



VIA EMAIL

Victoria File: 26250-20/2866
Site ID: 2866

April 4, 2024

Town of Smithers
1027 Aldous Street, PO Box 879
Smithers, BC V0J 2N0

Attention: Mark Allen, Director of Development Services
mallen@smithers.ca

Dear Mark Allen:

Re: Certificate of Compliance – 1611 and 1621 Main Street, Smithers, 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.

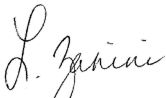
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

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

Yours truly,



Lavinia Zanini, P.Ge.
Senior Contaminated Sites Officer

Enclosure

cc: Town of Smithers, Mark Allen, mallen@smithers.
Dze L K'Ant Housing Society, incorporation No. S0071517, Lydia Howard,
housing.advisor@dzekant.com
British Columbia Housing Management Commission, Joseph Van Vliet, BC Housing
Development Manager, jvanvliet@bchousing.org
BC Ministry of Environment and Climate Change Strategy (ENV)
CSAP Society c/o Anna Popova, submissions@csapsociety.bc.ca
Katelyn Zinz, WSP Canada Inc., Katelyn.zinz@wsp.com
Dawn Flotten, Approved Professional, WSP Canada Inc., dawn.flotten@wsp.com
Christine Thomas, Approved Professional, WSP Canada Inc. Christine.thomas@wsp.com
Client Information Officer, ENV, 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.

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Date Issued


Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1611 and 1621 Main Street, Smithers, British Columbia which is more particularly know and described as:

LOT 10, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-240	1611 MAIN ST
LOT 11, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-258	1611 MAIN ST
LOT 12, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-266	1611 MAIN ST
LOT 13, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-274	1611 MAIN ST
LOT 14, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-282	1611 MAIN ST
LOT 15, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-291	1611 MAIN ST
LOT 16, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-304	1611 MAIN ST
LOT 17, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-312	1611 MAIN ST
LOT 18, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-321	1611 MAIN ST
LOT 7, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-215	1611 MAIN ST
LOT 8, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-223	1611 MAIN ST
LOT 9, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-231	1611 MAIN ST
LOT 19, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-339	1621 MAIN ST
LOT 20, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-347	1621 MAIN ST
LOT 21, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-355	1621 MAIN ST
LOT 22, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-363	1621 MAIN ST
LOT 23, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-371	1621 MAIN ST

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LOT 24, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-380	1621 MAIN ST
LOT 25, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-398	1621 MAIN ST
LOT 26, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-401	1621 MAIN ST
LOT 27, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-410	1621 MAIN ST
LOT 28, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-428	1621 MAIN ST
LOT 29, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-436	1621 MAIN ST
LOT 30, BLOCK 140, DISTRICT LOT 865, RANGE 5, COAST DISTRICT PLAN 1054	013-533-444	1621 MAIN ST

The site is comprised of 2 parts of these legal parcels, depicted in an engineering drawing prepared by WSP Canada Inc. dated February 15, 2024. The metes and bounds for the two parts are as follows:

Area 1:

The metes and bounds for Area 1, 1611 Main Street, Smither BC is provided as follows:

COMMENCING at the iron pin POINT OF BEGINNING in the southwest corner of Lot 15, Block 140 (PID: 013-522-291) District Lot 865 Range 5 Coast District Group, within the Town of Smithers, BC at the northeast corner of the intersection of Mainstreet and 10th Avenue.
 THENCE northerly along the bearing N1°48'36"W a distance of 120.559 metres;
 THENCE easterly along the bearing N88°10'12"E a distance of 41.996 metres;
 THENCE southerly along the bearing S1°49'39"E a distance of 120.550 metres;
 THENCE westerly along the bearing S88°09'27"W a distance of 42.033 metres to the POINT OF BEGINNING.

Area 2:

The metes and bounds for Area 2, 1621 Main Street, Smithers, BC, is provided as follows:

COMMENCING at the iron pin in the southwest corner of Lot 15, Block 140 (PID: 013-522-291) District Lot 865 Range 5 Coast District Group, within the Town of Smithers, BC at the northeast corner of the intersection of Mainstreet and 10th Avenue.

