



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 site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

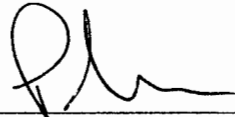
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

August 14, 2014
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3707 Highway 16, Smithers, British Columbia which is more particularly known and described as:

Lot 1 District Lot 5289 Range 5 Coast District Plan 11945, Except Plan PRP47329

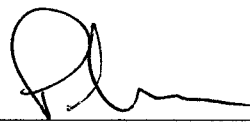
PID: 008-701-997

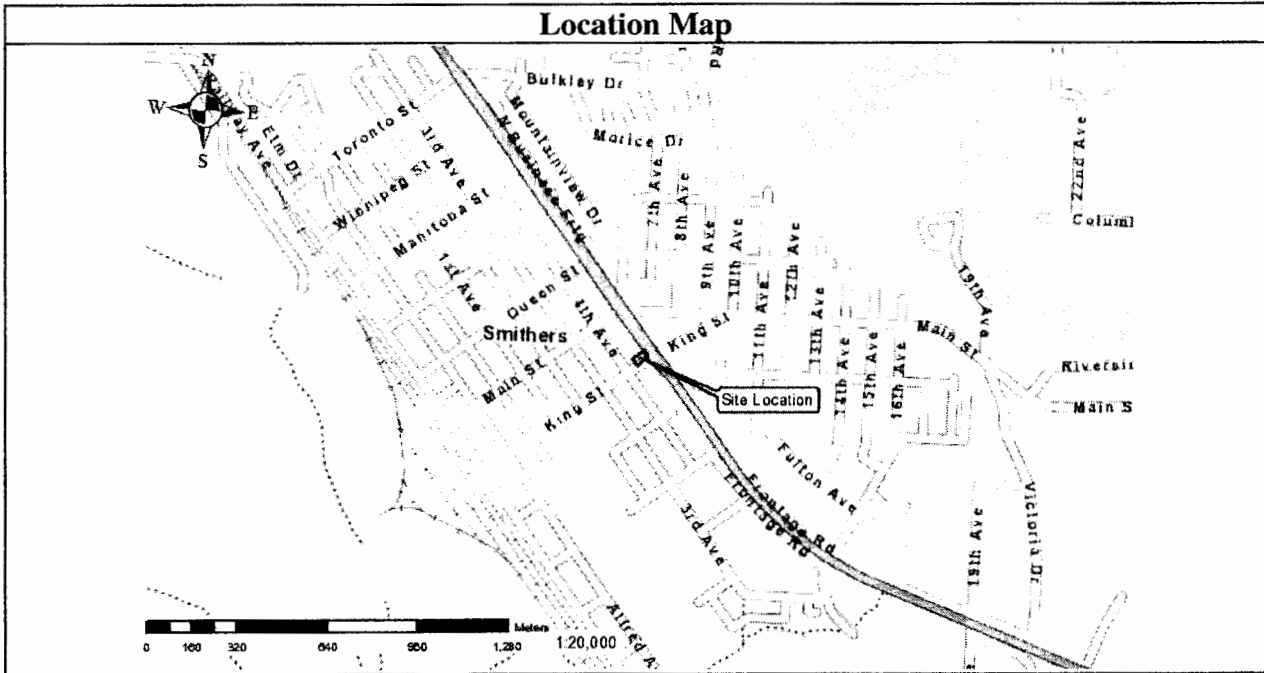
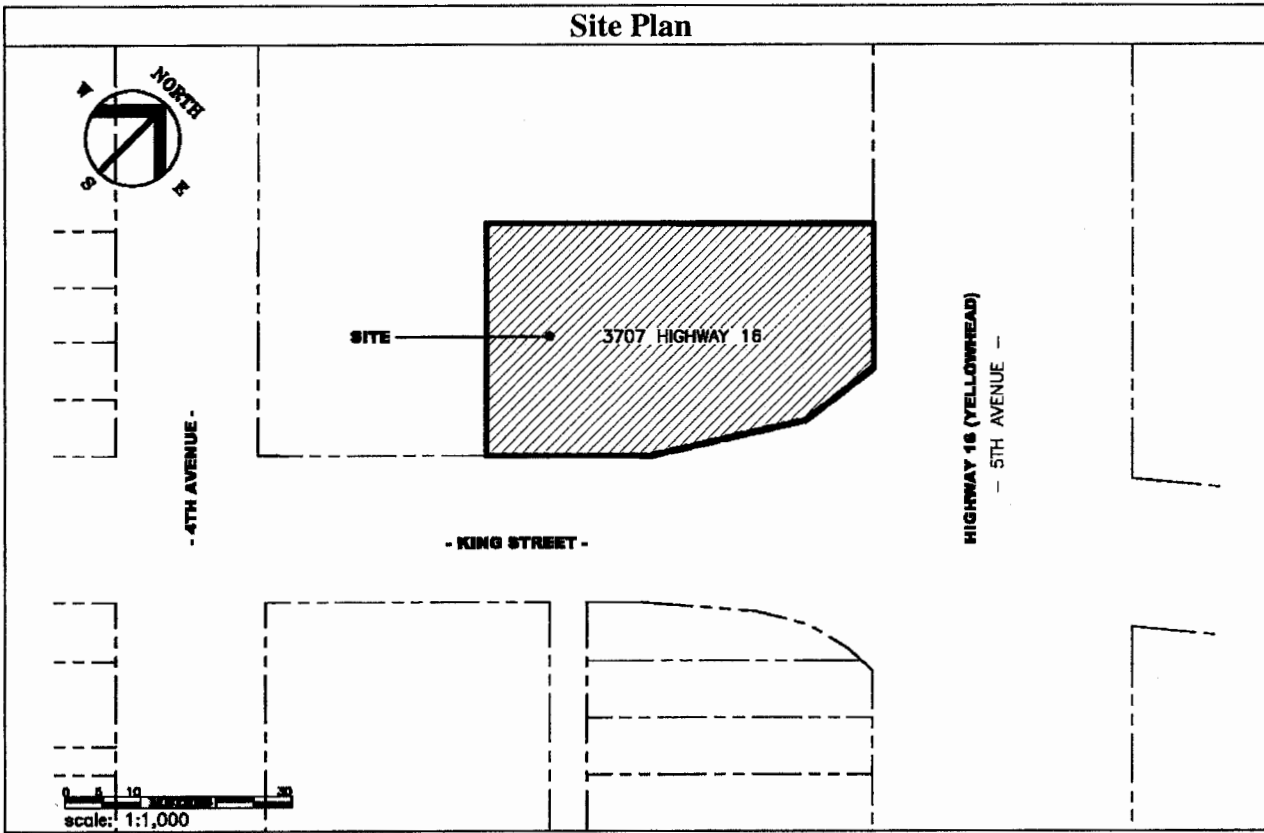
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 54° 46' 49.40"

