



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

A handwritten signature in black ink, appearing to be "Peter Kickham".

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a management area located on a portion of the TransCanada Highway and Wilmot Road, Cobble Hill, British Columbia which is more particularly known and described as:

Commencing at a point at a bearing of 52 degrees 36 minutes 9 seconds a distance of 10.01 m from the southeast corner of Lot 1, Section 3, Range 3, Cowichan District, Plan 8512.

Thence, at a bearing of 52 degrees 36 minutes 9 seconds a distance of 19.42 m.

Thence, at a bearing of 328 degrees 33 minutes 51 seconds a distance of 40.25 m.

Thence, at a bearing of 269 degrees 48 minutes 38 seconds a distance of 11.62 m.

Thence, at a bearing of 71 degrees 27 minutes 14 seconds a distance of 42.83 m.

Thence, at a bearing of 150 degrees 41 minutes 42 seconds a distance of 66.85 m.

Thence, at a bearing of 268 degrees 32 minutes 28 seconds a distance of 56.16 m to the point of commencement, and comprising an area of 2,055.48 m².

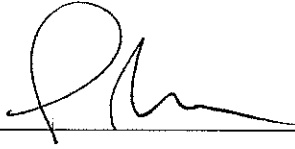
The site contains part of legal parcel depicted in an engineering drawing 134085-002 prepared by SNC-Lavalin Inc., Environment and Water, on January 22, 2015.

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

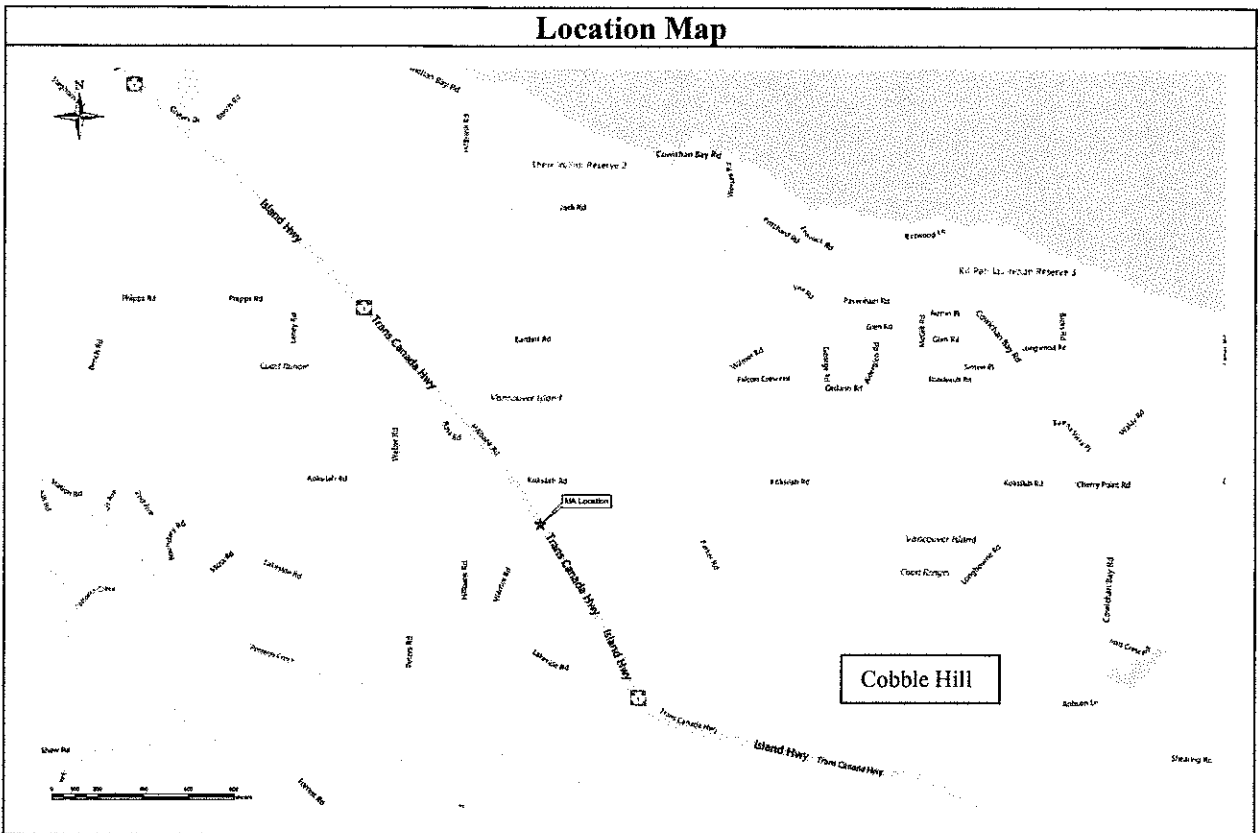
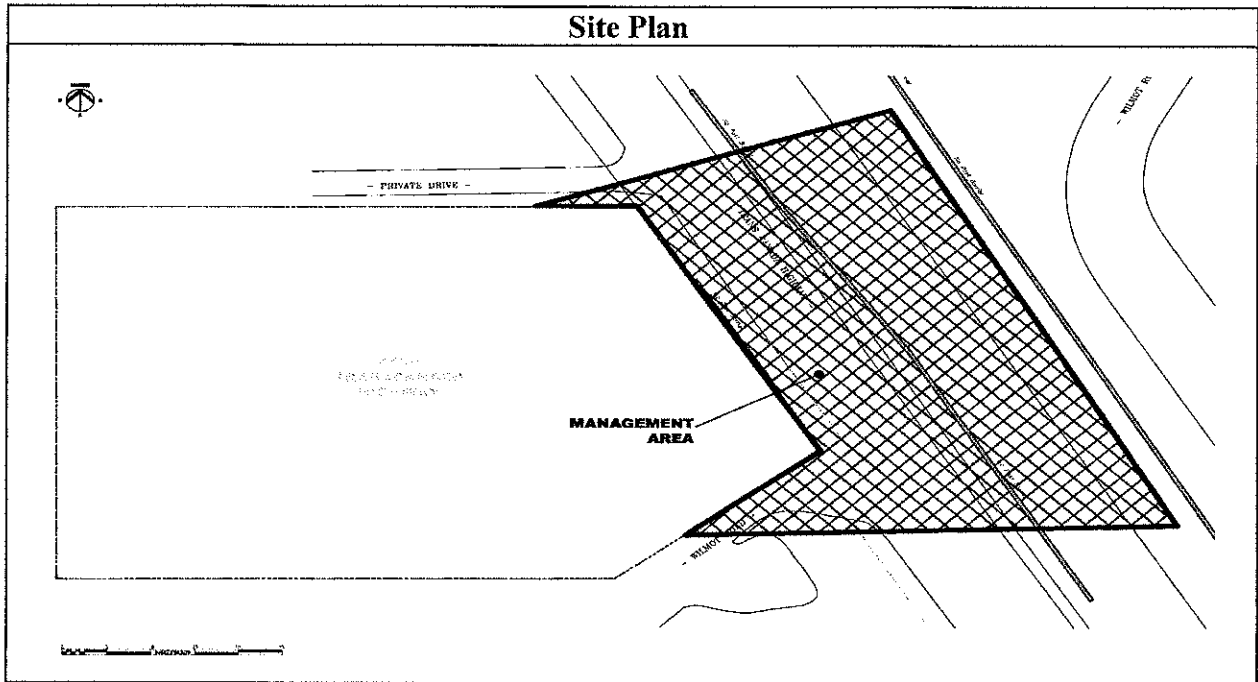
Latitude: 48° 43' 42.22"

