



**VIA EMAIL: [lmagdzik@tidewatermidstream.com](mailto:lmagdzik@tidewatermidstream.com)**

Victoria File: 26250-20/2021  
Site ID: 2021

September 26, 2022

Lorelei Magdzik  
Tidewater Midstream and Infrastructure Ltd.  
2542 Prince George Pulpmill Road  
Prince George, BC V2K 5P5

Dear Ms. Magdzik :

**Re: Approval in Principle – 2068/2166 Prince George Pulpmill Road, Prince George, British Columbia**

Please find enclosed an Approval in Principle respecting the contaminated site referenced above.

In addition to the conditions set out in Schedule B of the Approval in Principle, 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 Approval in Principle 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 Approval in Principle will restrict or impair the Director's powers 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. This Approval in Principle does not authorize entry upon, crossing over, or use for any purpose of private or Crown lands or works, unless and except as authorized by the owner of

such lands or works. The responsibility for obtaining such authority rests with the persons undertaking remediation. It is also the responsibility of those persons to ensure that all activities conducted under this Approval in Principle are carried out with due regard to the rights of third parties, and comply with other applicable legislation that may be in force.

5. Additional permits and approvals may be required before remediation begins.
6. All site materials (e.g., excavated soil, replaced soil, groundwater from dewatering, pumping, well development etc.) must be characterized and managed in accordance with applicable legislation and ministry guidance.
7. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
8. Please be advised that there are inherent health and safety risks associated with remediation activities at contaminated sites. Development of site-specific work procedures in accordance with WorkSafeBC regulations is warranted. Please direct related questions to the WorkSafeBC office at 604-276-3100 (Lower Mainland only) or 1-888-621-7233 (toll free in B.C.).
9. Any substantial modifications to the approved remediation plan, including substantial changes to the remediation, or changes in land use, must be promptly identified by written submission to the Director.
10. If an application for a Certificate of Compliance is to be submitted for the site, the confirmation of remediation report accompanying the application must demonstrate compliance with the remediation standards and criteria in force at the time the application for the Certificate is made, which may differ from the remediation standards and criteria in force at the time of issuance of this Approval in Principle.

Issuance of this Approval in Principle is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Approval in Principle, please contact the undersigned at 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Lori Devereux, Development Services Coordinator, Prince George, BC  
[lori.devereux@princegeorge.ca](mailto:lori.devereux@princegeorge.ca)

Client Information Officer, ENV, Victoria. [csp\\_cio@Victoria1.gov.bc.ca](mailto:csp_cio@Victoria1.gov.bc.ca)

CSAP Society. [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Eva Gerencher, Approved Professional, SLR Consulting (Canada) Ltd.  
[egerencher@slrconsulting.com](mailto:egerencher@slrconsulting.com)

Kyum Shogren, P.Eng., SLR Consulting (Canada) Ltd. [kshogren@slrconsulting.com](mailto:kshogren@slrconsulting.com)



## APPROVAL IN PRINCIPLE

(Pursuant to Section 53 of the *Environmental Management Act*)

**THIS IS TO CERTIFY** that the remediation plan described herein submitted by Tidewater Midstream and Infrastructure for the contaminated site identified in Schedule A of this document has been approved.

When implemented, the remediation plan must be implemented in accordance with the requirements and conditions specified in Schedule B.

The substances for which remediation will be conducted and for which this Approval in Principle is valid are specified in Schedule C.

I have issued this Approval in Principle based on a review of 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 Approval in Principle if conditions imposed in the Approval in Principle are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Approval in Principle should not be construed as an assurance that there are no hazards present at the site.

September 26, 2022  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Approval in Principle is located at 2068/2166 Prince George Pulpmill Road, Prince George, British Columbia which is more particularly known and described as:

A portion of Parcel A (102363M) of District Lot 2061 Cariboo District, Except Plan 23178

*Commencing from a point at the southwest corner of District lot 2061, Plan H881, southeast 103°29'00", 462.54 metres;*

*THENCE (1) NORTHEAST 13°21'29", 383.81 metres*

*THENCE (2) SOUTHEAST 103°19'56", 441.42 metres*

*THENCE (3) SOUTHEAST 194°07'01", 385.00 metres*

*THENCE (4) NORTHWEST 283°29'00", 436.33 metres to the point of commencement*

*Containing 16.870 hectares (41.685 acres) more or less*

PID: 015-005-330

The site contains part of a legal parcel depicted in an engineering drawing prepared by SLR Consulting (Canada) Ltd. on June 1, 2022.

