



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 *industrial land soil use*, and *drinking water use*.

The lands covered by this Certificate of Compliance are portions of the Sparks Street right-of-way in Terrace, British Columbia, which is more particularly known and described as:

Management Area 1 (MA 1) – Portion of Sparks Street right-of-way. Commencing at a point 35.88 m from the southeast corner of Lot A District Lot 361 Range 5 Coast District Plan 4904 north along the easterly boundary.

Thence, at a bearing of 96 degrees 31 minutes 43.6 seconds a distance of 18.35 m.

Thence, at a bearing of 63 degrees 3 minutes 34.0 seconds a distance of 1.88 m.

Thence, at a bearing of 5 degrees 59 minutes 30.5 seconds a distance of 38.11 m.

Thence, at a bearing of 309 degrees 49 minutes 19.1 seconds a distance of 2.02 m.

Thence, at a bearing of 306 degrees 57 minutes 1.2 seconds a distance of 21.43 m.

Thence, at a bearing of 185 degrees 51 minutes 24.5 seconds a distance of 51.10 m to the point of commencement, and comprising an area of 901.8 m².

as depicted in engineering drawing 130916-1002 prepared by the Environment & Water business unit of SNC-Lavalin Inc. (SNC-Lavalin) on February 5, 2013.

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

Latitude: 54° 30' 58.50"

Longitude: 128° 35' 33.50"

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, SNC-Lavalin and dated January 30, 2014;

April 1, 2014
Date Issued


Colm Condon
For Director, *Environmental Management Act*

- *Performance Verification Plan for Certificate of Compliance at Portion of Sparks Street and Greig Avenue Adjacent Former Service Station Site, 4711 Lakelse Avenue, Terrace, BC* 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;
- *Human Health and Ecological Risk Assessment, Portion of Sparks Street and Greig Avenue Adjacent Former Service Station 4711 Lakelse Avenue 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.

