



**VIA EMAIL:** [Rodney.Salmon@gov.bc.ca](mailto:Rodney.Salmon@gov.bc.ca)

Victoria File: 26250/20-2350  
Site ID: 2350

March 7, 2024

BC Railway Company  
Att: Rodney Salmon  
600 – 221 West Esplanade  
North Vancouver, BC V7M 3J3

Dear Rodney Salmon,

**Re: Certificate of Compliance – Portion BC Rail Property adjacent to  
7405 100 Avenue, Fort St. John, 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 that may be encountered during any future work at the site.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW<sub>6-10</sub> and/or EPHW<sub>10-19</sub>. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

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 [Roberto.Prieto@gov.bc.ca](mailto:Roberto.Prieto@gov.bc.ca).

Yours truly,



Roberto Prieto, P.Ag.  
Senior Contaminated Sites Officer

Enclosure

cc:

Rodney Salmon, Supervisor Land Leasing, BC Railway Company,  
[Rodney.Salmon@gov.bc.ca](mailto:Rodney.Salmon@gov.bc.ca)

Jennifer Decker, Director of Planning and Engineering, City of Fort St. John,  
[JDecker@fortstjohn.ca](mailto:JDecker@fortstjohn.ca)

Mark Adamson, Approved Professional, Senior Principal Environmental Geoscientist,  
WSP Canada Inc., [mark.adamson@wsp.com](mailto:mark.adamson@wsp.com)

Audrey Wagenaar, Approved Professional, Senior Principal Environmental Scientist,  
Associate, WSP Canada Inc., [audrey.wagenaar@wsp.com](mailto:audrey.wagenaar@wsp.com)

Jacqueline Foley, Senior Principal Hydrogeologist, WSP Canada Inc.,  
[jacqueline.foley@wsp.com](mailto:jacqueline.foley@wsp.com)

Anna Popova, CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
Land Remediation Section, [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.

March 7, 2024  
Date Issued

Roberto Prieto  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at portion of BC Rail Property adjacent to 7405 100 Avenue, Fort St. John, British Columbia which is more particularly know as described as:

Portion of the northeast 1/4 of section 32 township 83 range 18 west of the 6th meridian peace river district as shown on plan 33226.

Based upon a figure prepared by a registered BC Land Surveyor on May 26, 2023 (attached below) the metes and bounds for the affected portion of the PID: 013-011-791 is as follows:

**ALL AND SINGULAR** that certain piece or parcel of land being, lying and situated in the City of Fort St. John, Province of British Columbia, Peace River District, being comprised of a portion of That Part Of The North East 1/4 Of Section 32 Township 83 Range 18 West Of The 6th Meridian Peace River District As Shown On Plan 33226, to be called Area 2, more particularly described as follows:

**COMMENCING** at an Iron Pin found having UTM Zone 10 Coordinates of Northing 6235662.96 Easting 636182.82, the said point also known as the **POINT OF COMMENCEMENT**:

**THENCE** along a grid azimuth of 122°53'04", a horizontal distance of 69.65 metres to the **POINT OF BEGINNING**;

**THENCE** along a grid azimuth of 121°03'37", a horizontal distance of 29.63 metres;

**THENCE** along a grid azimuth of 239°21'55", a horizontal distance of 16.38 metres;

**THENCE** along a grid azimuth of 292°56'48", a horizontal distance of 15.38 metres;

**THENCE** along a grid azimuth of 308°38'03", a horizontal distance of 17.97 metres;

**THENCE** along a grid azimuth of 69°13'13", a horizontal distance of 18.09 metres, to the **POINT OF BEGINNING**, containing 487.2 square metres more or less.

**ALL** distances defined in this Metes and Bounds Description are ground measured, and can be converted to grid distances by multiplying by a combined scale factor of 0.999712.

