



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.

July 5, 2018
Date Issued



Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 501 Richard Road, Prince George, British Columbia which is more particularly known and described as:

Lot 1 District Lot 1574 Cariboo District Plan BCP33956
PID: 027-335-178

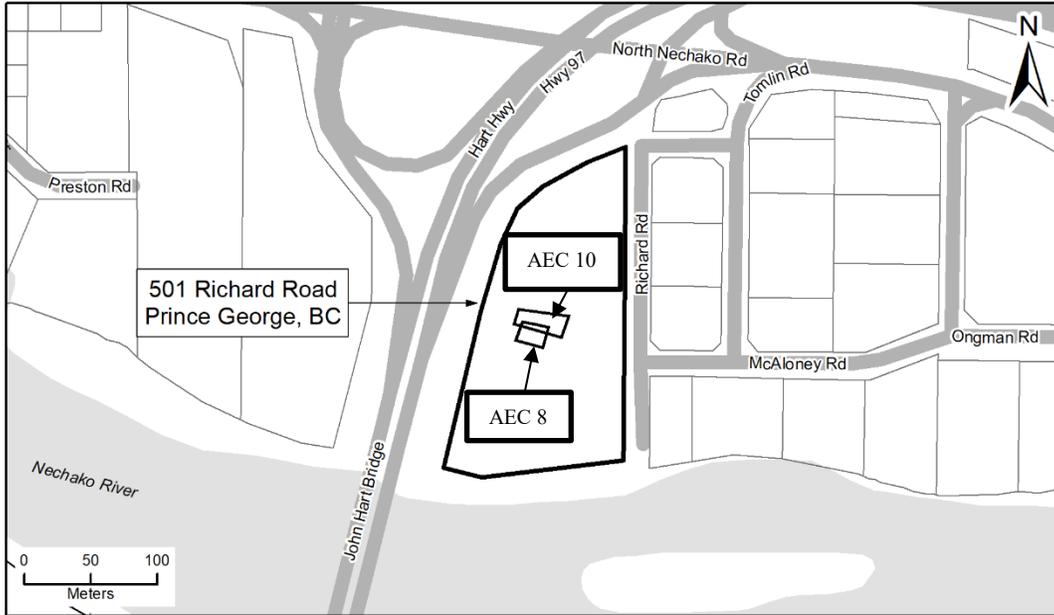
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 53° 55' 44.28"
Longitude: 122° 46' 41.98"

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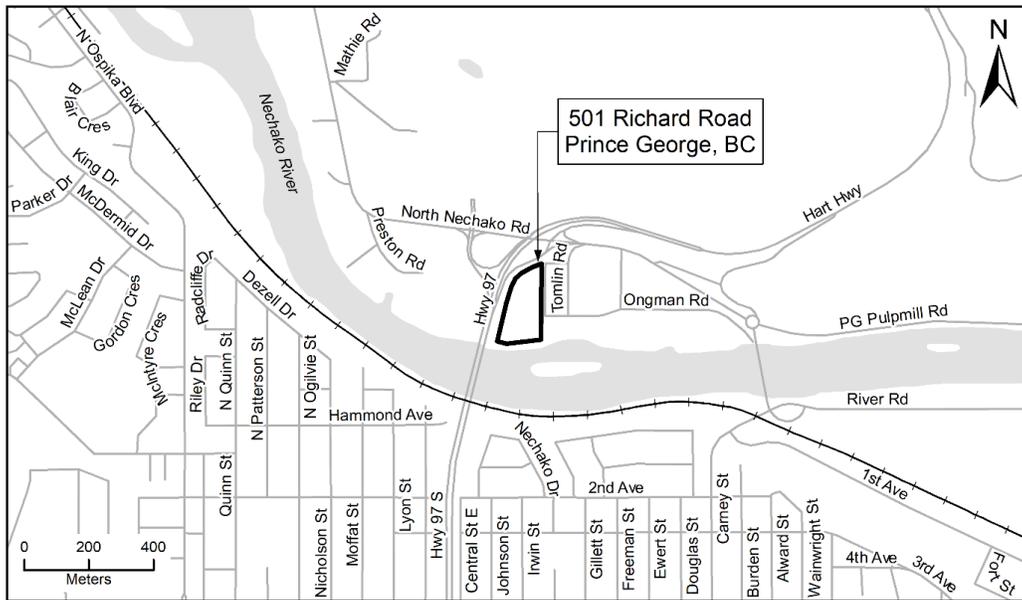

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Site Plan



Site Plan

Location Map



Site Location

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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 numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected at the site or adjacent property. These assumptions include the following:

- (a) Any building constructed at the site will be slab-on-grade, with slabs constructed at or above current site grade as of April 5, 2018;

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and 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 D 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.

