



VIA EMAIL: hatha@pvlgroup.com

Victoria File: 26250-20/9165
Regional File: 26250-20/9165
Site ID: 9165

October 12, 2023

Hatha Callis
NSD Development Corporation
4 – 5008 Pohle Avenue
Terrace, BC V8G 4S3

Dear Hatha Callis:

Re: Certificate of Compliance – 4810, 4820, 4830, 4910, 4920, 4930 and 4940 Keith Avenue, Terrace, B.C.

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.

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 james.plett@gov.bc.ca.

Yours truly,



James Plett, M.Sc., P. Geo.
Senior Contaminated Sites Officer

Enclosure

cc: David Block, City of Terrace
(BY EMAIL) dblock@terrace.ca

Jeff Taylor, Approved Professional, Active Earth Engineering Ltd.
(BY EMAIL) jeff.taylor@activeearth.ca

Scott Steer, Approved Professional, Steer Environmental Associates
(BY EMAIL) scott.steer@steerenvironmental.com

Anna Popova, CSAP Society
(BY EMAIL) apopova@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.

October 12, 2023
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 4810, 4820, 4830, 4910, 4920, 4930 and 4940 Keith Avenue, Terrace, British Columbia which is more particularly known and described as:

Lot 3 District Lot 362 Range 5 Coast District Plan EPP105420
PID: 032-034-105
4810 Keith Avenue, Terrace, BC

Lot 4 District Lot 362 Range 5 Coast District Plan EPP105420
PID: 032-034-113
4820 Keith Avenue, Terrace, BC

Lot 5 District Lot 362 Range 5 Coast District Plan EPP105420
PID: 032-034-121
4830 Keith Avenue, Terrace, BC

Lot 6 District Lot 362 Range 5 Coast District Plan EPP105420
PID: 032-034-130
4910 Keith Avenue, Terrace, BC

Lot 7 District Lot 362 Range 5 Coast District Plan EPP105420
PID: 032-034-148
4920 Keith Avenue, Terrace, BC

Lot 8 District Lot 362 Range 5 Coast District Plan EPP105420
PID: 032-034-156
4930 Keith Avenue, Terrace, BC

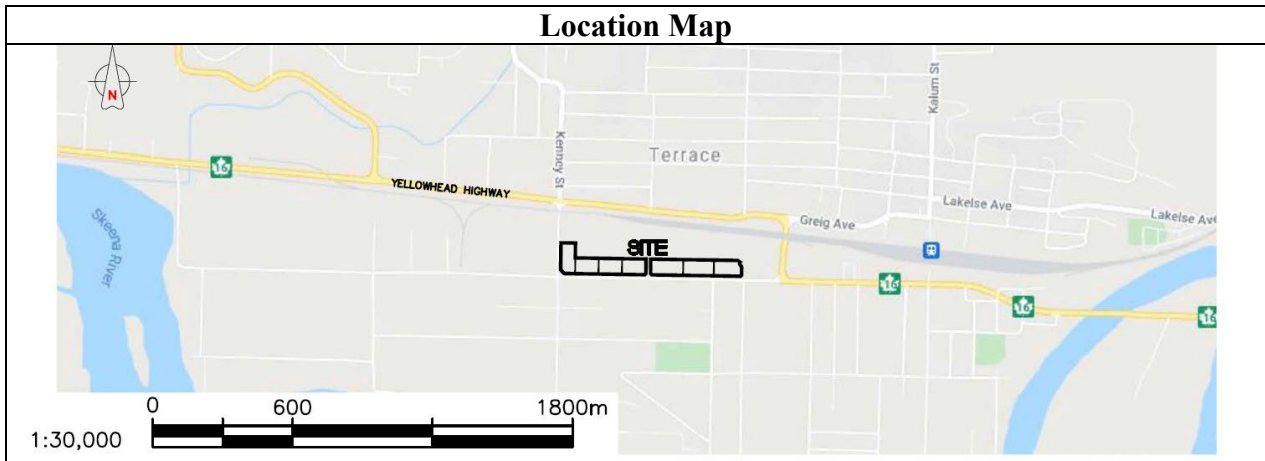
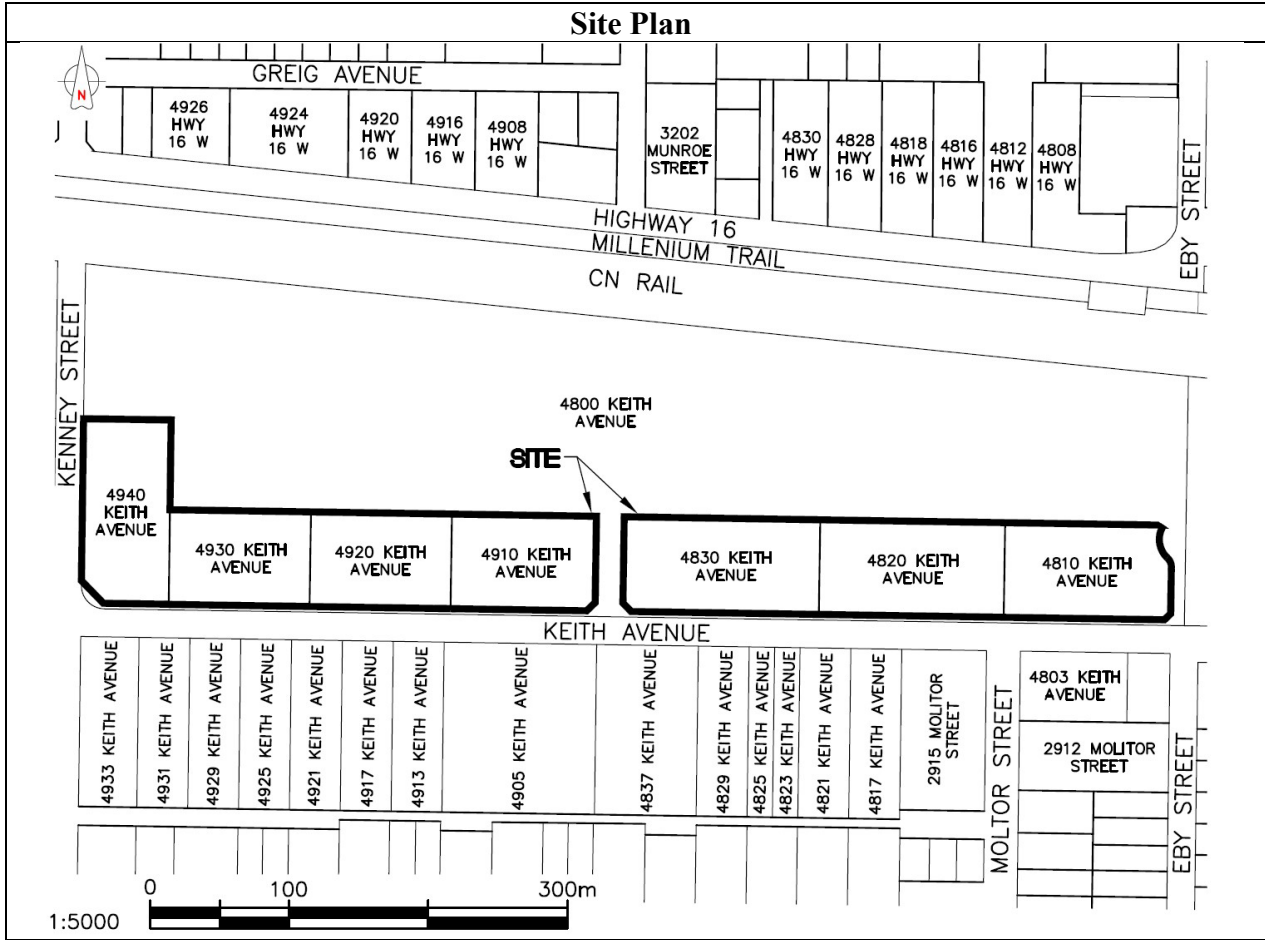
Lot 9 District Lot 362 Range 5 Coast District Plan EPP105420
PID: 032-034-164
4940 Keith Avenue, Terrace, BC