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

Latitude: 53° 55' 46.86"

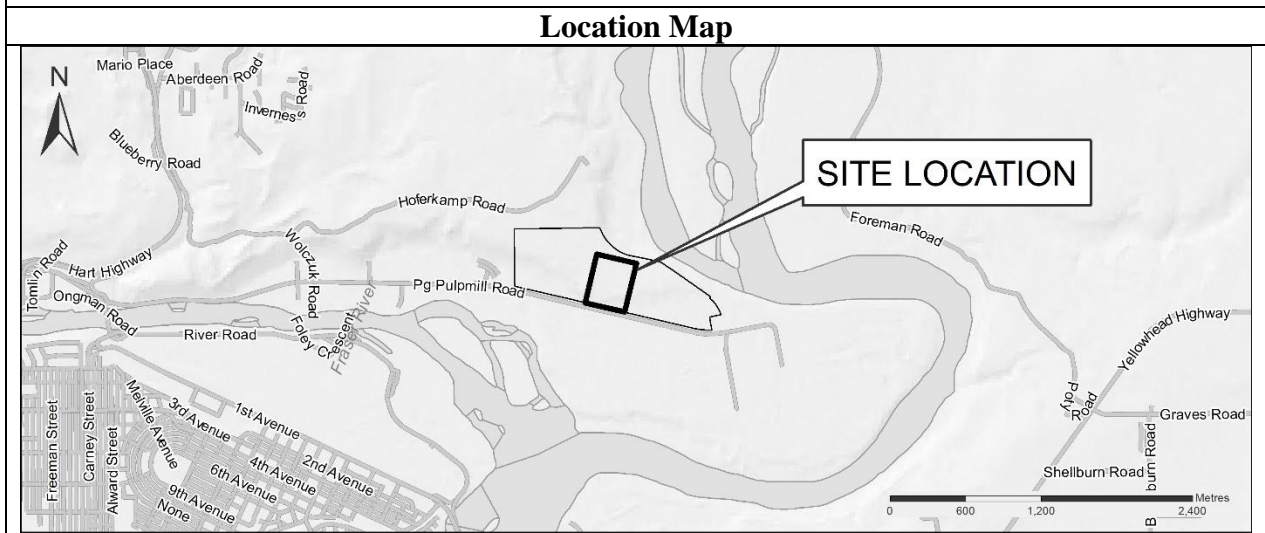
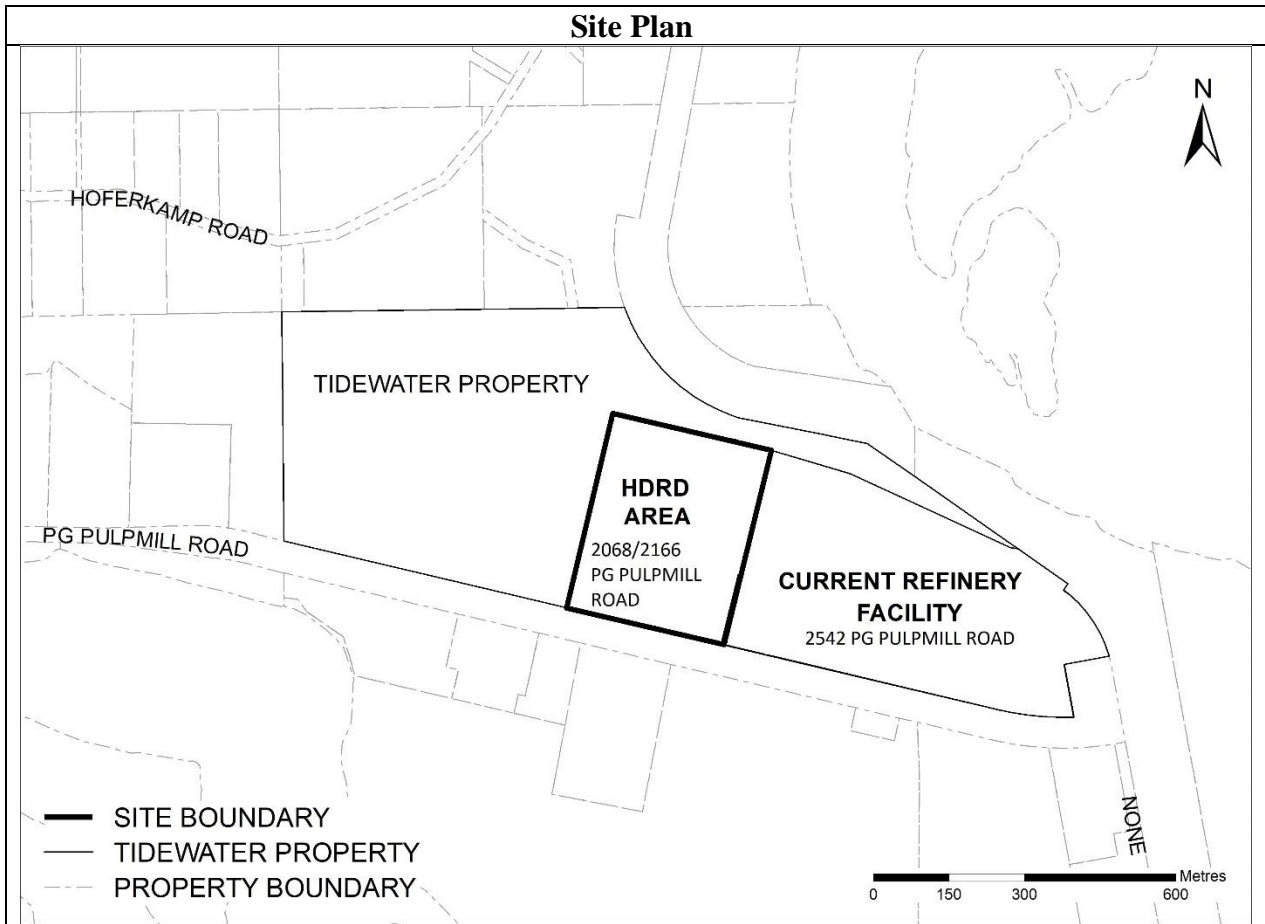
Longitude: 122° 42' 21.58"

