D

Documents

Summary of Site Condition., Site ID 23259, Stantec Consulting Ltd., March 21, 2022.

Performance Verification Plan, Airport Groundside Parcel, 843/933 Highway 37, Terrace, BC. Stantec Consulting Ltd., March 17, 2022.

Detailed Risk Assessment, Airport Groundside Parcel, 843/933 Highway 37, Terrace, BC. Stantec Consulting Ltd., March 17, 2022.

Stage 1 Preliminary Site Update and Detailed Site Investigation, Airport Parcel, 843/933 Highway 37, Terrace, BC. Stantec Consulting Ltd., March 4, 2022.

Protocol 4 Application Decision for Local Background Soil Quality Determination for Aluminum, Iron, and Vanadium in Soil at 843 and 933 Highway 37, Terrace, BC. BC Ministry of Environment and Climate Change Strategy, May 3, 2021.


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. Stantec Consulting Ltd., December 9, 2020.

Shallow Soil Sampling Program – Airport Groundside Parcel, 843/933 Highway 37, Terrace, BC. Stantec Consulting Ltd., April 12, 2019.

Stage 2 Preliminary Site Investigation, Airport Groundside Parcel, 843/933 Highway 37, Terrace, BC. Stantec Consulting Ltd., January 28, 2019.

Stage 1 Preliminary Site Investigation, 843/933 Highway 37, Terrace, BC. SNC Lavalin, January 31, 2017.

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