



Victoria File: 26250-20/25664
Site ID: 25664

July 27, 2022

John Driedger, P.Eng.
Shell Canada Products
400-4th Avenue, SW
PO Box 100, Station M
Calgary, AB T2P 2H5
John.driedger@shell.com

Dear John Driedger:

Re: Certificate of Compliance - 1467/1441 7th Avenue, Prince George, 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) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface 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 future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. 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,



Senior Contaminated Sites Officer

Enclosure

cc:

0893989 B.C. Ltd., rgmcleod@telus.net
6887 Bench Drive, Prince George, BC V2K 4Z1

City of Prince George, Kayt.Chambers@princegeorge.ca
1100 Patricia Boulevard, Prince George, BC, V2L 3V9

Edna Wong, SNC-Lavalin Inc., Edna.Wong@snclavalin.com

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esp_cio@Victoria1.gov.bc.ca
Royal Bank of Canada, jeff.taylor@rbc.com
0 York Mills Rd. 3rd Floor, Toronto, ON M2P 0A2, Canada



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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

July 27, 2022
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The management area covered by this Certificate of Compliance is located on a portion of 1467 7th Avenue, Prince George, British Columbia which is more particularly known and described as:

Commencing at the northwest corner of Lot 2, District Lot 343 Cariboo District Plan PGP35133. Thence, at a bearing of 115 degrees 22 minutes 36 seconds a distance of 18.57 m. Thence, at a bearing of 205 degrees 26 minutes 33 seconds a distance of 33.40 m. Thence, at a bearing of 295 degrees 26 minutes 33 seconds a distance of 18.59 m. Thence, at a bearing of 25 degrees 27 minutes 51 seconds a distance of 33.38 m to the point of commencement, and comprising an area of 620.34 m².

PID: Portion of 017-035-996

The management area contains a portion of a lot depicted in an engineering drawing 130318-602 prepared by SNC-Lavalin Inc., on January 5, 2022.

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

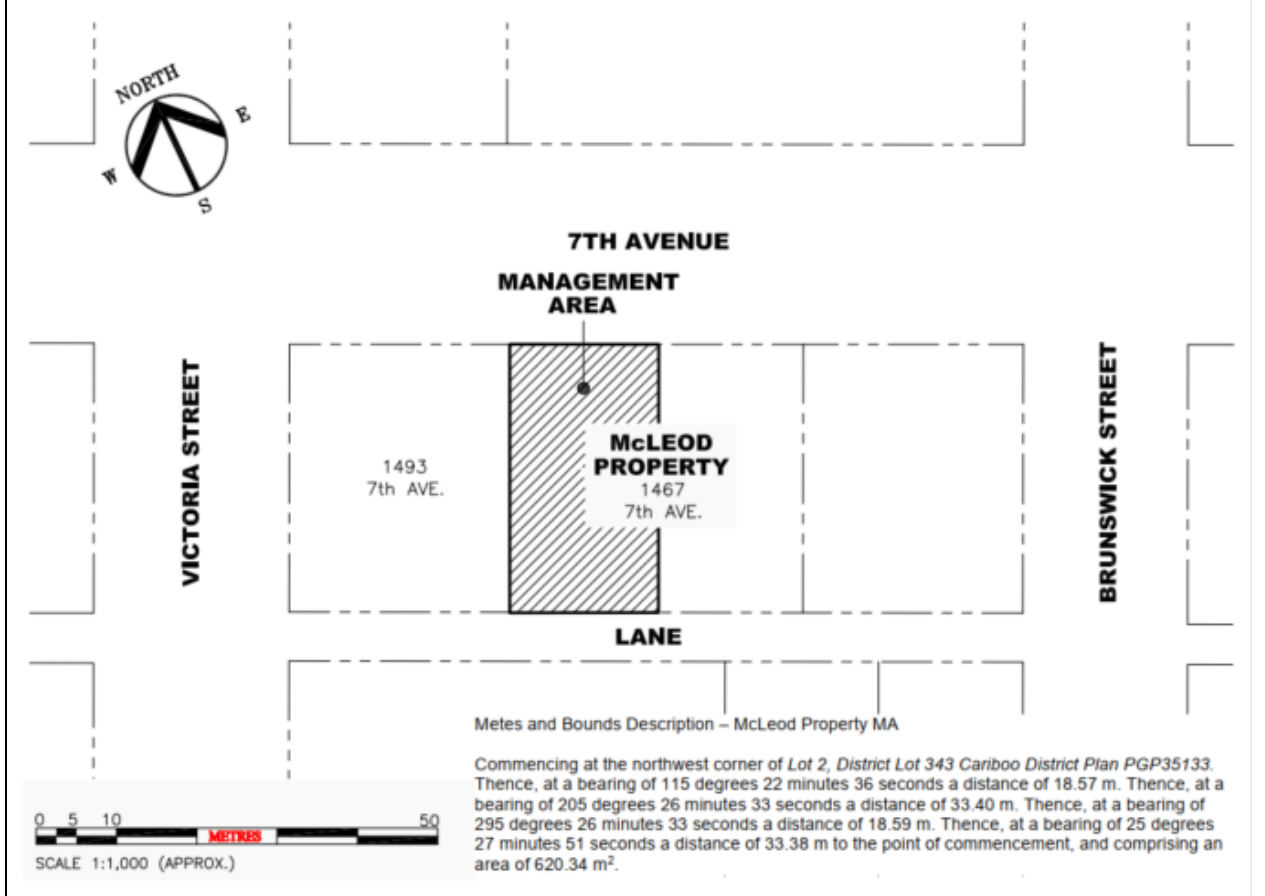
Latitude:	53°	54'	51.7"
Longitude:	122°	45'	3.9"

