



VIA EMAIL: bmccue@fortstjohn.ca

Victoria File: 26250-20/17688
Site ID: 17688

March 26, 2024

Bonnie McCue
City of Fort St. John
10003 – 100 Avenue
Fort St. John, BC V1J 6M7

Dear Bonnie McCue:

Re: Certificate of Compliance – 9636 100 Avenue, Fort St. John, 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:

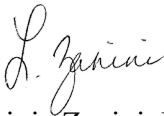
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future 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

Yours truly,



Lavinia Zanini, P.Geol.
Senior Contaminated Sites Officer

Enclosure

cc: Jennifer Decker, City of Fort St. John
(BY EMAIL) JDecker@fortstjohn.ca

Jason Wilkins, Approved Professional, Legacy Environmental Ltd.
(BY EMAIL) jwilkins@legacyenv.ca

Contaminated Sites Approved Professional Society of BC (c/o Anna Popova)
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(BY EMAIL) 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 and criteria.

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.

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Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 9636 100 Avenue Fort St. John, British Columbia, which is more particularly known and described as:

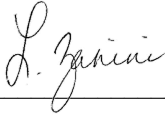
Lot 1 Section 6, Township 84, Range 18, West of the 6th Meridian, Peace River District Plan
EPP133410
PID: 032-102-275

Lot 2 Section 6, Township 84, Range 18, West of the 6th Meridian, Peace River District Plan
EPP133410
PID: 032-102-283

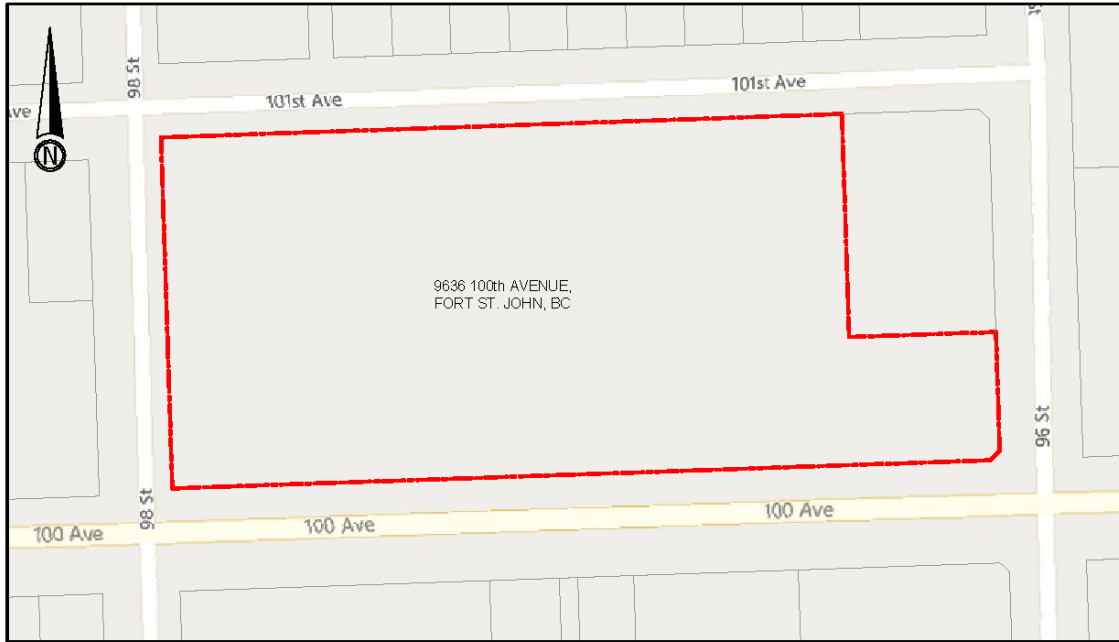
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 56° 14' 49.30"
Longitude: 120° 50' 32.60"

