



**VIA EMAIL** keeliana.hopkins@esso.ca

Victoria File: 26050-20/22623  
Site ID: 22623

June 12, 2024

Keeliana Hopkins  
Imperial Oil Ltd.  
505 Quarry Park Blvd. SE  
Calgary, AB T2C 5N1

Dear Keeliana Hopkins:

**Re: Certificate of Compliance – Remediated Area of Lakelse Avenue adjacent to  
4630 Lakelse Avenue, 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) 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 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 [Kevin.Haines@gov.bc.ca](mailto:Kevin.Haines@gov.bc.ca).

Yours truly,



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Kevin Haines  
Senior Risk Assessment Officer

Enclosure

cc: David Block, Director of Development Services, City of Terrace,  
3215 Eby Street, Terrace, BC, V8G 2X8  
(BY EMAIL) [dblock@terrace.ca](mailto:dblock@terrace.ca)

Derek Williams, Approved Professional, Parsons Inc.,  
100, 9347 200A Street, Langley, BC, V1M 0B3  
(BY EMAIL) [derek.williams@parsons.com](mailto:derek.williams@parsons.com)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
Land Remediation Section, PO Box 9342 Stn Prov Govt, Victoria, BC, V8W 9M1  
(BY EMAIL) [msp\\_cio@victoria1.gov.bc.ca](mailto:msp_cio@victoria1.gov.bc.ca)

Society of Contaminated Sites Approved Professionals of BC,  
613-744 West Hastings Street, Vancouver, BC, V6C 1A5  
(BY EMAIL) [submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

12 June 2024

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Date Issued

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Signing Authority  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance consists of a portion of road fronting 4630 Lakelse Avenue, Terrace, British Columbia, as described in the following metes and bounds:

Starting at the southeast corner of Lot 16, Block 4, District Lot 361, Range 5, Coast District, Plan 972: the point of commencement;

Thence 234°00'00" for 19.800 metres;

Thence 255°00'00" for 15.200 metres;

Thence 310°00'00" for 18.000 metres;

Thence 28°12'10" for 9.511 metres to the southwest corner of Lot 19, Block 4, DL 361, Range 5, Coast District, Plan 972;

Thence 96°15'00" for 40.234 metres along the existing lot boundaries;  
Returning to the point of commencement.

As depicted in a metes and bounds drawing prepared by McElhanney Associates Land Surveying Ltd. on June 13, 2022.

The metes and bounds area of the site is 516.4 m<sup>2</sup>, more or less.

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

Latitude:	54°	31'	0.4"
Longitude:	128°	35'	23.9"

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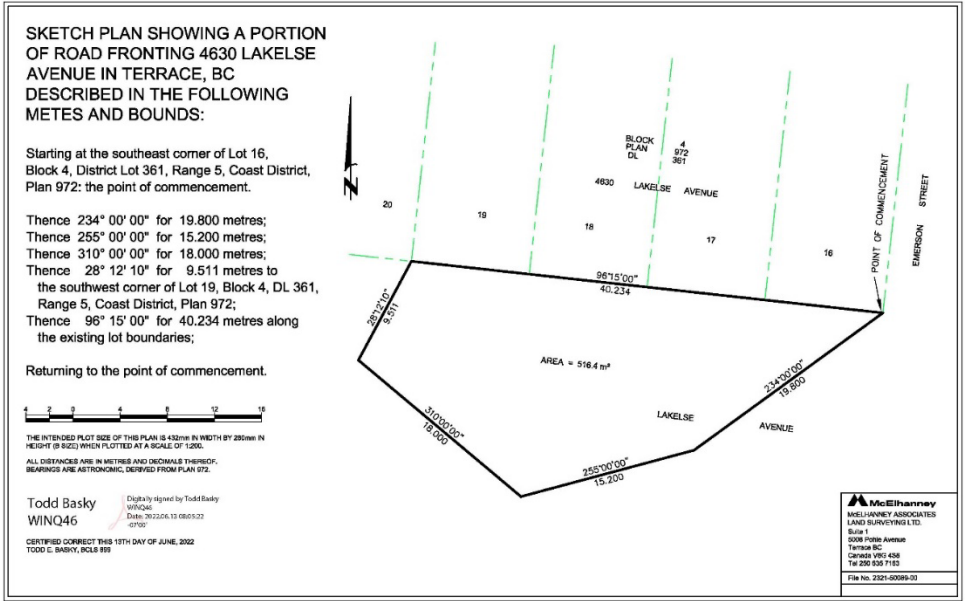
Date Issued



