



Ministry of
Environment

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.

Date Issued



Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is 4450 Trans-Canada Highway, Cobble Hill, British Columbia which is more particularly known and described as:

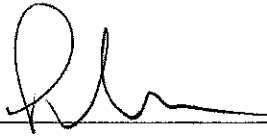
Lot 1, Section 3, Range 3, Cowichan District, Plan 8512.

PID: 002-654-261

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

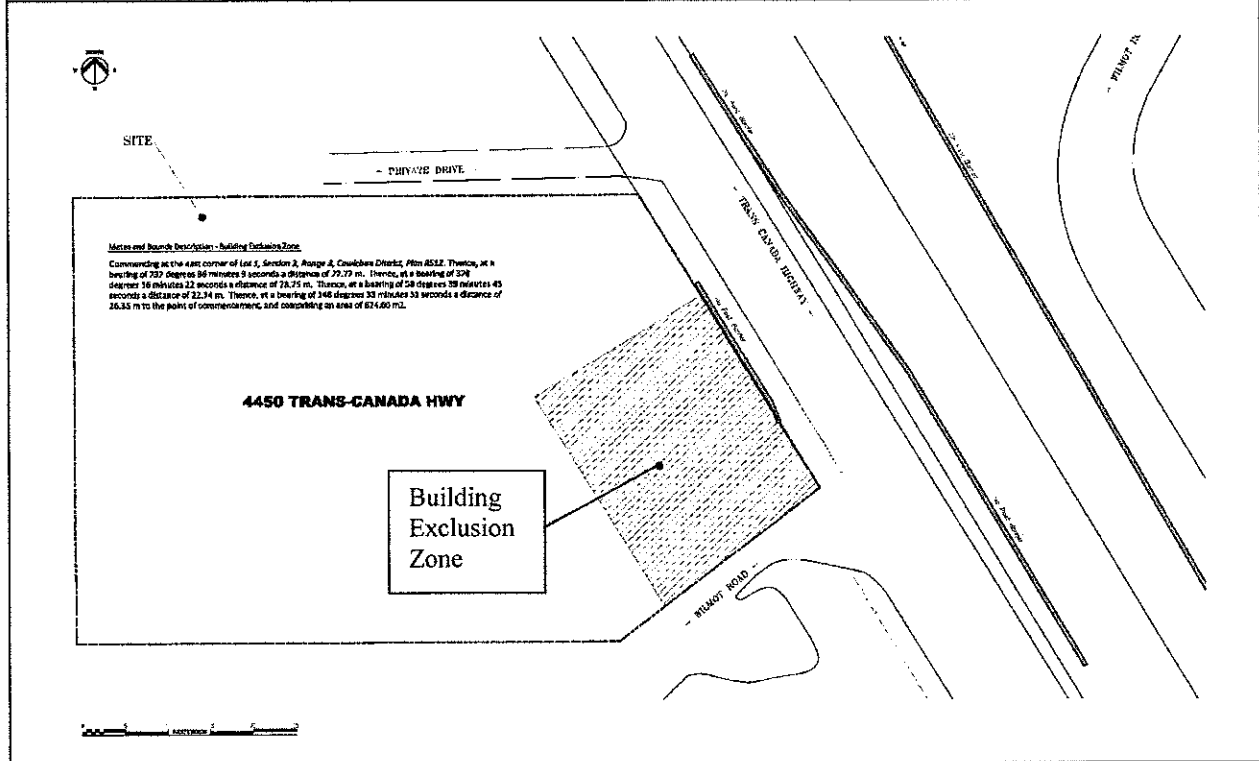
Latitude: 48° 43' 41.55"
Longitude: 123° 38' 23.84"