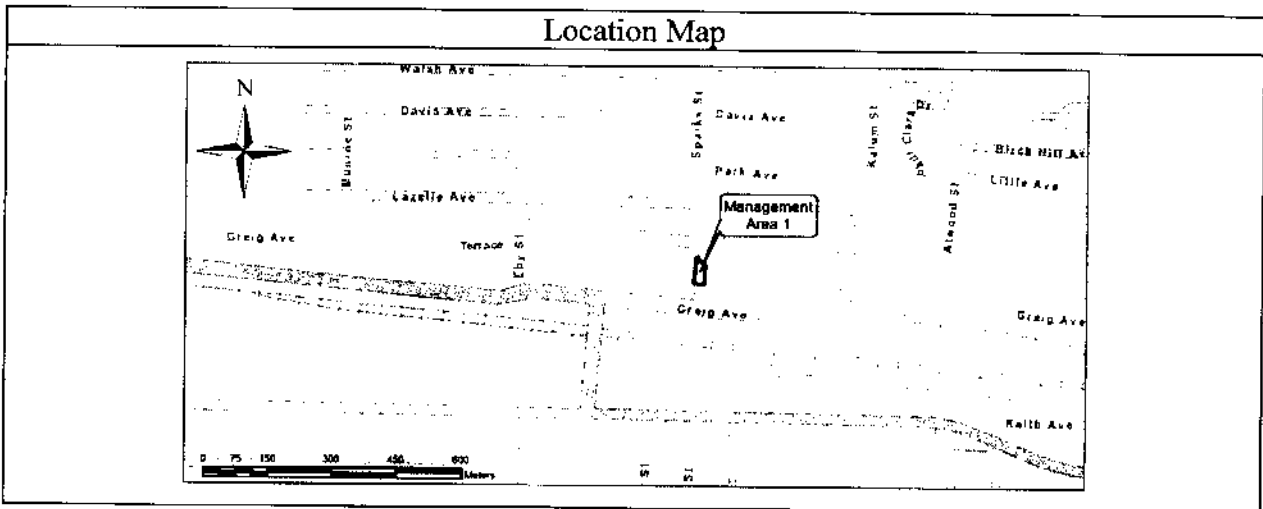
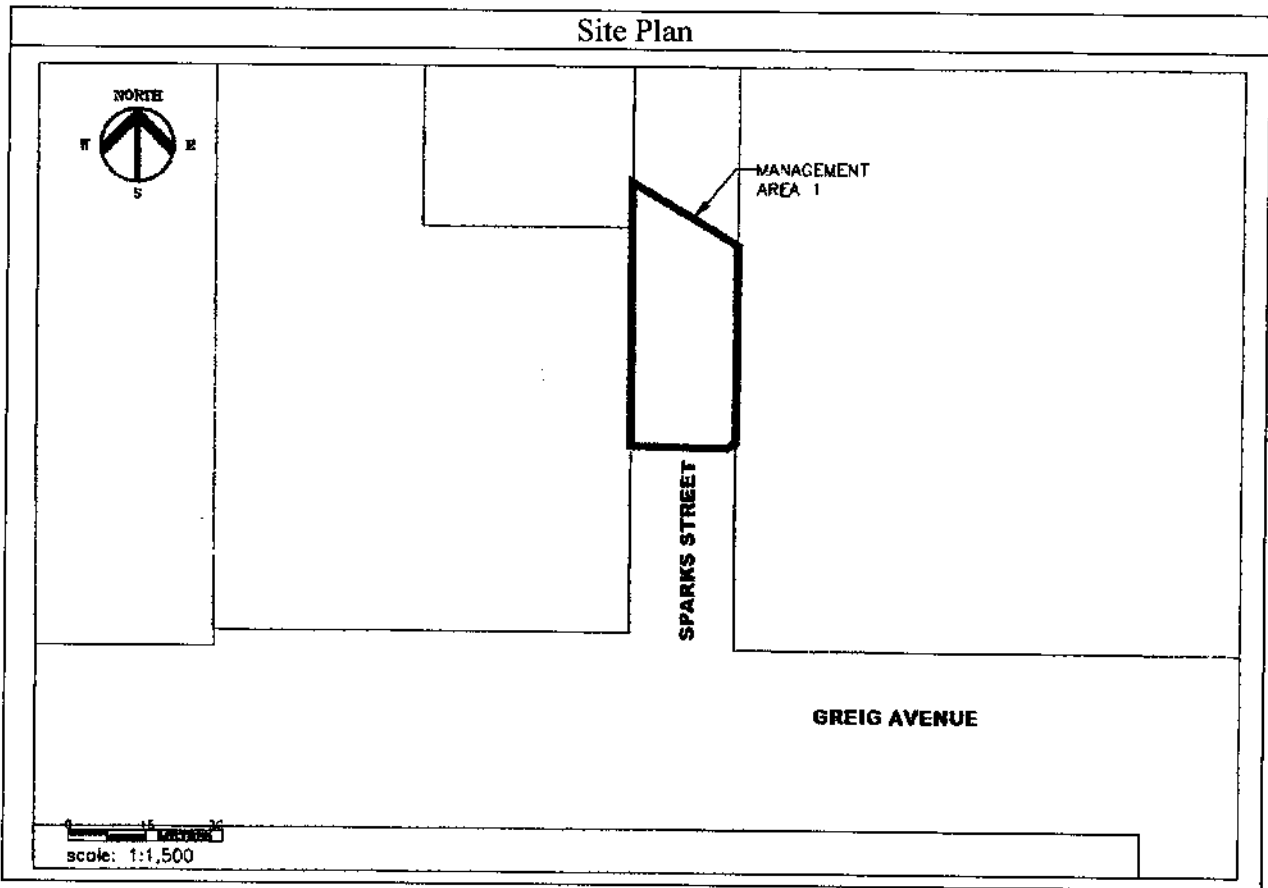
A Director may rescind this Certificate of Compliance if conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

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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Site Identification Number 16412
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Schedule "B"

Conditions

1. Any changes in land or water uses 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, Portion of Sparks Street and Greig Avenue Adjacent Former Service Station 4711 Lakelse Avenue 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, Portion of Sparks Street and Greig Avenue Adjacent Former Service Station 4711 Lakelse Avenue Terrace, BC* prepared by Mandeep Purewal and Ross Wilson, SNC-Lavalin and dated November 7, 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 Portion of Sparks Street and Greig Avenue Adjacent Former Service Station Site, 4711 Lakelse Avenue, Terrace, BC* 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 or trenches 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:

- VPHs.

Substances remediated in water:

To meet the Contaminated Sites Regulation numerical standards:

- Benzene.

To meet Contaminated Sites Regulation risk-based standards:

- Ethylbenzene, toluene and xylenes.

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