



VIA EMAIL marc@thestrongmangroup.com

Victoria File: 26250-20/2078
Site ID: 2078

Date: June 29, 2023

Marc Strongman
PC Urban (PC Plaza) Holdings Corp c/o Goal Line Investment Properties LP
1885 Marine Drive
North Vancouver, BC, V7P 1V5

Dear Marc Strongman:

Re: Certificate of Compliance – 9719 100 Street, Fort St. John, BC

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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 site@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Jody Fisher
for Director, *Environmental Management Act*

Enclosure

cc: City of Fort St. John (info@fortstjohn.ca)
Jason Wilkins, CSAP (jwilkins@legacyenv.ca)
Karey Dow, P.Ag, PMP (kdow@legacyenv.ca)
CSAP Society (apopova@csapsociety.bc.ca)
TD Commercial Banking (66 Wellington St. W., 39th Floor, Toronto, ON, M5K 1A2)
Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.bc.ca



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.

June 29, 2023

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 9719 100th Street, Fort St. John, British Columbia which is more particularly known and described as:

Lot 1 (see BW555409) Section 31 Township 83 Range 18 West of the 6th Meridian Peace River District Plan 32060


PID: 026-130-394

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

Latitude: 56° 14' 39.4"
Longitude: 120° 50' 49.0"

June 29, 2023

Date Issued



Signing Authority
For Director, *Environmental Management Act*

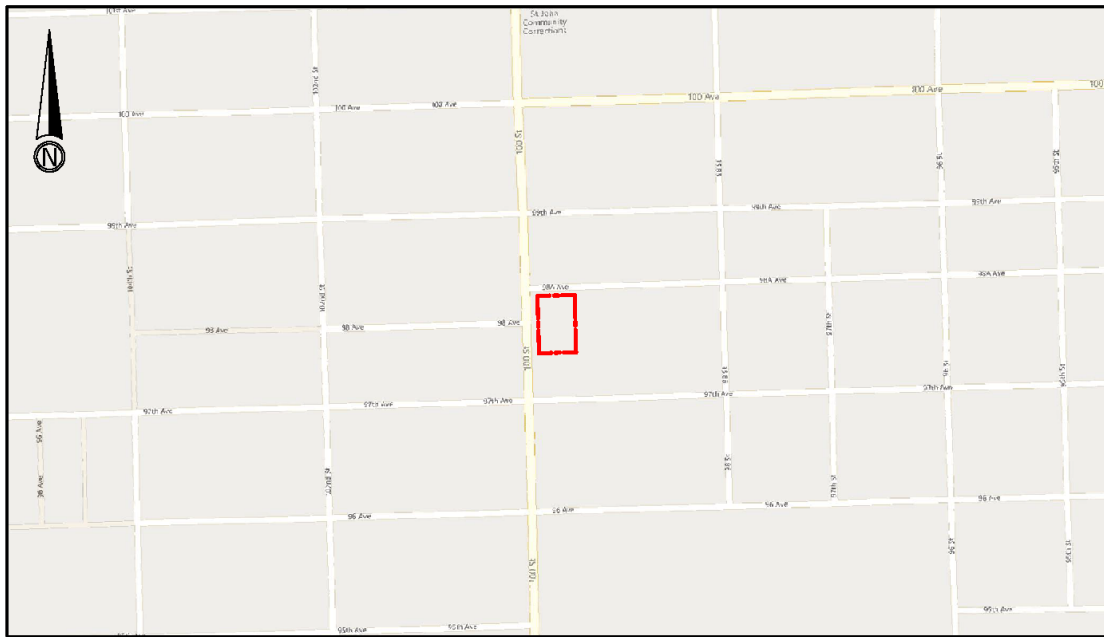
Site Plan



SITE PLAN

0 10 20 40m

Location Map



LOCATION PLAN

0 50 100 200 300m

June 29, 2023

Date Issued

Site Identification Number 2078
Version 9.0 R

Signing Authority
For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land use 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 use 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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

(a) Slab-on-grade commercial buildings.

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.

June 29, 2023

Date Issued

Site Identification Number 2078
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

4 of 6

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- VPHs

Substances remediated in water for no water use:

To meet numerical remediation standards:

- VHw6-10

June 29, 2023

Date Issued

Site Identification Number 2078
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

5 of 6

Schedule D

Documents

Summary of Site Condition, 9719 100 Street, Fort St. John, BC, prepared by Legacy Environmental Ltd., dated April 26, 2023.

Stage 1 and 2 Preliminary Site Investigation, Detailed Site Assessment, and Confirmation of Remediation, 9719 100 Street, Fort St. John, BC, prepared by Legacy Environmental Ltd., dated April 21, 2023.

Site Risk Classification Report, 9719 100th Street, Fort St. John, BC, prepared by Legacy Environmental Ltd., dated April 10, 2023.

Site Remediation, 9915-98A Avenue, Fort St. John, British Columbia, prepared by Nichols Environmental Ltd, dated October 6, 2004.

Phase II Environmental Site Assessment, 9915-98A Avenue, Fort St. John, British Columbia, prepared by Nichols Environmental Ltd, dated October 2003.

June 29, 2023

Date Issued

Site Identification Number 2078
Version 9.0 R



Signing Authority
For Director, *Environmental Management Act*

6 of 6