



E-MAIL: stella.karnis@cn.ca

Victoria File: 26250-20/584
Site ID: 584

July 28, 2022

Ms. Stella Karnis
Canadian National Railway Company
Floor 3 – 935 de La Gauchetière Street West
Montreal, QC H3B 2M9

Dear Ms. Karnis:

Re: Certificate of Compliance – Portion of 1325 Foley Crescent, 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. For any future subsurface work at the site, 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 that may be encountered during such work.
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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: Darcy Goodkey, Lakeland Mills Ltd.,
PO BOX 1358, Prince George, BC V2L 4V4
Darcy.Goodkey@sinclar.com

Joshua Kelly, Sinclar Group Forest Products Ltd.
1515 Nicholson St., Prince George, BC V2N 1V7
Joshua.Kelly@sinclar.com

Andrew Blaney, Bank of Nova Scotia,
750-650 West Georgia Street, Vancouver, BC V6B 4N8
andrew.blaney@scotiabank.com

devserv@princegeorge.ca

Anna Popova, CSAP Society,
613-744 West Hastings, Vancouver, BC
apopova@csapsociety.bc.ca

Sumeet Dogra, Keystone Environmental Ltd.
320 – 4400 Dominion Street, Burnaby, BC
sdogra@keystoneenvironmental.ca

Scott Steer, Steer Environmental Associates Ltd.
1515 Holland Street, Nelson, BC
scott.steer@steerenvironmental.com

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.

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.

July 28, 2022
Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1325 Foley Crescent, Prince George, British Columbia which is more particularly known and described as:

A portion of Lot 1, District Lots 343, 662, 1511, Cariboo District Plan 32219, as described by Metes and Bounds:

Starting at the southwest corner of Lot 1, District Lots 343, 662, and 1511, Cariboo District Plan PGP32219: The point of commencement.

- thence 25° 22' 02" for 85.631 metres;
- thence 118° 16' 52" for 14.354 metres;
- thence 186° 29' 35" for 64.100 metres;
- thence 206° 14' 33" for 24.253 metres;
- thence 295° 22' 15" for 34.701 metres;

Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing 22-7105-1 prepared by Keystone Environmental Ltd. on February 3, 2022.

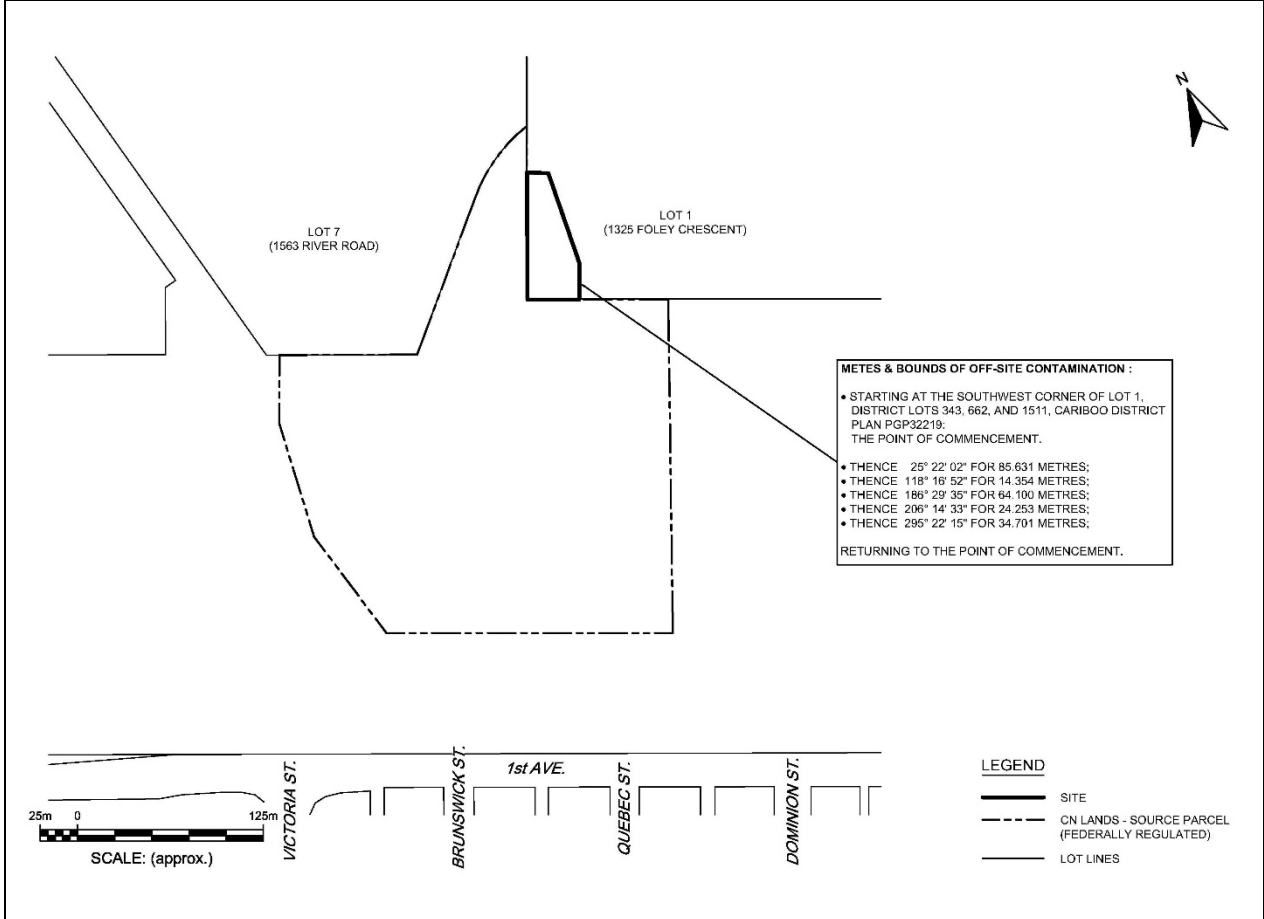
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 53° 55' 19.60"
Longitude: 122° 44' 33.80"