**ALL** Azimuths are grid and are referred to the Central Meridian of UTM Zone 10 (123rd Meridian of West Longitude).

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

Latitude: 56° 14' 44.96"

Longitude: 120° 48' 4.59"

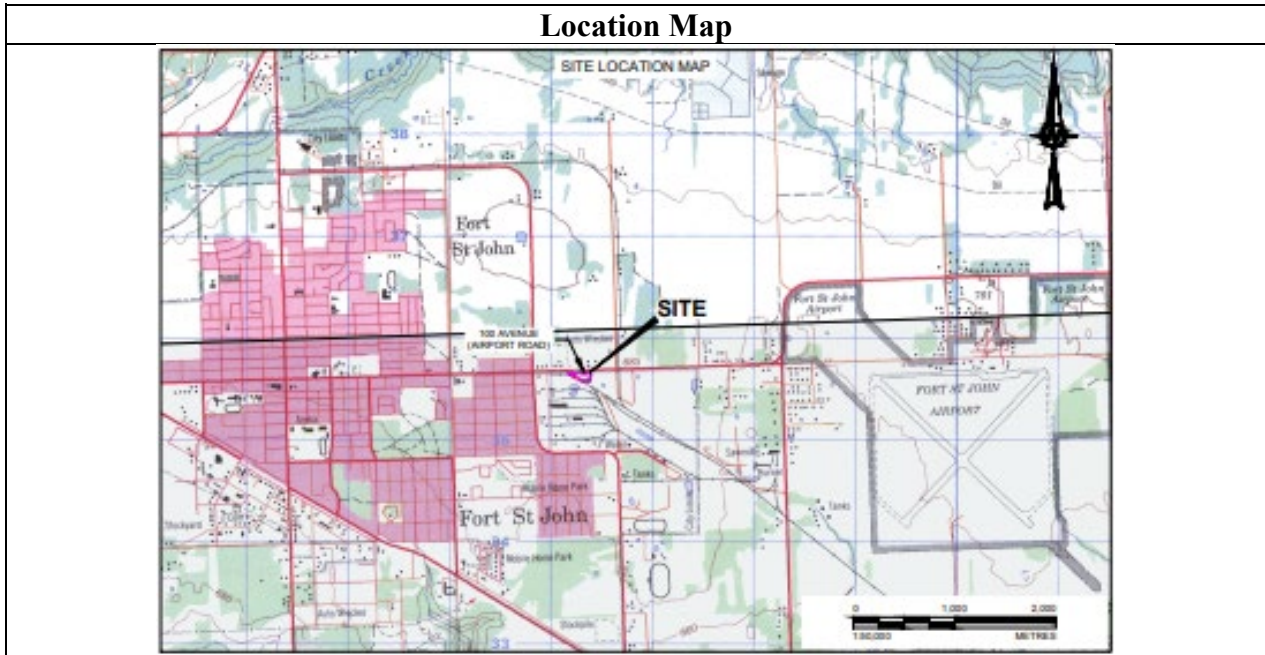
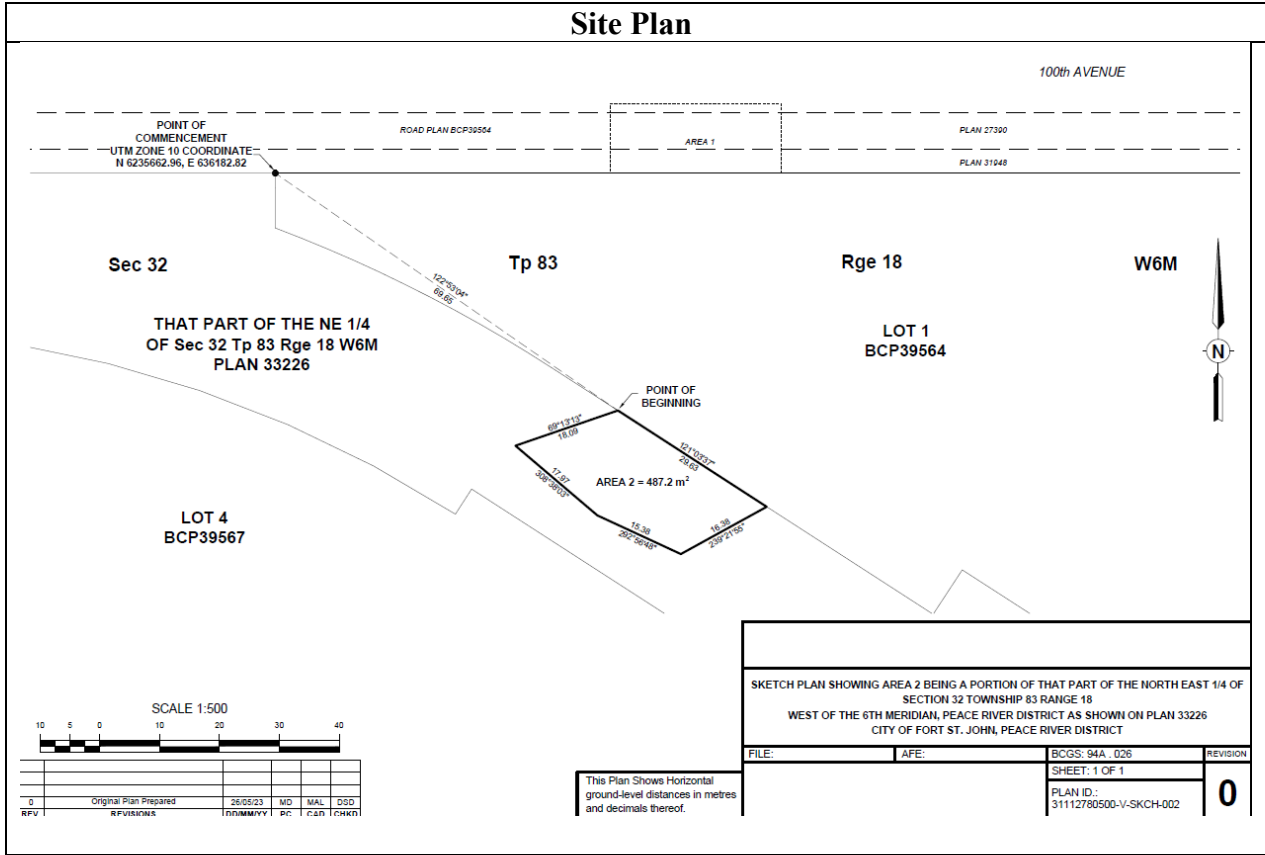
March 7, 2024

