



**REGISTERED MAIL**

Victoria File: 26250-20/11098  
Site ID: 11098

June 23, 2021

Mr. Darcy Espenhain  
President, Northern Electric  
4150 Versatile Place  
Prince George, BC V2N 4K9  
darcy@northernelectricltd.com

Dear Mr. Espenhain;

**Re: Certificate of Compliance - 2597 Vance Road, 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 [site@gov.bc.ca](mailto:site@gov.bc.ca).

Yours truly,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

cc: Environment, City of Prince George  
City of Prince George, 18th Ave Yard  
[environment@princegeorge.ca](mailto:environment@princegeorge.ca)

Site Information Advisor, ENV, Victoria  
[Advisor.SiteInformation@gov.bc.ca](mailto:Advisor.SiteInformation@gov.bc.ca)

CSAP Society  
613 - 744 West Hastings Street, Vancouver, BC, V6C 1A5  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.  
Suite 320, 4400 Dominion Street, Burnaby, BC, V5G 4G3  
[mgeraghty@keystoneenvironmental.ca](mailto:mgeraghty@keystoneenvironmental.ca)

Scott Steer, Approved Professional, Steer Environmental Associates Inc.  
1515 Holland Street, Nelson, BC, V1L 3E2  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)



**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.

July 23, 2021  
Date Issued

A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 2597 Vance Road, Prince George, British Columbia which is more particularly known and described as:

Parcel A District Lot 753 Cariboo District Plan 33104  
PID: 011-595-353

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

Latitude: 53° 52' 49.80"  
Longitude: 122° 46' 15.10"


### Management Area Within the Subject Property

Starting at the northwest corner of Parcel A of reference Plan of consolidation of Lot I, Plan 24646 and Parcel B, Plan 30647, District Lot 753, Cariboo District, Plan 33104:

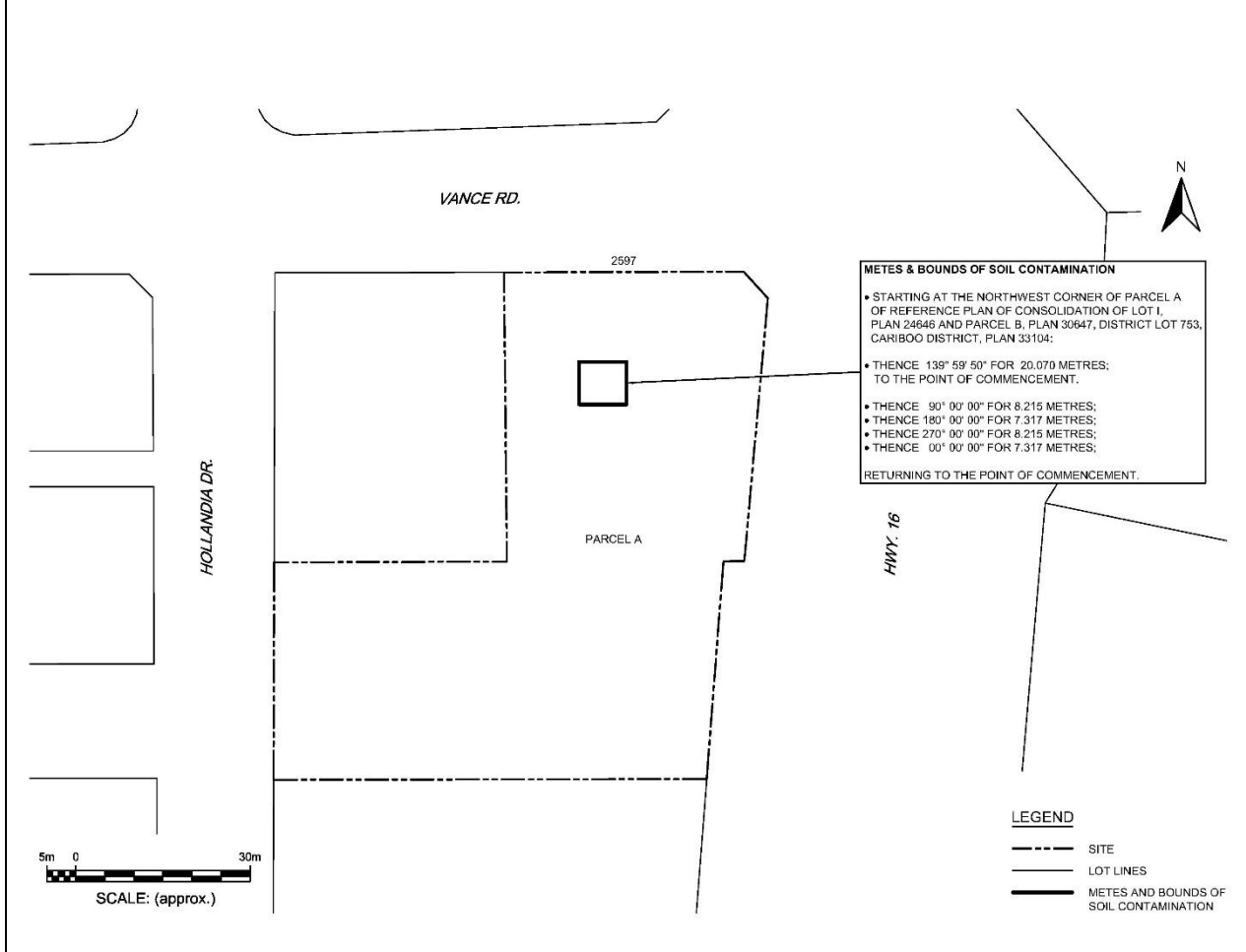
- thence 139°59'50" for 20.070 metres; to the Point of Commencement.
- thence 90°00'00" for 8.215 metres
- thence 180°00'00" for 7.317 metres
- thence 270°00'00" for 8.215 metres
- thence 00°00'00" for 7.317 metres

returning to the Point of Commencement.