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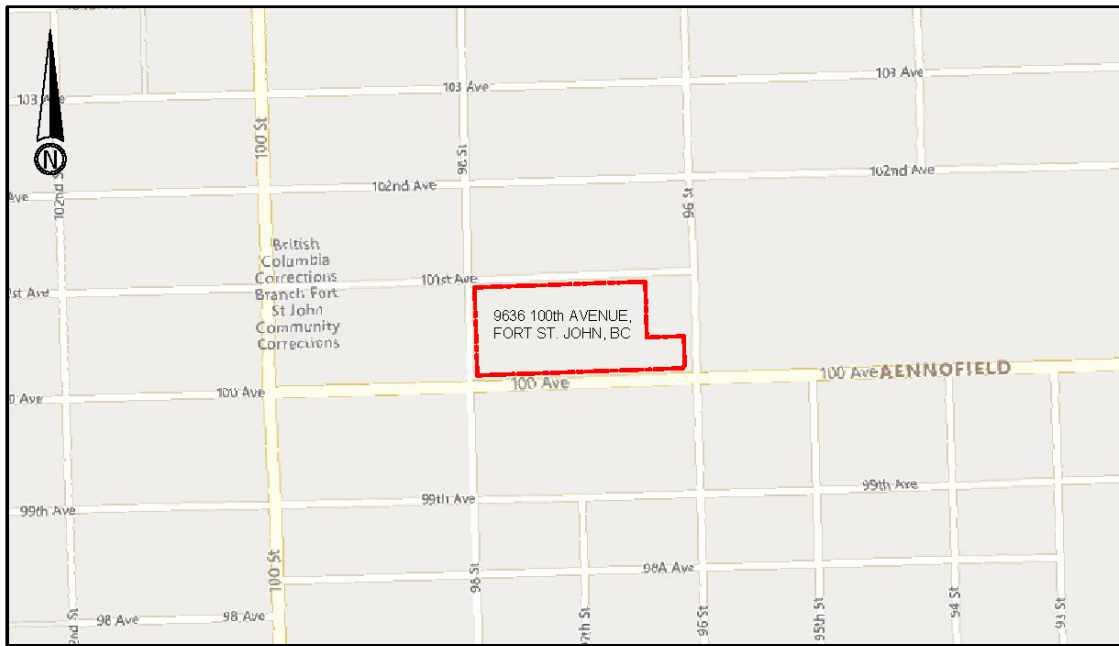

Lavinia Zanini
For Director, *Environmental Management Act*

Site Plan



SITE PLAN

Location Map



LOCATION PLAN

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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 use 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 and adjacent to the site. These assumptions include the following:

- (a) *Future buildings will be slab-on-grade, will include a basement that does not contact groundwater, or will be constructed entirely over an underground parkade;*

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 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 low-density residential land soil use:

To meet numerical remediation standards:

- Asbestos 1332-21-4
- LEPHs N/A
- HEPHs N/A

Substances remediated in vapour for residential vapour use:

To meet numerical remediation standards:

- dichlorodifluoromethane 75-71-8

Substances remediated in water irrespective of water use:

To meet numerical remediation standards:

- EPHW₁₀₋₁₉ N/A

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Schedule D

Documents

Summary of Site Condition, 9396 100th Avenue, Fort St. John, Legacy Environmental Ltd., February 5, 2024

Updated Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report, 9396 100th Avenue and 9711 101 Avenue, Fort St. John, BC, Roy Northern Land and Environmental, January 2024

Vapour Intrusion and Groundwater Assessment, 9396 100th Avenue, Fort St. John, BC, Roy Northern Land and Environmental, July 12, 2023

Vapour Intrusion Assessment, 9396 100th Avenue, Fort St. John, BC, Roy Northern Land and Environmental, October 19, 2022

Sampling and Investigation for Soil and Groundwater Hydrocarbon and Asbestos Contamination, Former Fort St. John & Providence Hospital Site, Peak Environmental, Ltd., November 1, 2015

Remedial Options, 9396 100th Avenue, Fort St. John, BC, Hemmera Envirochem Inc., April 1, 2015

Stage 1 Preliminary Site Investigation Update and Stage 2 Preliminary Site Investigation, 9396 100th Avenue, Fort St. John, BC, Hemmera Envirochem Inc., March 1, 2015

Stage 1 Preliminary Site Investigation, 9396 100th Avenue, Fort St. John, BC, Hemmera Envirochem Inc., July 1, 2013

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