



VIA EMAIL keeliana.hopkins@esso.ca

Victoria File: 26250-20/5806
Site ID: 5806

June 12, 2024

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

Dear Keeliana Hopkins:

Re: Certificate of Compliance - 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.

Yours truly,



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

Derek Williams, Approved Professional, Parsons Inc.,
100, 9347 200A Street, Langley, BC, V1M 0B3
(BY EMAIL) 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) csp_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



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.

12 June 2024

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 4630 Lakelse Avenue, Terrace, British Columbia which is more particularly known and described as:

Lot 16 through Lot 19, Block 4, District Lot 361, Range 5, Coast District Plan 972

PIDs: 013-937-723, 013-937-740, 013-937-766 and 013-939-106.

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

Latitude: 54° 31' 0.9"
Longitude: 128° 35' 22.0"

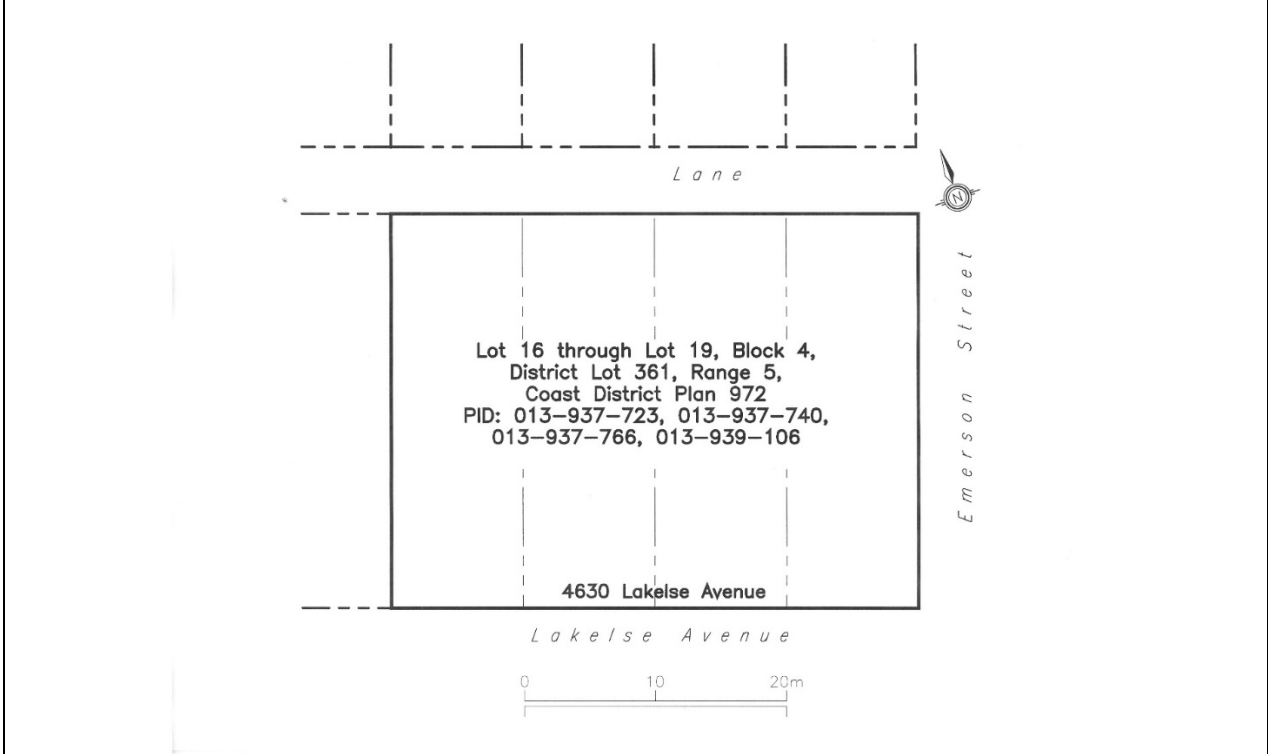
12 June 2024

Date Issued

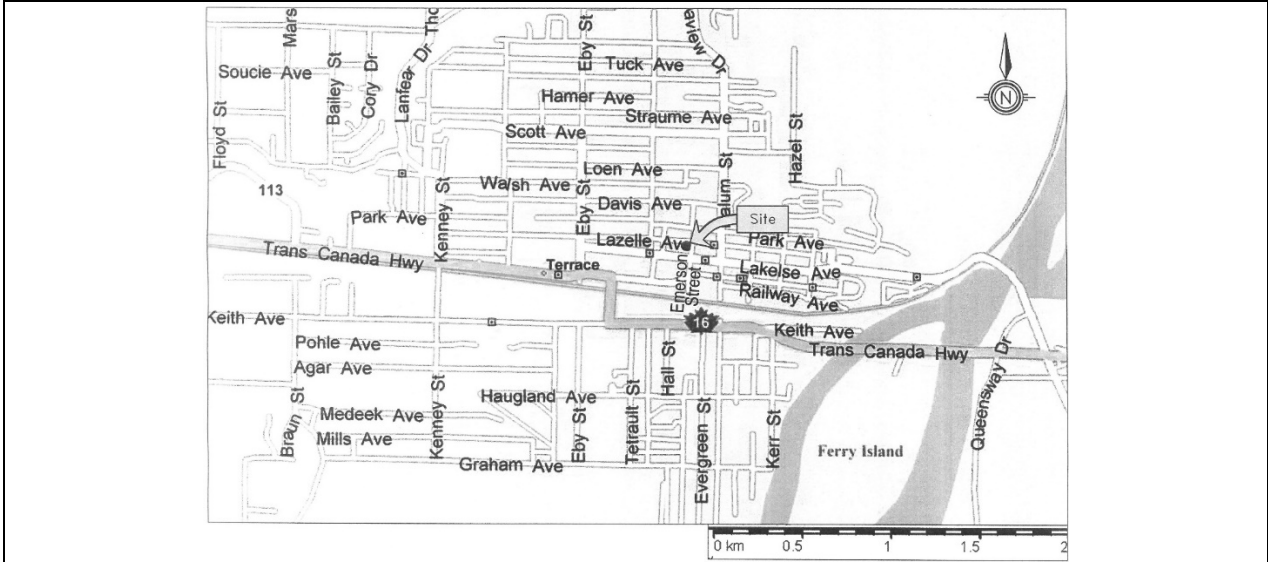


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Site Plan (Terrace, BC)



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 and adjacent to the site. These assumptions include the following:

(a) Future buildings at the site will be at grade developments.

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) Soil currently situated at a depth of at least 1 m below grade at the site (current grade is approximately 71.0 m above sea level) must not be redistributed to shallower depths at the site.

3. If requested by the Director, the responsible person(s) 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 commercial land soil use:

To meet numerical remediation standards:

chromium	7440-47-3
cobalt	7440-48-4
copper	7440-50-8
lead	7439-92-1
molybdenum	7439-98-7
toluene	108-88-3
zinc	7440-66-6
antimony	7440-36-0
HEPHs	N/A
LEPHs	N/A

To meet risk-based remediation standards:

arsenic	7440-38-2
xylenes	1330-20-7
tetraethyl lead	78-00-2
VPHs	N/A

To meet local background concentrations:

selenium	7782-49-2
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To meet site-specific numerical standards:

benzene	71-43-2
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Substances remediated in water for drinking water use:

To meet numerical remediation standards:

naphthalene	91-20-3
VHw(6-10)	N/A
xylenes, total	1330-20-7

To meet local background concentrations:

cobalt	7440-48-4
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Schedule D

Documents

Summary of Site Condition for 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

Performance Verification Plan, 4630 Lakelse Avenue, Terrace, British Columbia by Parsons Inc., dated March 23, 2023

Summary of Site Condition for 4630 Lakelse Avenue, Terrace, British Columbia by Parsons Inc., dated March 24, 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

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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

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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