Date Issued

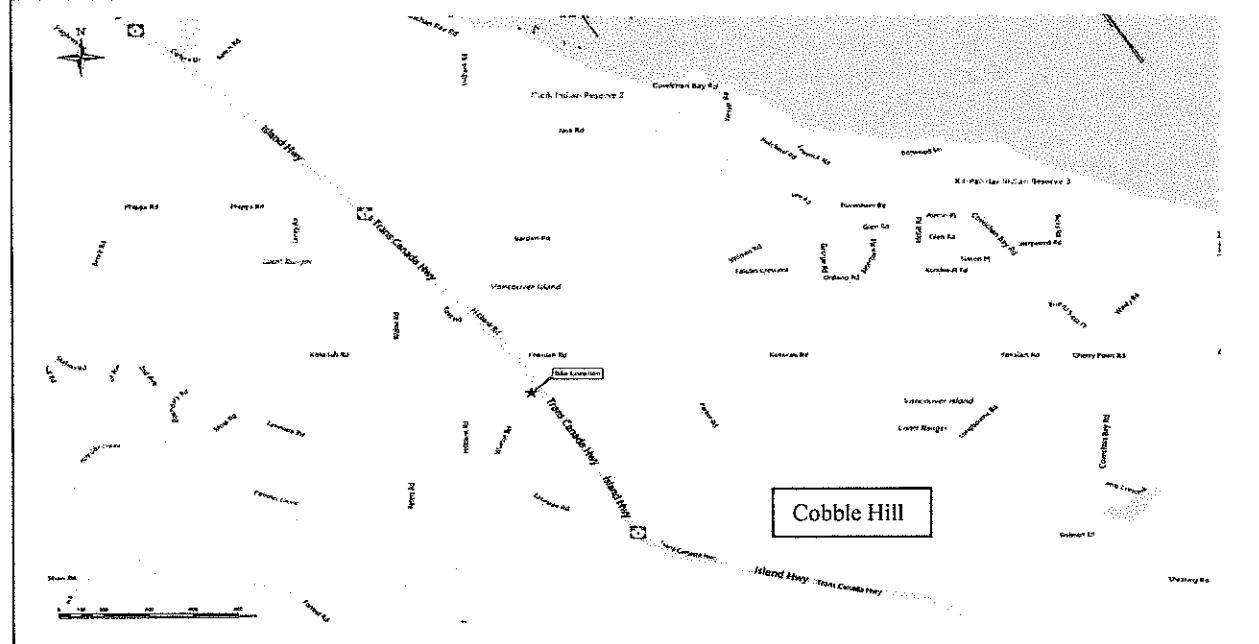


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Site Plan



Location Map



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Date Issued

Site Identification Number 1938
 Version 8.0 R

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 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 risk-based standards at the Site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of trenches expected at the site. These assumptions include the following:

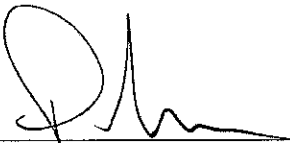
- a) Any future development on the Site will include slab on grade buildings only, built anywhere on the Site except over the at-grade building exclusion zone defined by the metes and bounds on the Site Plan included in Schedule A. No buildings can be constructed in the building exclusion zone.
- b) If future buildings are constructed at the Site, site surface cover must not include continuous pavement that extends across the exclusion zone and up to the perimeter of a building.
- c) A worker health and safety plan with provisions to prevent vapour inhalation exposures must be developed in the event that trenches (excavations that are deeper than they are wide, > 1.5 m below grade and suitable for human entry) are advanced at the Site.

Any inconsistencies that arise between the structures, locations and depths of proposed range of structures, 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.

The principal risk controls which must be present or implemented and must be maintained at the site include the following:

- a) Contaminated groundwater must not be used as a drinking water source.
- b) A worker health and safety plan with provisions to prevent vapour inhalation exposures must be developed in the event that trenches (excavations that are deeper than they are wide, > 1.5 m below grade and suitable for human entry) are advanced at the Site.


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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.
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 persons responsible for the site if performance verification actions indicate that any institutional 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 excursions;
 - (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:

- Benzene, ethylbenzene, toluene, and xylene; and
- VPHs.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Tetrachloroethylene.

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene, and xylenes;
- Nitrate (as N), nitrate and nitrite (as N), and nitrite (as N); and
- VHW₆₋₁₀.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Tetrachloroethylene.

To meet risk-based remediation standards:

- Benzene, ethylbenzene, and toluene;
- LEPHW, VHW₆₋₁₀, and VPHW;
- Naphthalene; and
- Nitrite (as N).

Substances remediated in water for irrigation water use:

To meet risk-based remediation standards:

- VHW₆₋₁₀.

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Substances remediated in water for livestock water use:

To meet risk-based remediation standards:

- VHW₁₀₋₁₆.

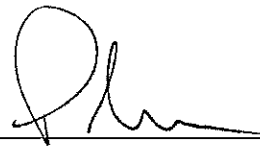
Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

- 1,3,5-Trimethylbenzene; and
- VPHv.

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Site Identification Number 1938
Version 8.0 R



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7 of 8

Schedule D

Documents

Summary of Site Condition (for Management Area), prepared by SNC-Lavalin Inc., Environment & Water., dated July 2, 2015.

Addendum to the CofC Submission for Former Shell Site at 4450 Trans Canada Highway, Cobble Hill, British Columbia (Location Code: C47049) – (MoE Site No.1938), prepared by SNC-Lavalin Inc., Environment & Water, dated July 2, 2015.

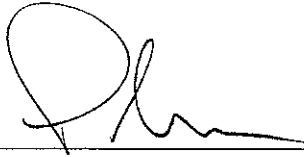
Addendum Report to the Human Health and Ecological Risk Assessment for Former Service Station at 4450 Trans Canada Highway, Cobble Hill, BC MoE Site ID – 1938, prepared by SNC-Lavalin Inc., Environment & Water, dated June 30, 2015.

Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigation and Decommissioning, Former Payless Service Station and Management Area Located Adjacent 4450 Trans Canada Highway, Cobble Hill, BC - Location Code: C47049 prepared by SNC-Lavalin Inc., Environment & Water, dated January 22, 2015.

Human Health and Ecological Risk Assessment, Former Service Station at 4450 Trans Canada Highway, Cobble Hill, BC, Location Code C47049, prepared by SNC-Lavalin Inc., Environment and Water, dated January 23, 2015.

Performance Verification Plan, Former Payless Service Station, 4450 Trans Canada Highway, Cobble Hill, BC, Location Code: C47049 prepared by SNC-Lavalin Inc., Environment and Water, dated January 23, 2015.

Date Issued



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