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

Latitude: 54° 30' 51.3"
Longitude: 128° 36' 12.6"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water use 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 use 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 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) Future buildings at the Site will be constructed with slab-on-grade.

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 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) Site groundwater must not be used as drinking water.
3. If requested by the Director, the responsible person 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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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for industrial soil use:

To meet numerical remediation standards:

- cadmium 7440-43-9
- HEPHs N/A

Substances evaluated in soil for industrial soil use:

To meet local background concentrations:

- arsenic 7440-38-2

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- arsenic 7440-38-2

Substances evaluated in groundwater drinking water use:

To meet local background concentrations:

- lithium 7439-92-2
- sodium ion 17341-25-2

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Schedule D

Documents

Summary of Site Condition, 4810, 4820, 4830, 4910, 4920, 4930 and 4940 Keith Avenue, Terrace, BC, prepared by Active Earth Engineering Ltd., dated May 2023;

Human Health and Ecological Risk Assessment, 4800 Keith Avenue, Terrace, BC, prepared by Steer Environmental Associates, dated May 2023;

Stage 1 Preliminary Site Investigation Update and Confirmation of Remediation, Lots 3-9 of 4800 Keith Avenue, Terrace, BC, prepared by Active Earth Engineering Ltd., dated May 2023;

Approval in Principle, 4800 Keith Avenue, Terrace, BC, prepared by BC ENV, dated May 5, 2022;

Detailed Site Investigation and Stage 1 Preliminary Site Investigation Update, 4800 Keith Avenue, Terrace, BC, prepared by Active Earth Engineering Ltd., dated December 2021;

Remediation Plan, 4800 Keith Avenue, Terrace, BC, prepared by Active Earth Engineering Ltd., dated November 2021;

Protocol 4 Application for Local Background Soil Quality Determination for Arsenic in Soil at 4800 Keith Avenue, Terrace, BC, prepared by BC ENV, dated June 19, 2020;

Protocol 9 Application for Determination of a Local Background Concentration for Dissolved Lithium and Sodium in Groundwater, 4800 Keith Avenue, Terrace, BC, prepared by BC ENV, dated May 7, 2020;

Protocol 4 and 9 Background Assessment, 4800 Keith Avenue, Terrace, BC, prepared by Active Earth Engineering Ltd., dated May 4, 2020;

Stage 2 Preliminary Site Investigation, 4800 Keith Avenue, Terrace, BC, prepared by Active Earth Engineering Ltd., dated October 2019;

Stage 1 Preliminary Site Investigation, 4800 Keith Avenue, Terrace, BC, prepared by Active Earth Engineering Ltd., dated March 2019;

Stage 2 Preliminary Site Investigation and Supplemental Site Investigation, 4900 Keith Avenue, Terrace, BC, prepared by Golder Associates Ltd., dated May 9, 2014.

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Date Issued


James Plett
For Director, Environmental Management Act