



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.

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.

JUL 22 2015.

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a management area located on portions of 445, 449, 453, and 457 13th Street, West Vancouver, British Columbia which is more particularly known and described as:

Portion of Lot A, Block 15, District Lot 237, Group 1, New Westminster District Plan 7625, Strata Plan BCS 4382

PIDs: 028-789-750 Lot 1

028-789-725 Lot 2

028-789-741 Lot 3

028-789-733 Lot 4

Commencing at a bearing of 180 degrees 0 minutes 0 seconds a distance of 5.97 m from the uppermost northeast corner of Lot E, Block 15, District Lot 237, Plan 12317.

Thence, at a bearing of 90 degrees 0 minutes 0 seconds a distance of 5.41 m.

Thence, at a bearing of 180 degrees 0 minutes 0 seconds a distance of 12.29 m.

Thence, at a bearing of 270 degrees 0 minutes 20 seconds a distance of 5.41 m.

Thence, at a bearing of 0 degrees 0 minutes 0 seconds a distance of 12.29 m to the point of commencement, and comprising an area of 66.46 m².

The site contains part of legal parcel depicted in an engineering drawing 130404-305 prepared by SNC-Lavalin Inc., Environment and Water, on August 15, 2014.

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

Latitude: 49° 19' 41.1"

Longitude: 123° 09' 7.59"

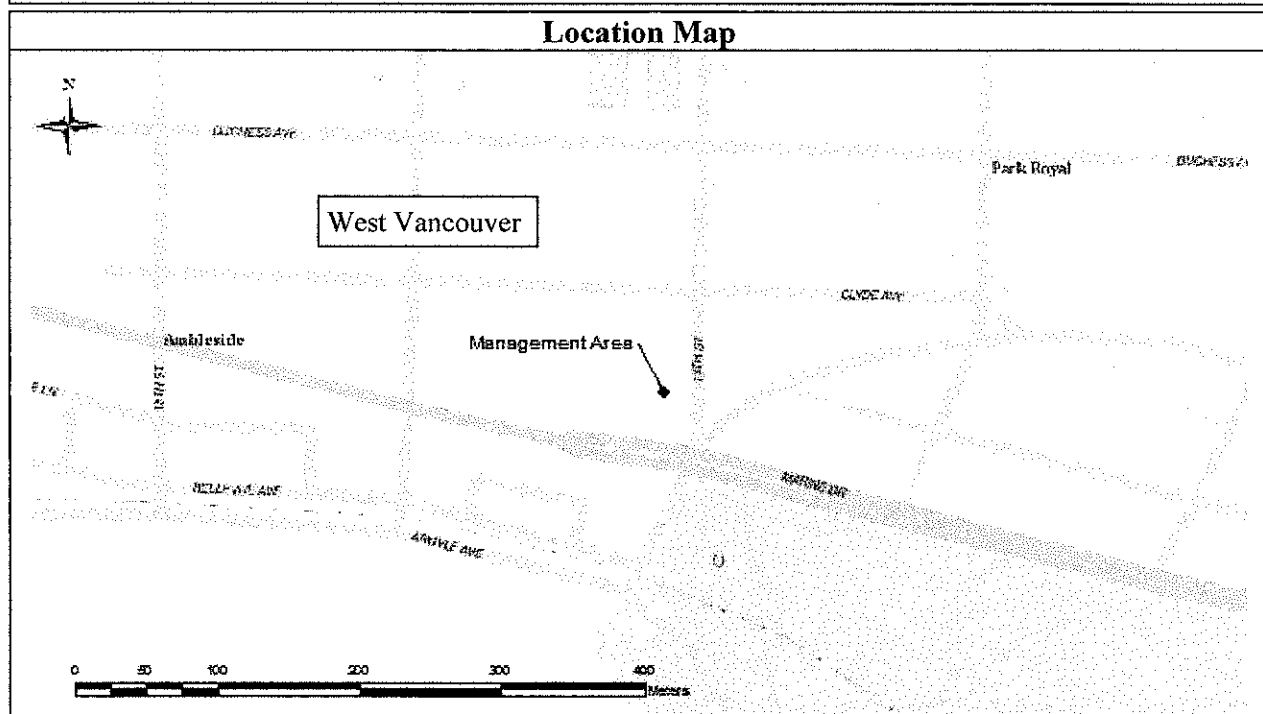
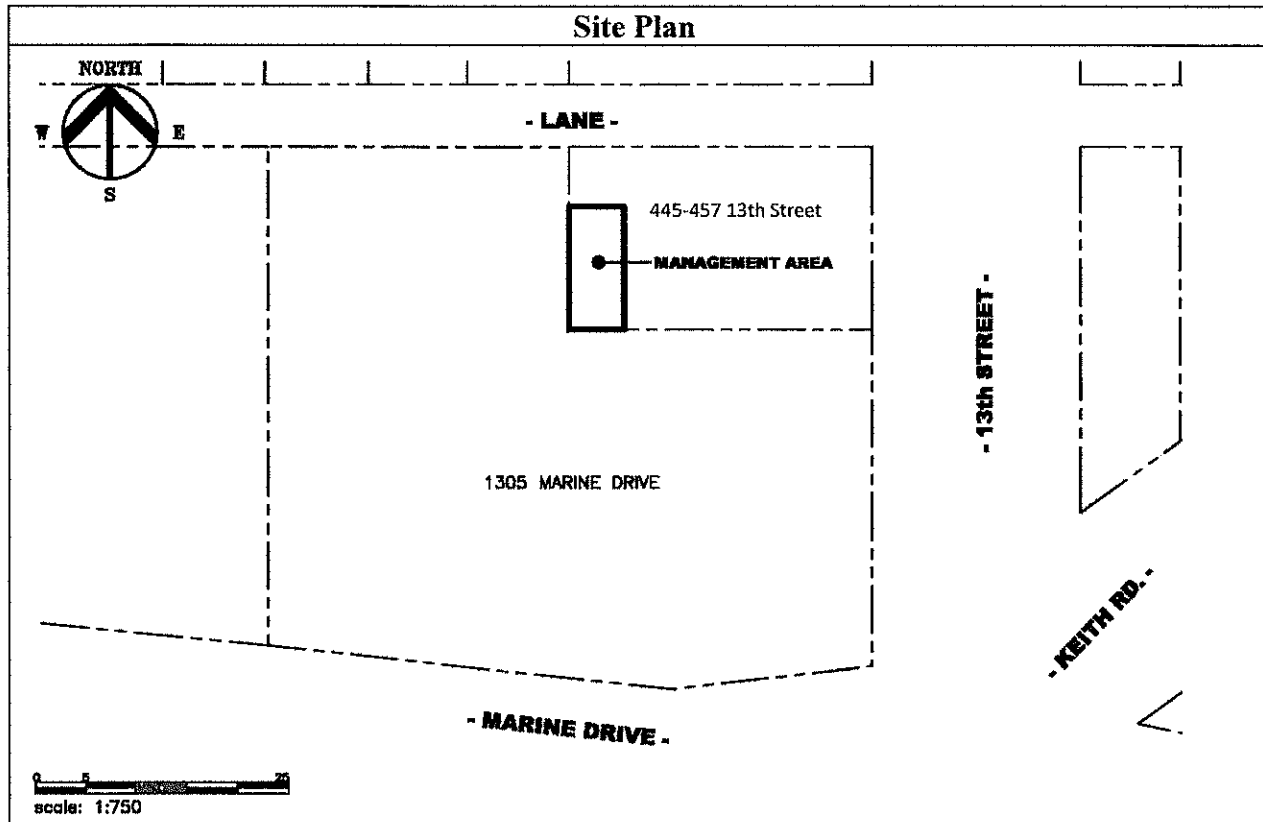
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Schedule B
Requirements and Conditions