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*Roberto Prieto*  
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For Director, Environmental Management Act

## 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 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) *This Certificate of Compliance is for the affected portion of the northeast 1/4 of section 32 township 83 range 18 west of the 6th meridian peace river district as shown on plan 33226. Outdoor air attenuation factors for Industrial land use were applied.*
- (b) *Current and future buildings are slab-on-grade construction.*

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

2. No principal risk controls are required for the site.

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For Director, *Environmental Management Act*

**Schedule C**

**Substances and Uses**

*Substances remediated in water for freshwater aquatic life water use:*

To meet risk-based remediation standards:

Ammonia                      CAS 7664-41-7

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For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition, WSP Canada Inc. (WSP), 6 February 2024*

*Communication record regarding the property adjacent to 7405 -100 Ave., Fort St. John, BC, owned by the British Columbia Railway Company, Certificate of Compliance, WSP Canada Inc., 21 November 2023*

*Detailed Quantitative Risk Assessment, Former Bulk Plant and Fertilizer Facility, 7405 100 Avenue, Fort St. John, BC. (SAP No. 88000875). WSP, February 28, 2023*

*Stage 1 Preliminary Site Investigation Update, Detailed Site Assessment and Remediation, Former Bulk Plant and Fertilizer Facility, 7405 100 Avenue, Fort St. John, BC. (SAP No. 88000875). WSP (WSP Canada Inc.), February 3, 2023*

*RE: Protocol 9 Application for Determination of a Local Background Concentration for Dissolved Cadmium, Lithium, Strontium, Uranium, Sodium and Sulphate in Groundwater Former Bulk Fuels Storage Plant, 7405 - 100 Avenue, Fort St. John, BC. The Ministry of Environment and Climate Change Strategy. Site ID: 11676; File: 26250-20/11676. Submitted on April 22, 2020*

*RE: Application for Background Determination of Arsenic in Soil, Former Bulk Plant, 7405 100 Avenue, Fort St. John, BC. (SAP No. 88000875). The Ministry of Environment and Climate Change Strategy. Site ID: 11676; File: 26250-20/11676. Submitted on November 7, 2019*

*Water Use Determination – Drinking Water and Aquatic Life, Former Bulk Plant, 7405 100 Avenue, Fort St. John, BC. (SAP No. 88000875). Golder Associates Ltd., June 19, 2019.*

*Application for Background Determination of Arsenic in Soil, Former Bulk Plant, 7405 100 Avenue, Fort St. John, BC. (SAP No. 88000875). Prepared for Imperial Oil. Submitted on April 12, 2019.*

March 7, 2024  
Date Issued



Roberto Prieto  
For Director, Environmental Management Act