



Ministry of  
Environment

**CERTIFICATE OF COMPLIANCE**  
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the lands identified below have been satisfactorily remediated to meet Contaminated Sites Regulation standards for *commercial land soil use*, and *drinking water use*.

The site covered by this Certificate of Compliance is located at 4717 Lakelse Avenue, Terrace, British Columbia which is more particularly known and described as:

Lot A District Lot 361 Range 5 Coast District Plan 4904

PID: 004-861-990

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

Latitude: 54° 30' 58.50"  
Longitude: 128° 35' 36.00"

A site plan is attached as Schedule "A" to this Certificate of Compliance.

I have issued this Certificate of Compliance based on the information summarized in:

- *Summary of Site Condition*, prepared by John DeCesare and Tara Siemens Kennedy, the Environment & Water business unit of SNC-Lavalin Inc. (SNC-Lavalin) and dated November 12, 2013;
- *Performance Verification Plan for Certificate of Compliance at 4717 Lakelse Avenue, Terrace, BC*, prepared by Mandeep Purewal and Ross Wilson, SNC-Lavalin and dated November 7, 2013;
- *Addendum Report, Certificate of Compliance Submissions, 4711 Lakelse Avenue, Terrace, BC and Adjacent Lands*, prepared by Neil Zandbergen, SNC-Lavalin and dated November 7, 2013;

April 1, 2014  
Date Issued

  
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For Director, *Environmental Management Act*

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- *Human Health and Ecological Risk Assessment, 4717 Lakelse Avenue Adjacent Former Service Station, Terrace, BC* prepared by Mandeep Purewal and Ross Wilson, SNC-Lavalin and dated November 7, 2013;
- *Detailed Site Investigation, Remediation and Post-Remediation Investigations, Former Service Station, 4711 Lakelse Avenue, Terrace, BC* prepared by Neil Zandbergen and Colin Dunwoody, SNC-Lavalin and dated February 12, 2013; and
- *Environmental Site Assessment, Petro-Canada Service Station, 4711 Lakelse Avenue, Terrace, BC*, prepared by J.D. Trinke and J.M. Elliott, Morrow Environmental Consultants Inc. and dated June 7, 1996.

This Certificate of Compliance is qualified by the conditions described in Schedule "B" which is attached to and is part of this Certificate of Compliance. The substances for which remediation has been satisfactorily completed are listed in Schedule "C".

This Certificate of Compliance is based on the most recent information provided to the ministry regarding the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.

A Director may rescind this Certificate of Compliance if 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 on the site described above.

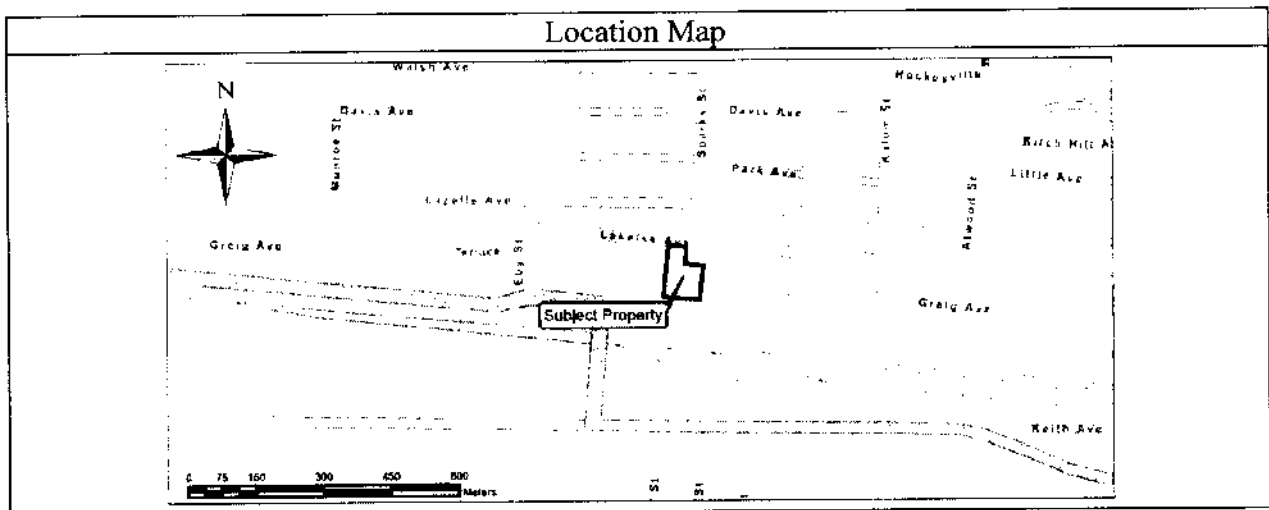
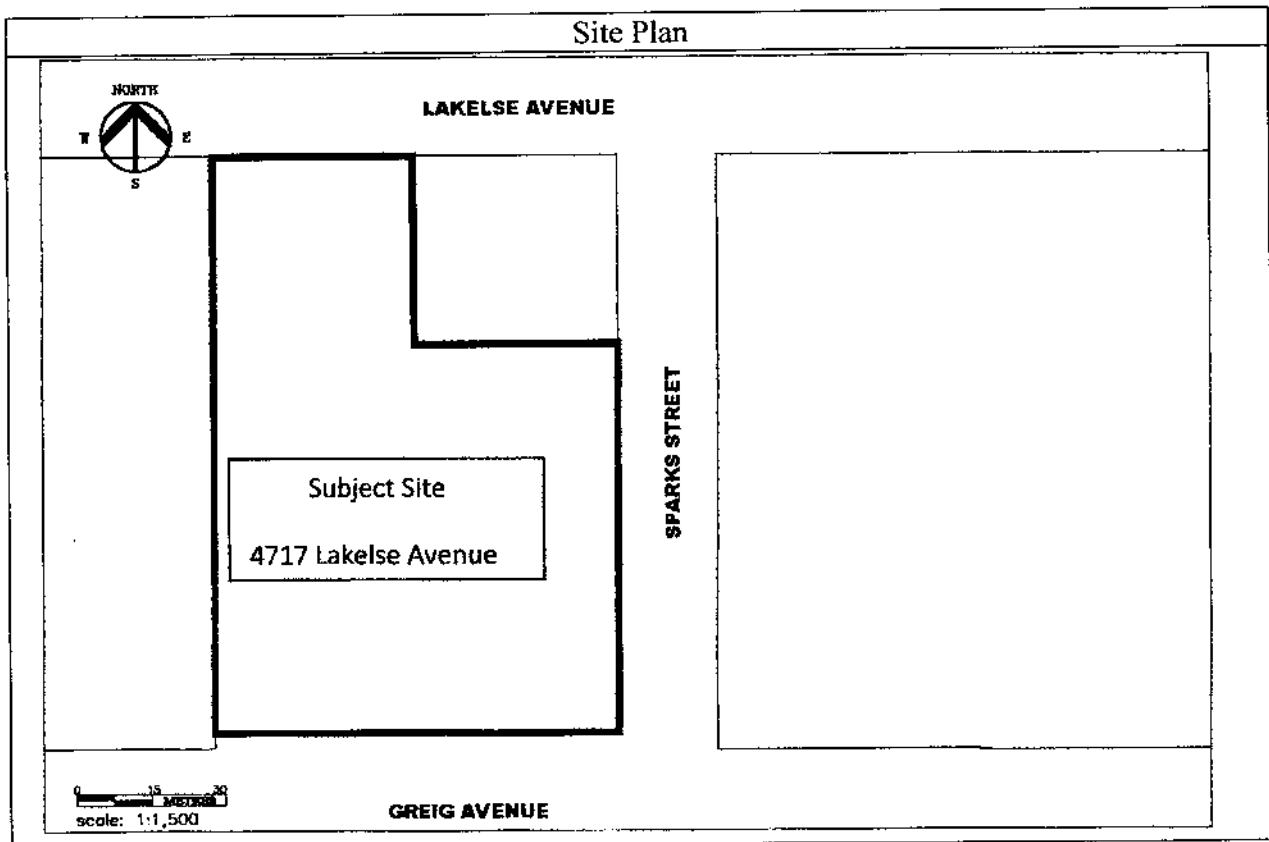
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Schedule "A"