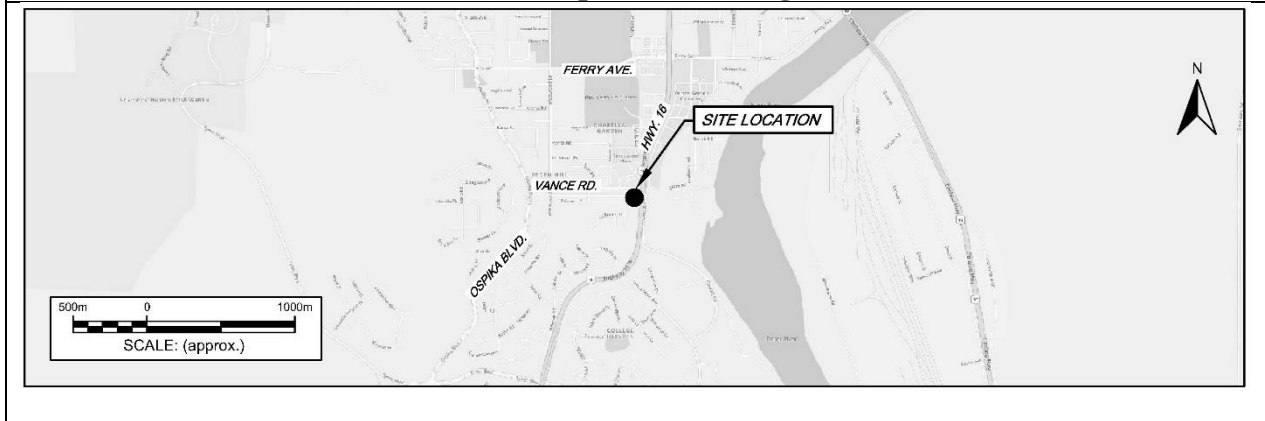
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## Site Plan, Prince George, BC



## 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 expected at the site. These assumptions include the following:

- (a) *Any building erected on the site will have a basement no more than 3.0 meters below grade (with grade defined as 588.2 meters above sea level).*

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) *Soil contamination is present below 8 meters below grade and must remain at least 1.0 meters below grade or below a permanent barrier (e.g., asphalt or concrete pavement). This applies to the Management Area as shown and described by metes and bounds in Schedule A (with grade defined as 588.3 meters above sea level).*
  - (b) *Groundwater must not be used for drinking water purposes.*
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.


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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<s> or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
  - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
  - (b) The nature of the excursion;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
  - (a) An evaluation of the performance of the institutional and engineering controls;
  - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
  - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
  - (d) Supporting documentation.

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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
HEPHs	NA
toluene	108-88-3
xylenes	1330-20-7

***Substances remediated in water for drinking water use:***

To meet risk-based remediation standards:

dichloroethane, 1,2-	107-06-2
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***Substances evaluated in water for drinking water use:***

To meet local background concentrations:

selenium	7782-49-2
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***Substances evaluated in water for freshwater aquatic life water use:***

To meet local background concentrations:

selenium	7782-49-2
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## Schedule D

### Documents

*Summary of Site Conditions, 2597 Vance Road, Prince George, BC.* Keystone Environmental Ltd., May 4, 2021;

*Performance Verification Plan for Certificate of Compliance, 2597 Vance Road, Prince George, BC.* Keystone Environmental Ltd., April 29, 2021;

*Report of Findings – Human Health and Ecological Risk Assessment, 2597 Vance Road, Prince George, BC.* Keystone Environmental Ltd., April 29, 2021;

*Report of Findings – Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 2597 Vance Road, Prince George, BC.* Keystone Environmental Ltd., April 29, 2021;

*Protocol 9 Approval, Re-Evaluation of Local Background Concentration Determination in Groundwater for Dissolved Selenium, 2597 Vance Road, Prince George, BC.* Ministry of Environment and Climate Change Strategy, April 27, 2021;

*Protocol 9 Application, Re-Evaluation of Local Background Concentration Determination in Groundwater for Dissolved Selenium, 2597 Vance Road, Prince George, BC.* Keystone Environmental Ltd., January 29, 2021;

*Stage 1 Preliminary Site Investigation, Former Service Station and Car Wash, 2597 Vance Road, Prince George, BC.* Golder Associates. December 2018;

*Technical Memorandum Data Report and Stage 11 Rescreen, Former Service Station and Car Wash, 2597 Vance Road, Prince George, BC.* Golder Associates. March 2018;

*Protocol 9 Approval. Application for Determination of Local Background Concentration for Dissolved Selenium Concentration in Groundwater, 2597 Vance Road, Prince George, BC.* BC Ministry of Environment and Climate Change Strategy. August 2017; and

*Protocol 9 Application. Application for Determination of Selenium in Groundwater, 2597 Vance Road, Prince George, BC.* Golder Associates. December 2016.

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