2. The principal risk controls which must be present and must be maintained at the site include the following:
 - (a) At least one metre of uncontaminated fill must remain in place over areas of VPHs and LEPHs contaminated soils.
 - i) For AEC 10, shown on the Site Plan in Schedule A, VPHs and LEPHs contaminated soils extend to an elevation of 568.4 m geodetic, the current ground surface is 572.3 m geodetic, and the required flood protection floor elevation is 573.6 m geodetic. Therefore, there is currently greater than one metre of uncontaminated soil from surface and future development scenarios will also have over one metre. AEC 10 is defined as:
Beginning from the southeast corner of **501 Richard Road, Prince George, BC** a distance of 92.115m along the bearing N0d29'1.06"E;
Thence a distance of 47.215m along the bearing N90d00'00"W to The Point of Commencement;
Thence a distance of 37.051m along the bearing N74d7'3.95"W;
Thence a distance of 11.702m along the bearing N18d2'6.72"E;
Thence a distance of 37.766m along the bearing S82d11'4.22"E;

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Thence a distance of 17.011m along the bearing S18d30'47.90"W to The Point of Commencement.

- ii) For AEC 8, shown on the Site Plan in Schedule A, LEPHs contaminated soils extend to an elevation of 571.2 m geodetic, the current ground surface is 572.4 m geodetic, and the required flood protection floor elevation is 573.6 m geodetic. Therefore, there is currently greater than one metre of uncontaminated soil from surface and future development scenarios will also have over one metre. AEC 8 is defined as:
Beginning from the southeast corner of **501 Richard Road, Prince George, BC** a distance of 84.530m along the bearing N0d29'1.06"E;
Thence a distance of 61.090m along the bearing N90d00'00"W to The Point of Commencement;
Thence a distance of 20.899m along the bearing N74d38'0.40"W;
Thence a distance of 14.771m along the bearing N20d9'18.37"E;
Thence a distance of 19.891m along the bearing S77d58'36.72"E;
Thence a distance of 15.880m along the bearing S16d3'15.55"W to The Point of Commencement.

* Metes and bounds were calculated using municipal lot data in the UTM10N coordinate system, using the NAD83 datum.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- LEPHs, and;
- VPHs.

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Schedule D

Documents

Summary of Site Condition, 501 Richard Road, Prince George, BC, prepared by Hemmera, dated March 2018;

Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Screening Level Risk Assessment, 501 Richard Road Prince George, BC (BC MOTI Site ID 130), prepared by Hemmera, dated March 2018;

Application for a Determination, 501 Richard Road, Prince George, BC, prepared by Trow Associates Inc., dated September 2008;

Stage 1 Preliminary Site Investigation, 501 Richard Road, Prince George, BC, prepared by Trow Associates Inc., dated August 2008;

Addendum Report, Stage 2 Preliminary Site Investigation, 501 Richard Road, Prince George, BC, prepared by Trow Associates Inc., dated August 2008;

Quality Review – Jim West, P.Eng., BCTFA Lands, 501-615 Richard Road, Prince George, BC, Application for a Determination, MOE Site 10453, prepared by W. R. Donald, P.Eng., at Keystone Environmental Ltd., dated August 22, 2007;

Quality Review – Jim West, P.Eng., BCTFA Lands, 501 and 615 Richard Road, Prince George, BC (Site), Application for a Determination, MOE Site # - 10453, prepared by Dave Newton, P.Geo., at SNC-Lavalin Environmental Inc., dated August 22, 2007;

Preliminary Determination Application, including Addendum for Submission BCTFA Lands, 501 and 615 Richard Rd., Prince George, BC, prepared by Trow Associates Inc., dated February 2007;

Site Characterisation, BCTFA Lands, 501, 615 Richard Road, Prince George, BC, prepared by Trow Associates Inc., dated January 2007;

Stage One & Two Preliminary Site Investigation, John Hart Bridge Site, 501 Richard Road, Prince George BC, prepared by North West Environmental Group Ltd., dated March 15, 2002; and

Stage 1 and 2 Preliminary Site Investigation, John Hart Bridge Expansion, prepared by AGRA Earth and Environmental Limited, dated April 23, 1999.

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