



VIA EMAIL: Brenda.sieben@princegeorge.ca

Victoria File: 26250-20/23901
Site ID: 23901

December 21, 2021

City of Prince George - Development Services Department
1100 Patricia Boulevard
Prince George, BC V2L 3V9
Attn. Brenda Sieben

Dear Brenda Sieben:

Re: Certificate of Compliance – 805 1st 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 Part 8 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

5. 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 Liliana.jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: Greg Nikkel, 596037 BC Ltd. Inc. No. BC 1135871
805 1st Avenue, Prince George, BC. V2L 3V9
gnikkel@nrmotors.ca

Bob Symington, Numerical Approved Professional, Gandalf Consulting Ltd.
1000-355 Burrard Street, Vancouver, BC. V6C 2G8
syminton@gandalfconsulting.bc.ca

CSAP Society
apopova@csapsociety.bc.ca

Client Information Officer, ENV
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.

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.

December 21, 2021
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance consists of a portion of 805 1st Avenue, Prince George, British Columbia, which is more particularly known and described as:

Portion of Parcel 1, District Lot 343, Plan 34353, Cariboo District

The site contains part of a legal parcel depicted in "Sketch Plan Showing Environmental Area A in Parcel 1, District Lot 343, Plan 34353, Cariboo District" prepared by Koehler Land Surveying Inc. and more particularly known and described as;

Commencing 205°43'55" for 24.00m from the NW corner of Parcel 1, Plan 34353 and NE corner of Lot 1, Plan PGP43265

Thence (L1) 115°43'55" for 1.00 Meters;

Thence (L2) 205°43'55" for 8.00 Meters;

Thence (L3) 295°43'55" for 1.00 Meters;

Thence (L4) 25°43'55" for 4.57 Meters;

Thence (L5) 25°43'55" for 3.43 Meters returning to point of commencement.

Containing 8.0 square meters, more or less.

PID: portion of 015-656-845

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

Latitude: 53° 54' 59.80"

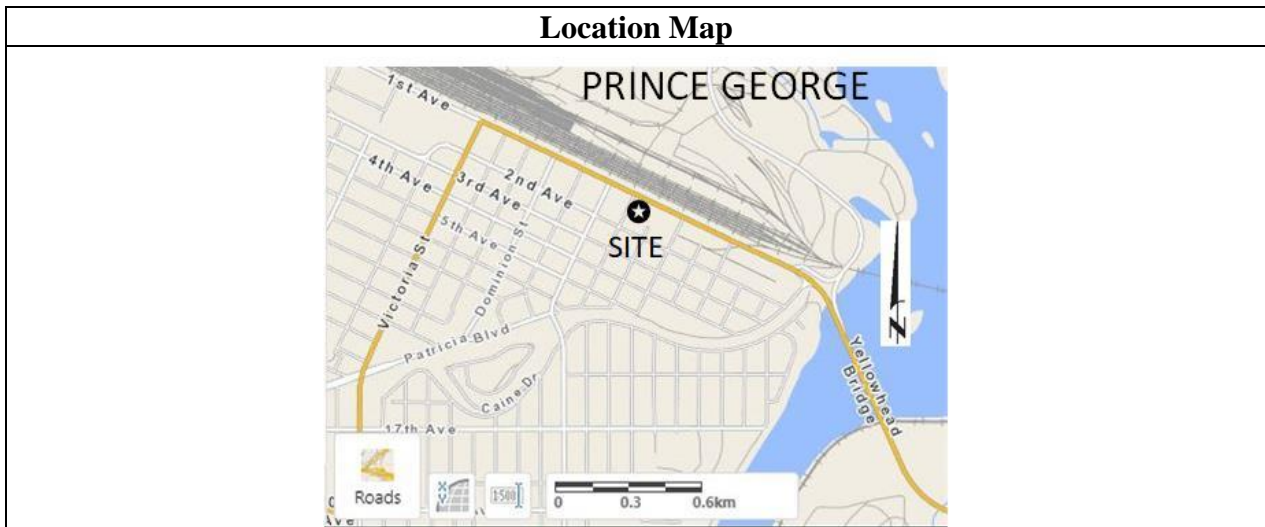
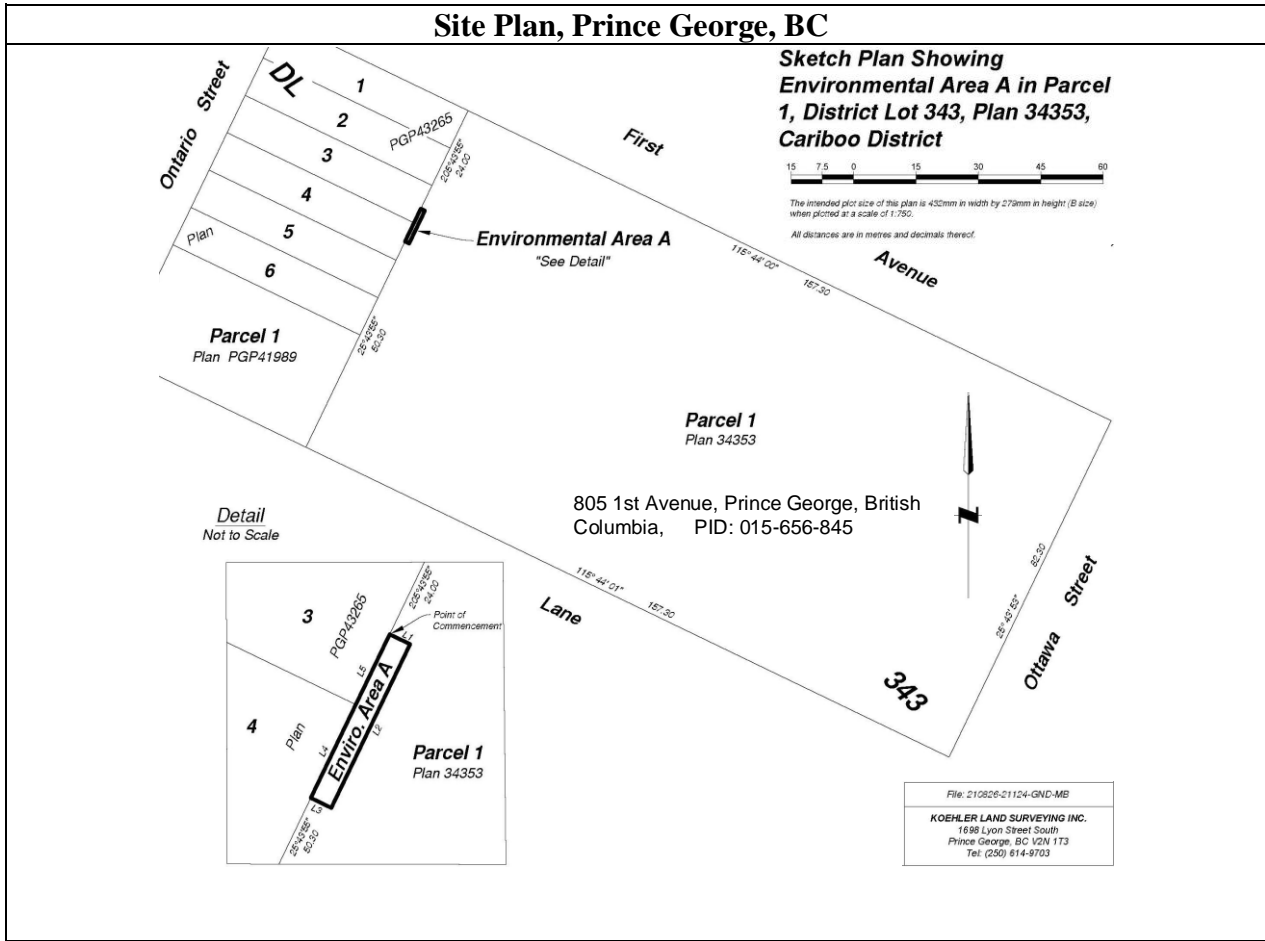
Longitude: 122° 44' 14.40"