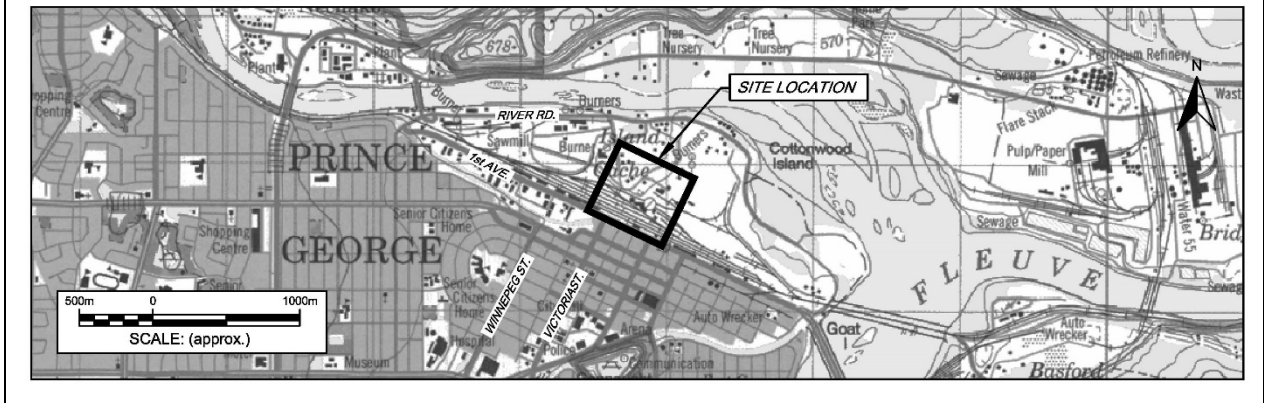
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Site Plan



Location Map



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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<s> in a written submission to the Director. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D. Any changes to these uses may necessitate an application for an amendment to the Certificate of Compliance or a new Certificate of Compliance.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Buildings on the site will be slab on grade only.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or 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<s> in a written submission to the Director. Such inconsistencies may necessitate 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) Groundwater must not be used as drinking water.
 - (b) Soil contamination must remain at depths greater than 1 m below ground surface or below a permanent barrier (e.g., asphalt or concrete pavement).
 - (c) A groundwater monitoring program, as specified in the Performance Verification Plan, must be conducted to demonstrate continued plume stability
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.

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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.
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 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<s>;
 - (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:

LEPHs	N/A
VPHs	N/A

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

nonaqueous phase liquids N/A

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

LEPHw	N/A
naphthalene	91-20-3
nonaqueous phase liquids	N/A
phenanthrene	85-01-8

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Schedule D

Documents

Performance Verification Plan for Certificate of Compliance Portion of 1325 Foley Crescent, Prince George, BC, Keystone Environmental Ltd., dated May 11, 2022;

Summary of Site Condition, Certificate of Compliance Portion of 1325 Foley Crescent, Prince George, BC, Keystone Environmental Ltd., dated February 08, 2022;

Human Health and Ecological Risk Assessment, Portion of CN North Yard, Prince George, BC, Keystone Environmental Ltd., dated January 18, 2022;

Stage 1 Preliminary Site Investigation and Detailed Site Investigation, Portion of CN North Yard, Prince George, BC, Keystone Environmental Ltd., dated January 18, 2022;

Preapproval under Protocol 6 Application for Request to Not Remediate the Entire Extent of Contamination for the Source Parcel. CN Prince George North Yard, 855 River Road, Prince George, BC (PID: 005-549-663), Ministry of Environment and Climate Change Strategy, dated June 10, 2021.

LNAPL Stability and Natural Attenuation Assessment, Prince George North Railway Yard, Prince George, BC, Geocentric Environmental Inc., dated December 2019;

2017 Groundwater Monitoring Program (2017 Annual Monitoring Results), Prince George North Railway Yard, Prince George, BC, Keystone Environmental Ltd., dated December 2017;

Monitoring Well Installation and Remedial Systems Shut-down Summary Report, Product Recovery Area and Former via Rail Fuelling Area, Prince George North Railway Yard, Prince George, BC, Keystone Environmental Ltd., dated April 2017;

Phase III-B Supplemental Investigation, North Property Boundary and Offsite Pacific Precision Wood Products Ltd, Prince George, BC, Keystone Environmental Ltd., dated December 1998;

Phase III-A Environmental Site Assessment, Canadian National Railway Yard, Prince George, BC, Keystone Environmental Ltd., dated February 1998;

Phase II Environmental Site Assessment, Canadian National Railways, Prince George, BC, EBA Engineering Consultants Ltd., dated April 1997; and

Phase I Environmental Site Assessment (Supplemental), Canadian National (CN) Rail Yard, Prince George, BC, AGRA Earth and Environmental Ltd., dated June 1996.

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