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For Director, *Environmental Management Act*

Site Plan, Prince George, BC

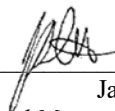


Location Map, Prince George, BC



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 For Director, Environmental Management Act

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.

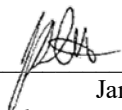
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or future at the management area. These assumptions include the following:

- (a) *The Management Area will continue to be used for use; or,*
- (b) *Future buildings in the Management Area will be slab on-grade or will have up to a 1 storey basement.*

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 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) *Groundwater from the Management Area must not be used as a source of 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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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Benzene (71-43-2)
- Ethylbenzene (100-41-4)
- Toluene (108-88-3)
- VPHs (N/A)
- Xylenes (1330-20-7)

Substances remediated in vapour for commercial land use:

To meet numerical remediation standards:

- Benzene (71-43-2)
- VPHv (N/A)

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

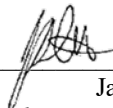
- Selenium (7782-49-2)
- Light non-aqueous phase liquid (LNAPL)

To meet risk-based remediation standards:

- Benzene (71-43-2)
- Dichloroethane, 1,2- (107-06-2)
- Ethylbenzene (100-41-4)
- Methylnaphthalene, 1- (90-12-0)
- Naphthalene (91-20-3)
- Tetraethyl lead (78-00-2)
- Toluene (108-88-3)
- Trimethylbenzene, 1,3,5- (108-67-8)
- VHW₆₋₁₀ (N/A)
- Vinyl chloride (75-01-4)
- Xylenes, total (1330-20-7)

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Schedule D

Documents

Summary of Site Condition (McLeod MA), prepared by SNC-Lavalin Inc., dated April 12, 2022;

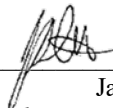
Summary of Communication in Regards to the CofC Application for the Off-Site Management Areas associated with the Former Shell Service Station at 1493 7th Avenue, Prince George, BC Location Code: C01178, dated April 12, 2022;

Human Health and Ecological Risk Assessment, Former Shell Service Station at 1493 7th Avenue, Prince George, BC (Location Code: C01178) and Associated Management Areas, prepared by SNC-Lavalin Inc., dated March 25, 2022; and

Stage 1 and 2 Preliminary Site Investigations, Detailed Site Investigations, Former Shell Service Station, 1493 7th Avenue, Prince George, BC and Off-Site Management Areas, Location Code: C01178, prepared by SNC-Lavalin Inc., dated March 22, 2022.

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