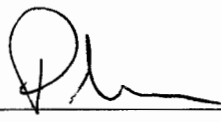
Longitude: 127° 09' 56.70"

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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.

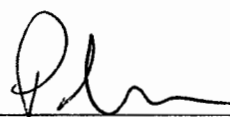
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation risk-based standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of trenches expected at the site. These assumptions include the following:

- (a) Future buildings at the Site must be of slab-on-grade construction; and
- (b) A worker health and safety plan with provisions to prevent vapour inhalation exposures must be developed in the event that trenches (excavations that are deeper than they are wide, > 1.5 m below grade and suitable for human entry) are advanced at the Site.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible persons 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) A worker health and safety plan with provisions to prevent vapour inhalation exposures must be developed in the event that trenches (excavations that are deeper than they are wide, > 1.5 m below grade and suitable for human entry) are advanced at the Site.
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.
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.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Toluene; and
- LEPHs and HEPHs.

To meet risk-based remediation standards:

- Ethylbenzene and xylene; and
- VPHs.

Substances remediated in vapour for commercial land soil vapour use:

To meet risk-based remediation standards:

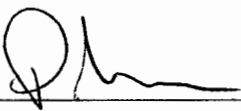
- Benzene and 1,2,4-trimethylbenzene.

Substances remediated in water for no water use:

To meet numerical remediation standards:

- VH_{w6-10} and EPH_{w10-19} .

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Schedule D

Documents

Summary of Site Condition (for Site), prepared by John DeCesare, Ph.D., Eng.L. (BC), the Environment & Water business unit of SNC-Lavalin Inc., and Ross Wilson, Wilson Scientific Consulting Inc., dated May 23, 2014;

Human Health and Ecological Risk Assessment, Former Shell Service Station at 3707 Highway 16, Smithers, BC, Location Code: C07581, prepared by Corey Miller, B.Sc., B.I.T., Mandeep Purewal, M.E.T., R.P.Bio., P.Ag., Tara Siemens Kennedy, M.E.T., PChem, the Environment & Water business unit of SNC-Lavalin Inc., dated May 8, 2014;

Performance Verification Plan, Former Shell Service Station, 3707 Highway 16, Smithers, BC Location Code: C07581 prepared by Mandeep Purewal, M.E.T., R.P.Bio., P.Ag., Tara Siemens Kennedy, M.E.T., PChem, the Environment & Water business unit of SNC-Lavalin Inc., dated May 8, 2014;

Stage 1 PSI Update, Stage 2 PSI, DSI, Decommissioning and Confirmation of Remediation, Former Shell Service Station, 3707 Highway 16, Smithers, BC, Location Code: C07581, Volumes I to II, prepared by Edna Wong, P.Eng., Dave Newton, P.Geo., the Environment & Water business unit of SNC-Lavalin Inc., dated April 15, 2014;

Stage 1 Preliminary Site Investigation, Former Shell Service Station, 3707 Highway 16, Smithers, BC, Location Code: C07581, prepared by Edna Wong, P.Eng., Dave Newton, P.Geo., SNC-Lavalin Inc., Environment & Water, dated May 2, 2012;


Smithers Shell, 229 King Street, Smithers, BC, Location Code C07681, prepared by B. Hatch., P.Eng., C.H. Dunwoody, P.Eng, Morrow Environmental Consultants Inc., dated October 16, 1992;

Containment and Treatment of Petroleum Contaminated Soil, B.V. Shell, 229 King Street, Smithers, BC, prepared by J.M. Elliot, C.H. Dunwoody, P.Eng., Morrow Environmental Consultants Inc., dated March 14, 1991;

Remediation of Storage Tank Backfill, 229 King Street, Smithers, BC, prepared by J.M. Benitez, Morrow Environmental Consultants Inc., dated January 25, 1990;

LUST Program Soil Assessment, prepared by Colin Dunwoody, P.Eng., Morrow Environmental Consultants Inc., dated May 18, 1989.

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