



**VIA EMAIL**

Victoria File: 26250-20/14040  
Regional File: 26250-20/14040  
Site ID: 14040

June 24, 2024

Lance McLean  
Husky Canadian Petroleum Marketing Partnership  
225 6<sup>th</sup> Ave SW, PO Box 766  
Calgary, AB T2P 0M5  
[Lance.McLean@cenovus.com](mailto:Lance.McLean@cenovus.com)

Dear Lance McLean:

**Re: Certificate of Compliance – Portion of 201 – 2<sup>nd</sup> Avenue West, Prince Rupert, 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future 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 at [site@gov.bc.ca](mailto:site@gov.bc.ca).

Yours truly,



Ingrid Sorensen, M.A.Sc., R.P.Bio  
Senior Risk Assessment Officer

Enclosure

cc: City of Prince Rupert, [cityhall@princerupert.ca](mailto:cityhall@princerupert.ca)  
424 3rd Ave West, Prince Rupert, BC, V8J 1L7

Sal Chirico, Chirico Enterprises Ltd., [schirico@telus.net](mailto:schirico@telus.net)  
6550 Union Street, Burnaby, BC, V5B 1W8

Bank of Montreal, Mortgages, BMO, [mutualfunds@bmo.com](mailto:mutualfunds@bmo.com)  
119 St-Jacques, Montreal, QC, H2Y 1L6

CSAP Society, [submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.bc.ca)  
613-744 West Hastings Street, Vancouver, BC

Anthony Collett, CSAP, SLR Consulting (Canada) Ltd., [acollett@slrconsulting.com](mailto:acollett@slrconsulting.com)  
200 – 887 Great Northern Way, Vancouver, BC, V5T 4T5

Sam Reimer, SLR Consulting (Canada) Ltd., [sreimer@slrconsulting.com](mailto:sreimer@slrconsulting.com)  
303 - 3960 Quadra Street, Victoria, BC, V8X 4A3

Client Information Officer, ENV, Victoria, [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.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.

June 24, 2024  
Date Issued

Ingrid Sorensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at a portion of the property at 201 2<sup>nd</sup> Avenue West, Prince Rupert, British Columbia (Management Area 1), which is more particularly known and described as:

### Metes and Bounds Description:

Portion of Lot 10, 11 and 12 Block 19 Section 1 District Lot 251 Range 5 Coast District Plan 923:

Commencing at north corner of Lot 12 Block 19 Section 1 Range 5 Coast District Plan 923; thence southeast 137°8'48", 14.8 metres; thence southwest 227°8'48", 18.67 metres; thence west 280°14'8", 9.53 metres; thence northwest 317°8'48", 7.18 metres; thence northeast 47°8'48", 24.39 metres more or less to the commencement point; containing 0.0339 hectares (0.084 acres) more or less.

### Legal Description:

The site contains part of a legal parcel, a portion of Lots 10, 11 and 12 Block 19 Section 1 District Lot 251 Range 5 Coast District Plan 923 depicted in S\_206-03298-60003-A5 Plan No. 1 prepared by Sarah Wittenberg, SLR Consulting (Canada) Ltd., on April 5, 2024.

Lot 10 PID; 014-772-043,

Lot 11 PID; 014-772-051,

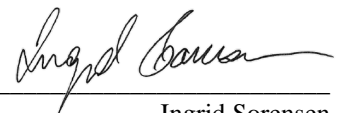
Lot 12 PID; 014-772-060.

The approximate centre of the site (Management Area 1) using the NAD (North American Datum) 1983 convention is:

Latitude:	54°	18'	52.3"
Longitude:	130°	19'	23.5"