December 21, 2021

Date Issued



Liliana Jerade
For Director, *Environmental Management Act*



December 21, 2021
Date Issued



Liliana Jerade
For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land use 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 use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) *Existing asphalt above the contaminated soil in Environmental Area A must remain intact*
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.

December 21, 2021
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule C

Substances and Uses


Part “Environmental Area A” of the site

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

HEPHs NA

December 21, 2021
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Condition*, Prepared by TerraWest Environmental Inc., dated September 30th, 2021;
- *Performance Verification Plan, Western Property Boundary of 805 1st Avenue, Prince George, BC.*, Prepared by TerraWest Environmental Inc., dated September 22nd, 2021;
- *Screening Level Risk Assessment, Western Property Boundary of 805 1st Avenue, Prince George, BC.*, Prepared by TerraWest Environmental Inc., dated September 16th, 2021;
- *Addendum To Stage 1 Preliminary Site Investigation - 855 1st Avenue, 190 Ontario Street and unassigned portion of Ontario Street, Prince George, BC*, Prepared by TerraWest Environmental Inc., dated August 25, 2021;
- *Detailed Site Investigation and Confirmation of Remediation Report, 855 1st Avenue, 190 Ontario Street and unassigned portion of Ontario Street, Prince George, BC.*, prepared by TerraWest Environmental Inc., dated August 25th, 2021;
- *Off-Site Soil Investigation, Western Property Boundary of 805 1st Avenue, Prince George, BC.*, Prepared by TerraWest Environmental Inc., dated August 20th, 2021;
- *Stage 2 Preliminary Site Investigation, 855 1st Avenue and 190 Ontario Street, Prince George, BC.*, prepared by TerraWest Environmental Inc., dated March 15th, 2021;
- *Stage 1 Preliminary Site Investigation, 855 1st Avenue and 190 Ontario Street, Prince George, BC.*, prepared by TerraWest Environmental Inc., dated November 4th, 2020; and
- *Drilling Investigation, Ontario Street, Prince George, BC.*, completed by TerraWest Environmental Inc., dated October 29th, 2020.

December 21, 2021

Date Issued



For Director, *Environmental Management Act*