



VIA EMAIL: Brenda.sieben@princegeorge.ca

Victoria File: 26250-20/22930
Site ID: 22930

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 – 855 1st Avenue and 190 Ontario Street, 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. 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 liliana.jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: 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.

December 21, 2021
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 855 1st Avenue and 190 Ontario Street, Prince George, BC, Prince George, British Columbia which is more particularly known and described as:

Lot 1 to 6 District Lot 343 Cariboo District Plan PGP43265

PID: 024-332-038, 024-332-046, 024-332-054, 024-332-062, 024-332-071, 024-332-089

Parcel 1 District Lot 343 Cariboo District Plan PGP41989

PID: 024-015-008

The site also contains part of a legal parcel depicted in legal sketch plan EPP100961 prepared by McElhanney Associated Land Surveyors Ltd to close part of a road and described as.

ALL THAT PART OF land situated in Prince George, BC as shown within the heavy black outline on legal plan EPP100962, dated March 9, 2020, which said part can be more particularly described as follows:

Commencing at the NW corner of Lot A, Plan EPP100962 and the NE corner of Parcel A, Plan PGP37186,

1. Thence 115°29'34" a distance of 20.137,
2. Thence 115°22'48" a distance of 45.720,
3. Thence 205°14'57" a distance of 18.269,
4. Thence 205°25'39" a distance of 27.440,
5. Thence 205°30'40" a distance of 9.141,
6. Thence 205°21'21" a distance of 27.487,
7. Thence 295°26'14" a distance of 45.747,
8. Thence 295°26'14" a distance of 0.500,
9. Thence 295°26'14" a distance of 19.642,
10. Thence 25°23'45" a distance of 82.311, to the point of commencement

Said Part containing .542 hectares, more or less.

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

Latitude: 53° 54' 59.50"
Longitude: 122° 44' 15.30"