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## Schedule "B"

### Conditions

1. Any changes in land or water use could invalidate remediation of the site to numerical standards. Any of these changes 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 Director may rescind this Certificate of Compliance if the conditions imposed herein are not complied with. The use(s) to which this condition applies is described in:
  - *Detailed Site Investigation, Remediation and Post-Remediation Investigations, Former Service Station, 4711 Lakelse Avenue, Terrace, BC* prepared by Neil Zandbergen and Colin Dunwoody, SNC-Lavalin and dated February 12, 2013; and
  - *Human Health and Ecological Risk Assessment, 4717 Lakelse Avenue Adjacent Former Service Station, Terrace, BC* prepared by Mandeep Purewal and Ross Wilson, SNC-Lavalin and dated November 7, 2013.
2. Any changes to the conditions described in the risk assessment could invalidate the assessment. The Director may rescind this Certificate of Compliance if the conditions imposed herein are not complied with. Risk management measures required to satisfy risk-based standards must be maintained as described in the following document(s):
  - *Human Health and Ecological Risk Assessment, 4717 Lakelse Avenue Adjacent Former Service Station, Terrace, BC* prepared by Mandeep Purewal and Ross Wilson, SNC-Lavalin and dated October 30, 2013.

The principal risk management conditions upon which the risk assessment is based include the following:

- a. Groundwater at the subject site must not be used for drinking water.
3. If requested by the Director, the responsible person(s) must provide a signed statement on whether conditions set out in this Schedule "B" are being met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the following plan(s):
  - *Performance Verification Plan for Certificate of Compliance at 4717 Lakelse Avenue, Terrace, BC*, prepared by Mandeep Purewal and Ross Wilson, SNC-Lavalin and dated November 7, 2013.

or as agreed by the Director in response to an acceptable request for modification.

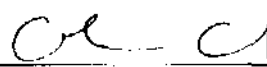
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5. Up-to-date records of performance verification actions and results must be maintained by the responsible person(s) or their agent. The records must be available for inspection by the Director.
6. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site.
7. The documents listed in Schedule B indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standard(s) 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 at the site will be of slab-on-grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 B must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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## Schedule "C"

### Substances remediated in soil:

To meet Contaminated Sites Regulation risk-based standards:

- Benzene, ethylbenzene, toluene, xylene and VPHs.

### Substances remediated in water:

To meet Contaminated Sites Regulation numerical-based standards:

- VPHw, lead and benzo(a)pyrene.

To meet Contaminated Sites Regulation risk-based standards:

- Benzene, ethylbenzene, toluene and xylenes.

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