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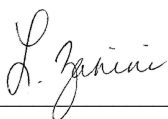

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 For Director, Environmental Management Act

THENCE easterly along the bearing N88°09'27"E a distance of 42.033 metres to the POINT OF BEGINNING;
THENCE northerly along the bearing N1°49'39"W a distance of 120.550 metres;
THENCE easterly along the bearing N88°10'12"E a distance of 37.789 metres;
THENCE southerly along the bearing S1°46'48"E a distance of 118.542 metres;
THENCE westerly along the bearing of S88°09'27"W a distance of 37.689 metres to THE POINT OF BEGINNING

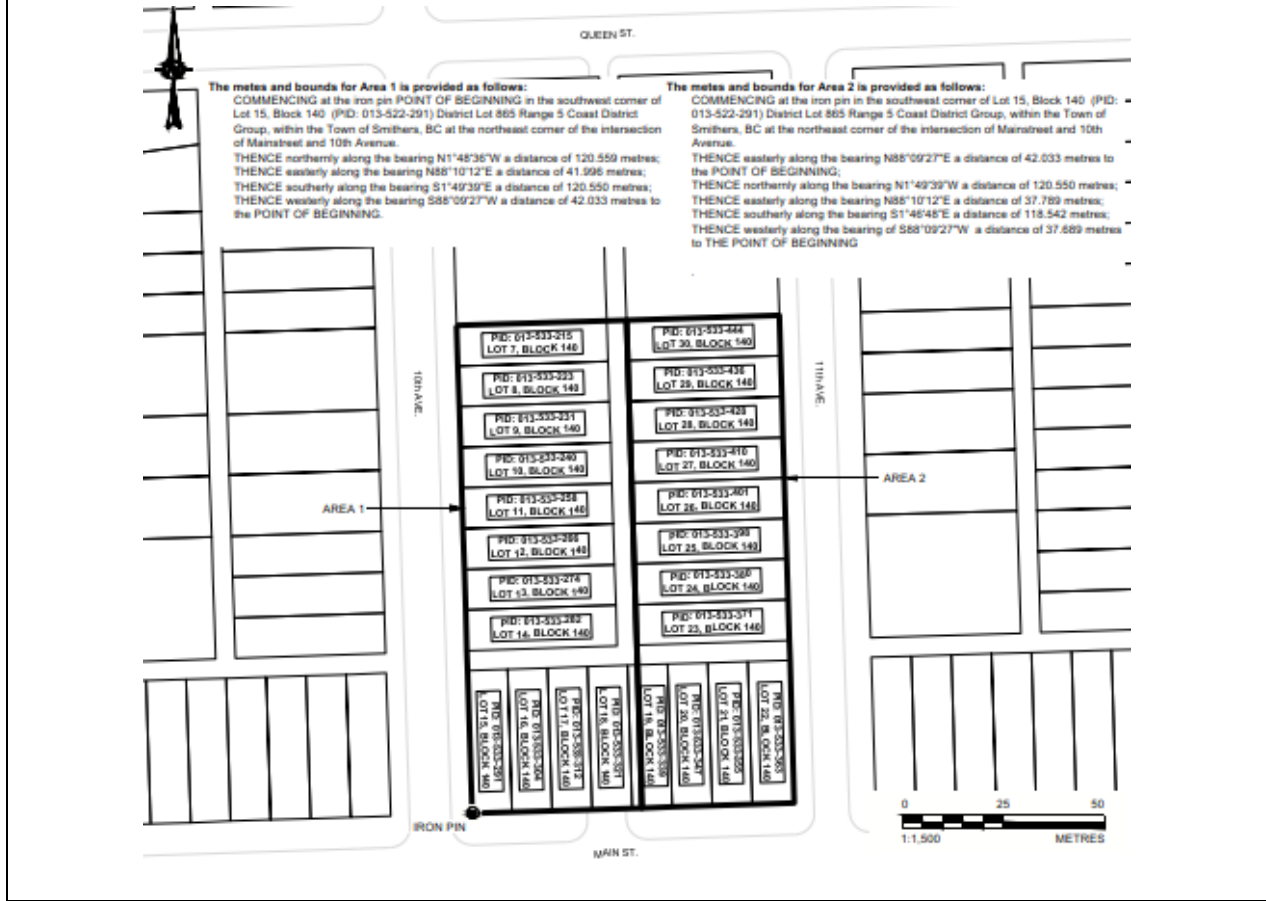
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 054° 46' 56.00"
Longitude: 127° 09' 36.4"