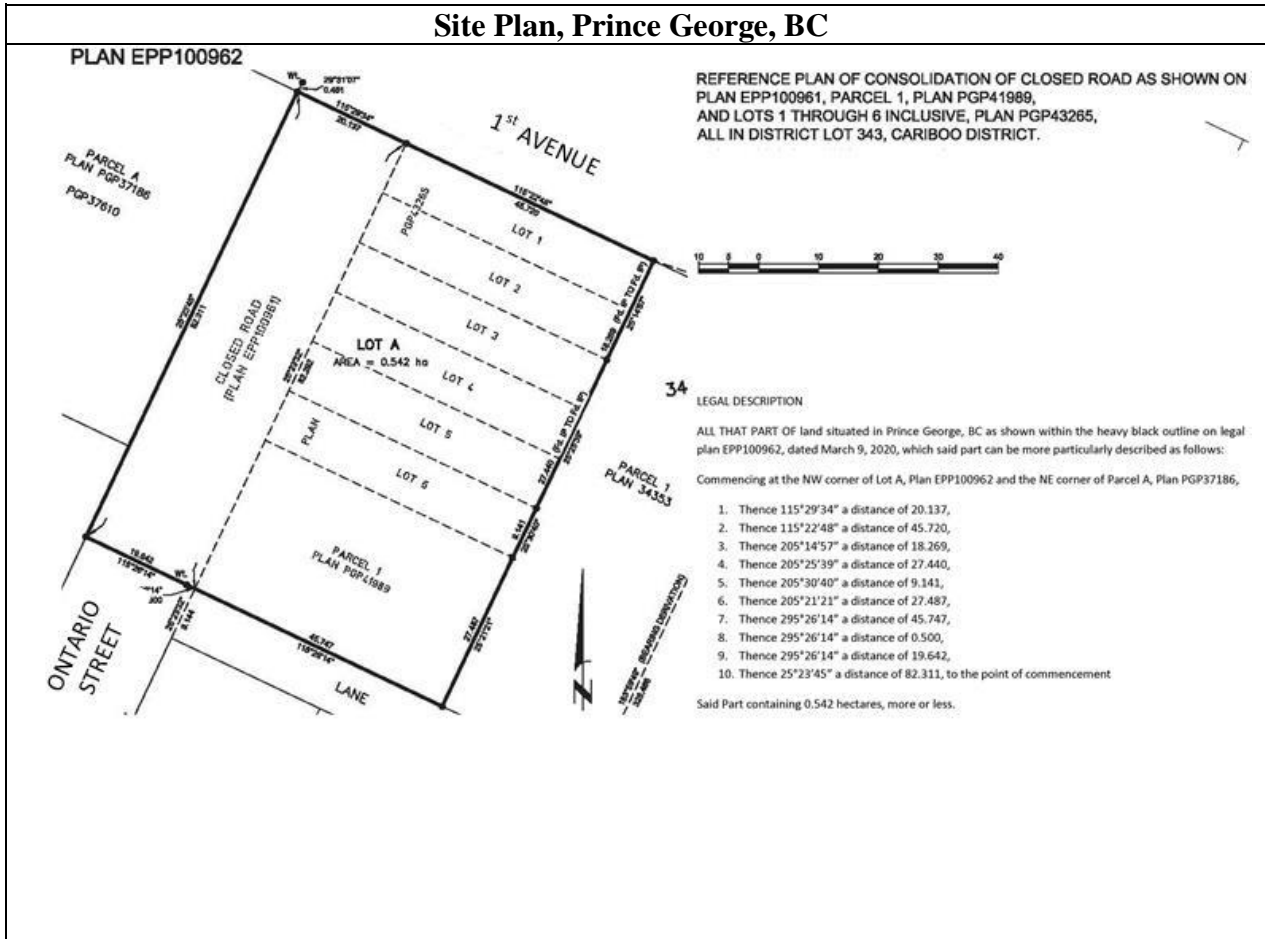
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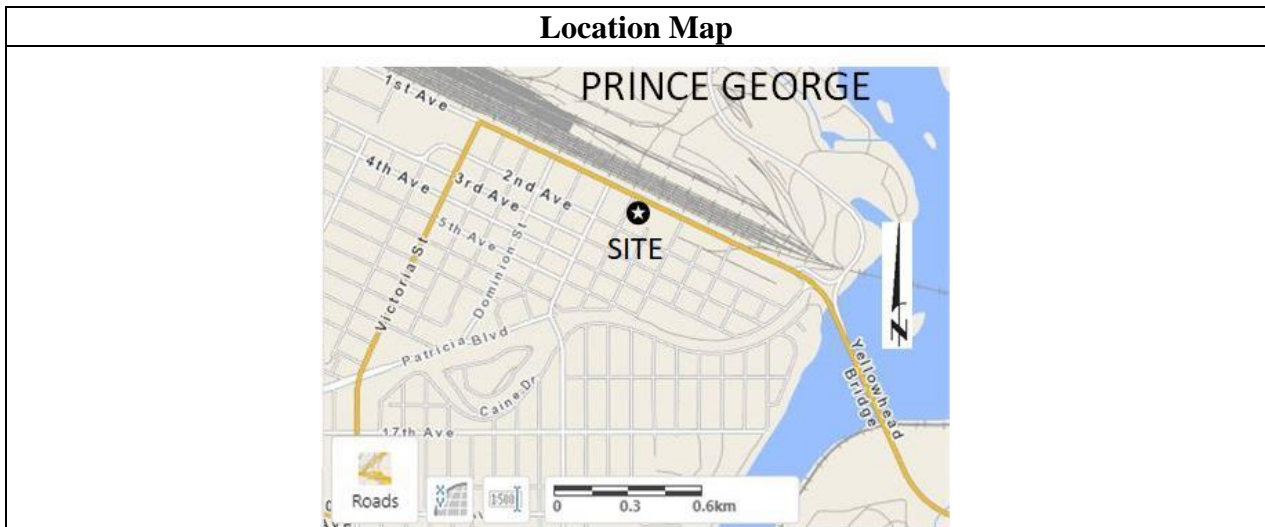


Liliana Jerade
For Director, *Environmental Management Act*

Site Plan, Prince George, BC



Location Map



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For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions


1. Any changes in land or vapour uses must be promptly identified by the responsible persons 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 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) Any building onsite will be slab-on-grade

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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
barium	7440-39-3
cadmium	7440-43-9
copper	7440-50-8
HEPHs	NA
lead	7439-92-1
LEPHs	NA
zinc	7440-66-6

To meet local background concentrations:

iron	7439-89-6
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Schedule D

Documents

- *Summary of Site Condition*, Prepared by TerraWest Environmental Inc., dated September 30th, 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.

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