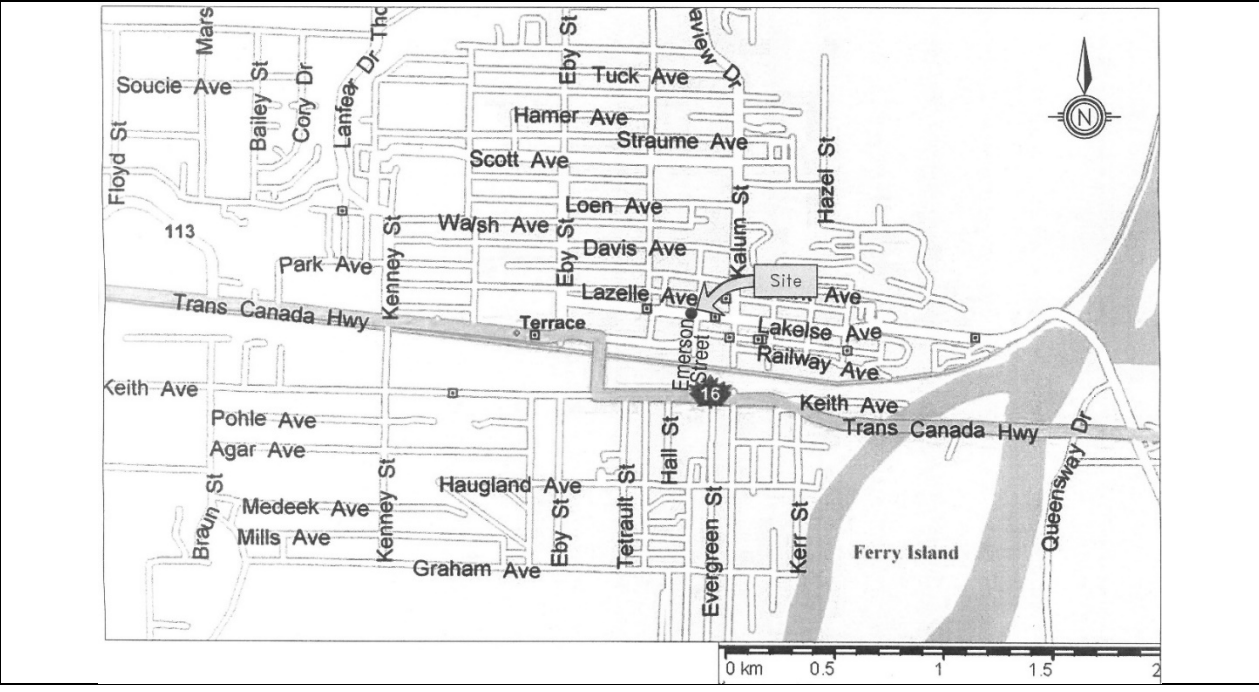
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## Site Plan (Terrace, BC)



## Location Map (Terrace, BC)



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## 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 Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

*(a) The site will remain a municipal roadway and sidewalks.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

*(a) The site will remain a municipal roadway and sidewalks.*

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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## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

toluene	108-88-3
xylenes	1330-20-7

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

VPHs	N/A
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#### *Substances remediated in water for drinking water use:*

##### To meet numerical remediation standards:

naphthalene	91-20-3
xylenes, total	1330-20-7

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## Schedule D

### Documents

*Summary of Site Condition for the Affected Portion of City of Terrace Lands within Lakelse Avenue adjacent to 4630 Lakelse Avenue, Terrace, British Columbia* by Parsons Inc., dated December 21, 2023

*Addendum to Supplement Detailed Site Investigation Report dated March 23, 2023, 4630 Lakelse Avenue, Terrace, British Columbia* by Parsons Inc., dated July 27, 2023

*Supplementary Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 4630 Lakelse Avenue, Terrace, British Columbia* by Parsons Inc., dated March 23, 2023

*Screening Level Risk Assessment, 4630 Lakelse Avenue, Terrace, British Columbia* by Parsons Inc., dated March 23, 2023

*Data Package, 4630 Lakelse Avenue, Terrace, British Columbia* by Parsons Inc., dated December 23, 2019

*2019 Subsurface Investigation Report, 4630 Lakelse Avenue, Terrace, British Columbia* by Parsons Inc., dated November 20, 2019

*Data Package, 4630 Lakelse Avenue, Terrace, British Columbia* by Parsons Inc., dated May 15, 2019

*Subsurface Investigation Report, 4630 Lakelse Avenue, Terrace, British Columbia* by Parsons Inc., dated January 31, 2019

*Preliminary Site Investigation, 4630 Lakelse Avenue, Terrace, British Columbia* by Parsons Inc., dated April 30, 2018

*Data Package, 4630 Lakelse Avenue, Terrace, British Columbia* by Parsons Inc., dated April 17, 2018


*Data Package, 4630 Lakelse Avenue, Terrace, British Columbia* by Parsons Inc., dated December 22, 2017

*2014 Ground Water Monitoring and Sampling Program, 4630 Lakelse Avenue, Terrace, British Columbia* by EXP Energy Services Ltd., dated April 9, 2015

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*Site Monitoring and Sampling Report, 4630 Lakelse Avenue, Terrace, British Columbia* by Golder Associates Ltd., dated April 22, 2010

*Results of Soil Sampling of Imported Soil for 4630 Lakelse Ave., Terrace, British Columbia* by Golder Associates Ltd., dated April 6, 2010

*BC Non Operating Properties Interim Management Groundwater Sampling Report, 4630 Lakelse Avenue, Terrace, British Columbia* by O'Connor Associates Environmental Inc., dated November 29, 2007

*BC Non Operating Properties Interim Management Groundwater Sampling Report, 4630 Lakelse Avenue, Terrace, British Columbia* by O'Connor Associates Environmental Inc., dated November 22, 2006

*BC Non Operating Properties Interim Management Groundwater Sampling Report, 4630 Lakelse Avenue, Terrace, British Columbia* by O'Connor Associates Environmental Inc., dated October 25, 2005

*BC Non Operating Properties Interim Management Groundwater Sampling Report, 4630 Lakelse Avenue, Terrace, British Columbia* by O'Connor Associates Environmental Inc., dated December 17, 2004

*Monitoring Report, 4630 Lakelse Avenue, Terrace, British Columbia* by Morrow Environmental Consultants Inc., dated October 16, 2002

*Environmental Site Investigation, 4630 Lakelse Avenue, Terrace, British Columbia* by Morrow Environmental Consultants Inc., dated June 28, 2000

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