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 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 the site. These assumptions include the following:

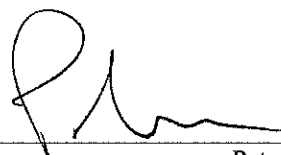
- (a) Slab of any future buildings at the MA will not be in contact with water.

Any inconsistencies that arise between the structures at the MA and the 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.
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 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:

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- (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 water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Naphthalene; and
- 1,2-Dichlorobenzene.

To meet risk-based remediation standards:

- LEPHw; and
- Benzo(a)pyrene, and pyrene.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- Naphthalene.

To meet risk-based remediation standards:

- LEPHw; and
- Benzo(a)pyrene, and pyrene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

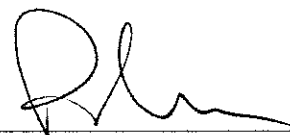
- Ethylbenzene; and
- 1,2-Dichlorobenzene.

To meet risk-based remediation standards:

- Benzo(a)pyrene.

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Schedule D

Documents

Summary of Site Condition (for MA), prepared by SNC-Lavalin Inc., Environment & Water, dated April 20, 2015;

Human Health and Ecological Risk Assessment, Shell Service Station, 1305 Marine Dr., West Vancouver, BC and Adjacent Management Areas, Location Code: C01217, prepared by SNC-Lavalin Inc., Environment & Water, dated April 14, 2015;

Performance Verification Plan for Strata Management Area adjacent 1305 Marine Dr., West Vancouver, BC, Location Code: C01217 prepared by SNC-Lavalin Inc., Environment & Water, dated April 14, 2015;

Stage 1 PSI Update, Stage 2 Preliminary Site Investigation, Detailed Site Investigation & Remedial Excavation, Shell Service Station, 1305 Marine Dr., West Vancouver, BC and Adjacent Management Areas, Location Code: C01217, prepared by SNC-Lavalin Inc., Environment & Water, dated April 13, 2015;

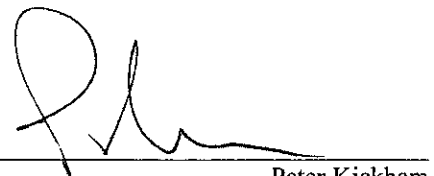
Preapproval request where the entire extent of contamination has not been delineated and/or remediated – Site 204, management Areas Adjacent to the Shell Service Station located at 1305 Marine drive, West Vancouver, BC, prepared by Ministry of Environment, dated January 9, 2015;

Protocol 6 Preapproval Application for Management Areas adjacent to 1305 Marine Drive, West Vancouver, BC - (LC: C01217), prepared by SNC-Lavalin Inc., Environment & Water, dated October 20, 2014; and

Stage 1 Preliminary Site Investigation, Shell Service Station, 1305 Marine Dr., West Vancouver, BC, Location Code: C01217, prepared by prepared by SNC-Lavalin Inc., Environment & Water, dated August 18, 2010.

JUL 22 2015

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