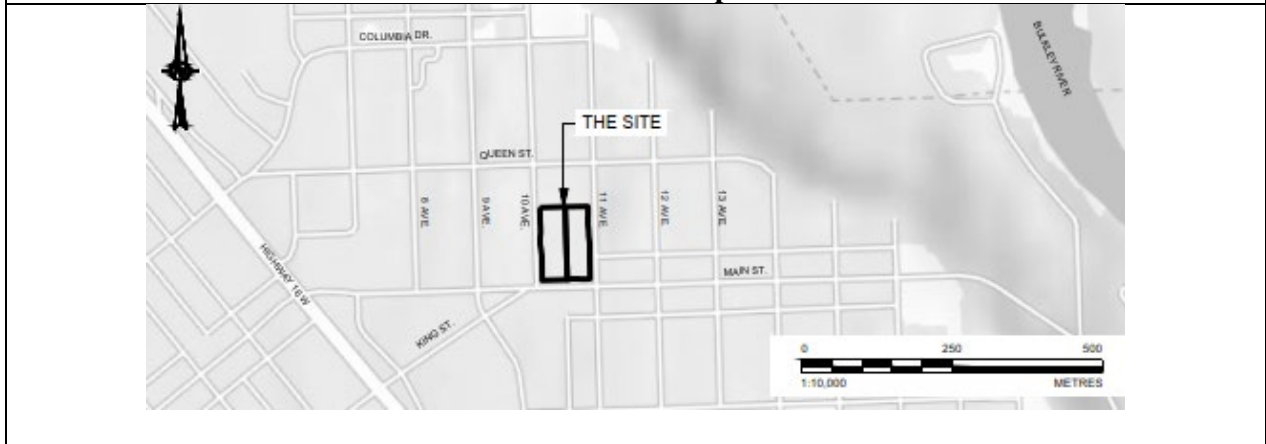
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Site Plan



Location Map



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

(a) future buildings in Area 1 will be slab on grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings 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. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) At least one meter of soil or a barrier must remain in place across the Site in both Areas 1 and 2.*
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.
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.

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Schedule C

Substances and Uses

Part 1 of the site, refer to the part number labels on the Site Plan and the metes and bounds descriptions provided in Schedule A.

Substances remediated in soil for residential high density land soil use:

To meet numerical remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
xylenes	133-21-7

To meet risk-based remediation standards:

arsenic	7440-38-2
HEPHs	NA
LEPHs	NA
toluene	108-88-3
VPHs	NA

To meet local background concentrations:


iron	7439-89-6
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Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
EPHW ₁₀₋₁₉	NA
LEPHw	NA
naphthalene	91-20-3
toluene	108-88-3
VPHw	NA
xylenes, total	1330-20-7

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Part 2 of the site, refer to the part number labels on the Site Plan and the metes and bounds descriptions provided in Schedule A.

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

HEPHs	NA
zinc	7440-66-6

To meet risk-based remediation standards:

arsenic	7440-38-2
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To meet local background concentrations:

iron	7439-89-6
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Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

LEPHw	NA
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Schedule D

Documents

Summary of Site Condition, WSP Canada Inc., February 20, 2024

Performance Verification Plan, WSP Canada Inc., February 14, 2024

Detailed Risk Assessment, 1611 and 1621 Main Street, Smithers, BC, WSP Canada Inc., February 14, 2024

Detailed Site Investigation, 1611 and 1621 Main Street, Smithers, BC, WSP Canada Inc., February 14, 2024

Stage 1 Preliminary Site Investigation, 1611 & 1621 Main Street, Smithers, BC, WSP Canada Inc., February 14, 2024

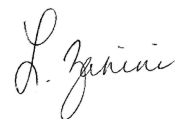
Email FW: Notification of Likely or Actual Migration – LB Warner, 1621 Main Street, Smithers, BC, Mark Allen, Director of Development Services, Town of Smithers, June 21, 2023

Re: Background Groundwater Assessment for Dissolved Lithium and Sodium, 1611 and 1621 Main Street, Smithers BC, Ministry of Environment and Climate Change Strategy, November 28, 2023

Re: Amendment - Application for Establishing Local Background Arsenic and Iron in Soil, 1621 Main Street, Smithers, BC, Ministry of Environment and Climate Change Strategy, May 12, 2023

Re: Application for Establishing Local Background Arsenic and Iron in Soil, 1621 Main Street, Smithers, BC, Ministry of Environment and Climate Change Strategy, December 16, 2022

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