Longitude: 123° 38' 20.95"

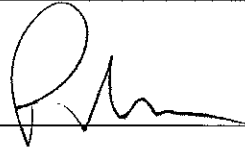
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses must be promptly identified by the responsible person 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 Management Area. 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) The MA will continue to be used as a roadway with no buildings constructed in the future;
- (b) That surrounding land use will remain consistent with current use (e.g. RL or CL as present currently, per property) and will include current or future buildings, built at grade.
- (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 Management Area.

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.

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 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 Management Area.

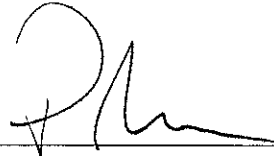
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3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement 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 industrial land soil use:

To meet risk-based remediation standards:

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

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene, and xylenes; and
- VHW₁₀₋₁₆, and VPHw.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene, and xylenes;
- LEPHw, VHW₁₀₋₁₆, and VPHw; and
- Naphthalene.

Substances remediated in water for irrigation water use:

To meet risk-based remediation standards:

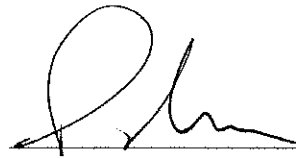
- VHW₁₀₋₁₆.

Substances remediated in water for livestock water use:

To meet risk-based remediation standards:

- VHW₁₀₋₁₆.

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Schedule D

Documents

Summary of Site Condition Management Area, prepared by SNC-Lavalin Inc., Environment & Water., 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;

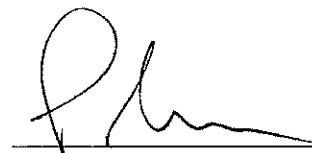
Addendum Report to the Human Health and Ecological Risk Assessment for Former Service Station at 4450 Trans Canada Highway, Cobble Hill, BC MoE Site ID – 1938, prepared by SNC-Lavalin Inc., Environment & Water, dated June 30, 2015;

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, January 23, 2015;

Performance Verification Plan, Management Area Adjacent Former Payless Station, 4450 Trans Canada Highway, Cobble Hill, BC, Location Code: C47049, Site ID: 1983, prepared by SNC-Lavalin Inc., Environment and Water, dated January 23, 2015; and

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.

Date Issued



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For Director, *Environmental Management Act*