September 26, 2022

Date Issued



Liliana Jerade  
For Director, *Environmental Management Act*



September 26, 2022  
Date Issued


  
 Liliana Jerade  
 For Director, *Environmental Management Act*

## Schedule B

### Requirements and Conditions

1. Remediation, including monitoring, inspections and maintenance of any works, must be undertaken by the responsible person in the manner and schedule specified in the plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
2. Any substantial modifications to the approved remediation plan, including substantial changes to the remediation schedule, or changes in land, vapour, water, or sediment use, must be promptly identified in a written submission by the responsible person to the Director. An application for an amendment or new Approval in Principle may be necessary.
3. Up-to-date records of monitoring, inspections and maintenance of any works must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
4. Remediation must be completed within five years of the date of issuance of this Approval in Principle.
5. Remediation must be confirmed in accordance with applicable legislation and ministry guidance. Within 90 days of completing remediation, a report summarizing confirmation of remediation must be prepared in accordance with section 49 (2) of the Contaminated Sites Regulation and submitted to the Director.

September 26, 2022  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

**Schedule C**  
**Substances and Uses**

No substances to be remediated to date.

September 26, 2022  
Date Issued

---

  
Liliana Jerade  
For Director, *Environmental Management Act*

---



## Schedule D

### Documents

*Summary of Site Condition*, prepared by SLR Consulting (Canada) Limited, August 2022;

*Preliminary Site Investigation, Detailed Site Investigation and Remediation Action Plan - HDRD Area, Prince George Refinery, 2068/2166 Pulp Mill Road., Prince George BC*. Prepared by SLR Consulting (Canada) Ltd., July 2022;

*Re: Application for Approval to Apply for a Certification Document for Part of a Site: 2166, 2542 and 2602 PG Pulpmill Road, Prince George, BC*. Prepared by Heather Osachoff for Director, Environmental Management Act, Ministry of Environment and Climate Change Strategy, July 25, 2022;

*2021 Groundwater Monitoring and Sampling Summary*, prepared by SLR Consulting (Canada) Ltd., November 2021;

*2020 Groundwater Monitoring and Sampling Summary*, prepared by SLR Consulting (Canada) Ltd., November 30, 2020;

*2019 Groundwater Monitoring and Sampling Program Summary*, prepared by SLR Consulting (Canada) Ltd., November 30, 2019;

*2018 Semi-Annual Groundwater Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., November 1, 2018;

*2017 Fall Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., February 1, 2018;

*2016 Fall Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., January 26, 2017;

*2016 Spring Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., June 1, 2016;

*2015 Fall Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., January 25, 2016;

*2015 Spring Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., July 31, 2015;

*2014 Spring Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., July 1, 2015;

September 26, 2022

Date Issued



Liliana Jerade  
For Director, *Environmental Management Act*

*Site ID 2021, 2014 Fall Monitoring Program Report*, prepared by SLR Consulting (Canada) Ltd., January 9, 2015;

*2013 Fall Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., December 1, 2013;

*2013 Spring Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., August 20, 2013;

*2012 Summer and Fall Monitoring Programs*, prepared by SLR Consulting (Canada) Ltd., January 3, 2013;

*2012 Spring Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., August 31, 2012;

*2011 Fall Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., January 13, 2012;

*2011 Spring Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., September 12, 2011;

*2010 Fall Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., January 24, 2011;

*2010 Spring Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., July 15, 2010;

*2009 Fall Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., February 5, 2010;

*2009 Spring Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., August 17, 2009;

*2008 Fall Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., December 31, 2008;

*2008 Spring Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., July 11, 2008;


*2007 Fall Monitoring Program*, prepared by SLR Consulting (Canada) Ltd., July 31, 2007;

*2007 Spring Monitoring Program*, prepared by SEACOR Environmental Inc., August 13, 2007;

*2006 Fall Monitoring Program*, prepared by SEACOR Environmental Inc., January 31, 2007;

*Letter Report Re: 2006 Soil and Groundwater Investigation*, prepared by SEACOR Environmental Inc., December 22, 2006.

September 26, 2022  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*