June 24, 2024

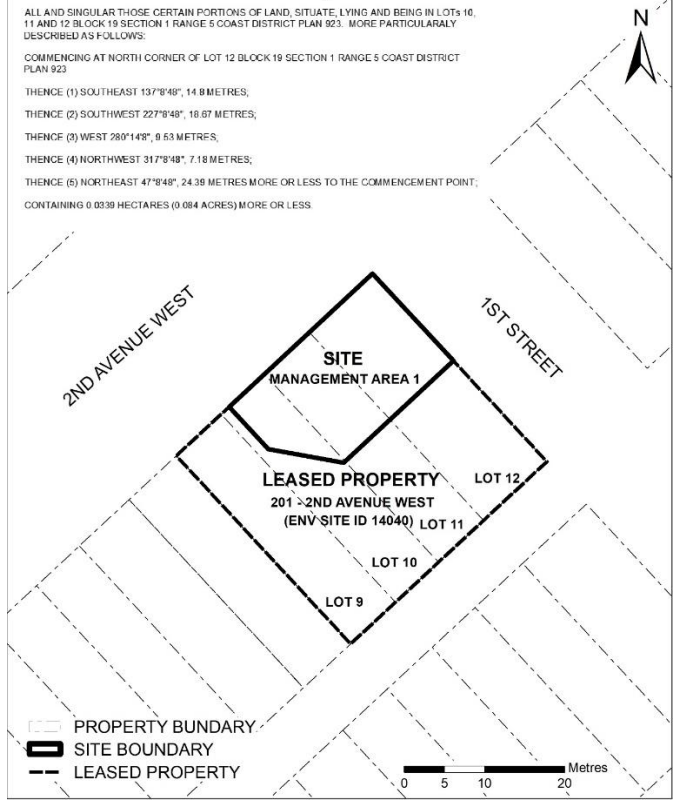
Date Issued



Ingrid Sorensen

For Director, *Environmental Management Act*

## Site Plan



## Location Map



June 24, 2024  
 Date Issued

  
 Ingrid Sorensen  
 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 person(s) 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 a Contaminated Sites Regulation numerical standard at and adjacent to 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) Any buildings erected at the site must have a slab-on-grade foundation;*
- (b) Any buildings at the site will not be in contact with the water table; and,*
- (c) Subsurface vapour is not under pressure.*

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(s) in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

June 24, 2024  
Date Issued

---

  
Ingrid Sorensen  
For Director, Environmental Management Act

---

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

LEPHs                      NA

##### To meet risk-based remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
benzene	71-43-2
copper	7440-50-8
selenium	7782-49-2
VPHs	NA
xylenes	1330-20-7
zinc	7440-66-6

#### *Substances remediated in water for marine aquatic life water use:*

##### To meet numerical remediation standards:

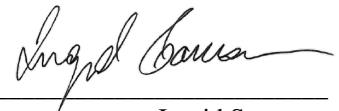
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
chrysene	218-01-9
copper	7440-50-8
fluoranthene	206-44-0
naphthalene	91-20-3
pyrene	129-00-0
VPHw	NA
xylenes, total	1330-20-7

##### To meet risk-based remediation standards:

LEPHw                      NA

June 24, 2024

Date Issued



Ingrid Sorensen  
For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition for 201-2<sup>nd</sup> Avenue West, Prince Rupert.* SLR Consulting (Canada) Limited, dated April 11, 2024

*Record of Correspondence for Two Management Areas and One Former Impacted Property Associated with 201 2<sup>nd</sup> Avenue West Prince Rupert, BC; CEL Lands (MA1), BC Ministry of Transportation and Infrastructure Lands (MA2), and City of Prince Rupert Lands (FIP1). ENV Site IDs 14040, 21917 and 21916.* SLR Consulting (Canada) Ltd, dated April 8, 2024

*Detailed Human Health and Ecological Risk Assessment, Former Husky Service Station Location No. 3118, 201 – 2<sup>nd</sup> Avenue West, Prince Rupert, BC.* Prepared by K. Lee, M. Anderson., SLR Consulting (Canada) Limited, dated April 5, 2024

*Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 201 2<sup>nd</sup> Avenue West, Prince Rupert, BC.* Prepared by K. Shogren, C. Stevens, I. Mitchell, SLR Consulting (Canada) Limited, dated April 5, 2024

*Re: Application for Director's Preapproval Under Protocol 6, 201 – 2<sup>nd</sup> Avenue West, Prince Rupert, BC.* Prepared by Liliana Jerade, Ministry of Environment and Climate Change Strategy, dated August 8, 2023

*Request for Director's Decision for Preapproval to Not Delineate - Application 12913 Update, Former Husky Service Station L#3118, 201 2nd Avenue West, Prince Rupert, BC.* SLR Consulting (Canada) Limited, dated August 3, 2023

*Re: Request for Director's Decision on Drinking Water Use, 201 – 2<sup>nd</sup> Avenue West, Prince Rupert, BC.* Prepared by Janet Barrett, Ministry of Environment and Climate Change Strategy, dated June 15, 2023

*Request for Director's Decision for Preapproval to Not Delineate, Former Husky Service Station L#3118, 201 2nd Avenue West, Prince Rupert, BC.* SLR Consulting (Canada) Limited, dated February 10, 2022

*Request for Director's Decision on Drinking Water Use, Former Husky Service Station L#3118, 201 2nd Avenue West, Prince Rupert, BC.* SLR Consulting (Canada) Limited, dated February 9, 2022

June 24, 2024  
Date Issued

  
Ingrid Sorensen  
For Director, Environmental Management Act



*Re: Site Profile Submission – Site Decommissioning and Demolition Release.* Prepared by Vincent Hanemayer, Ministry of Environment, dated May 25, 2012

*Site Profile.* Prepared by H. Keech, SLR Consulting (Canada) Limited, dated May 18, 2012

June 24, 2024  
Date Issued

---

  
Ingrid Sorensen  
For Director, *Environmental Management Act*

---