



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 Marine Drive and 13<sup>th</sup> Street, adjacent to 1305 Marine Drive, West Vancouver, British Columbia which is more particularly known and described as:

Commencing at the southwest corner of Lot E, Block 15, District Lot 237, Plan 12317.  
Thence, at a bearing of 96 degrees 9 minutes 0 seconds a distance of 40.23 m.  
Thence, at a bearing of 83 degrees 31 minutes 0 seconds a distance of 20.30 m.  
Thence, at a bearing of 0 degrees 0 minutes 0 seconds a distance of 10.45 m.  
Thence, at a bearing of 90 degrees 0 minutes 0 seconds a distance of 5.71 m.  
Thence, at a bearing of 180 degrees 0 minutes 0 seconds a distance of 42.86 m.  
Thence, at a bearing of 276 degrees 9 minutes 0 seconds a distance of 30.02 m.  
Thence, at a bearing of 330 degrees 46 minutes 58 seconds a distance of 12.77 m.  
Thence, at a bearing of 276 degrees 9 minutes 0 seconds a distance of 29.97 m.  
Thence, at a bearing of 0 degrees 0 minutes 0 seconds a distance of 16.86 m to the point of commencement, and comprising an area of 1,587.78 m<sup>2</sup>

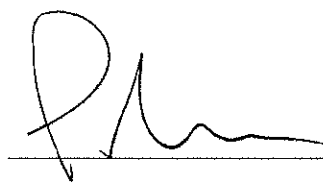
The site contains part of legal parcel depicted in an engineering drawing 130404-305 prepared by SNC-Lavalin Inc., Environment and Water, on August 15, 2014.

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

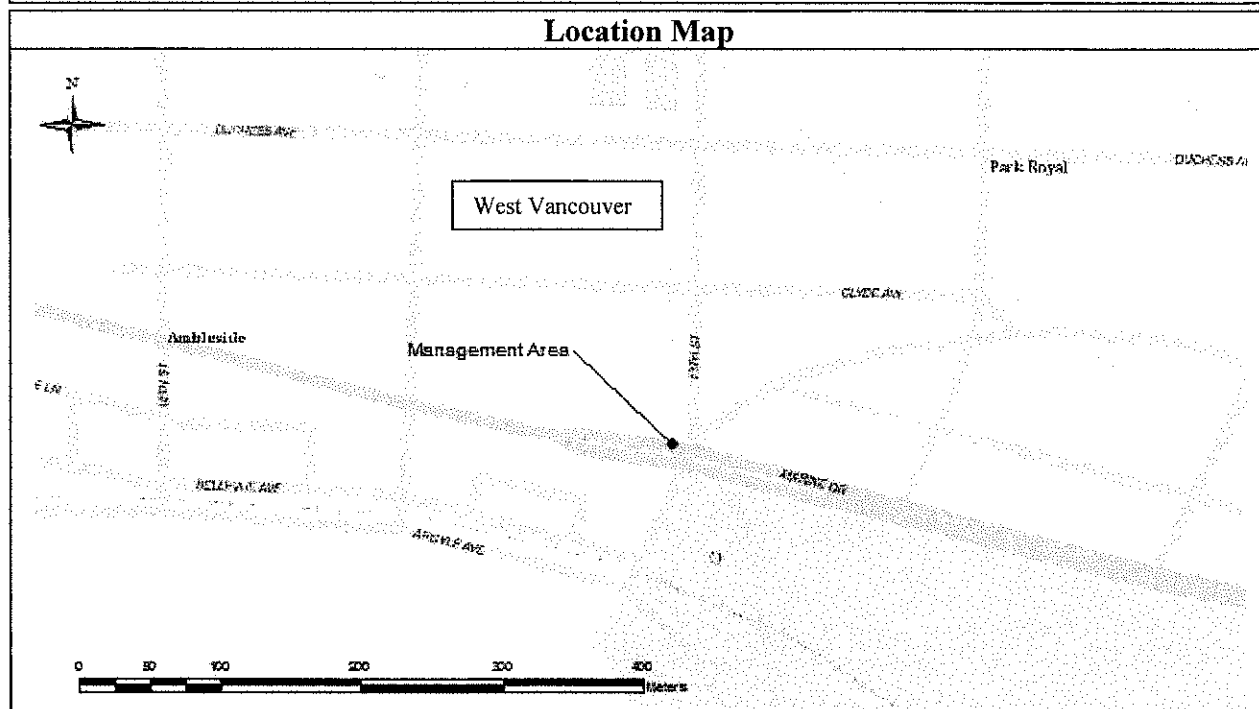
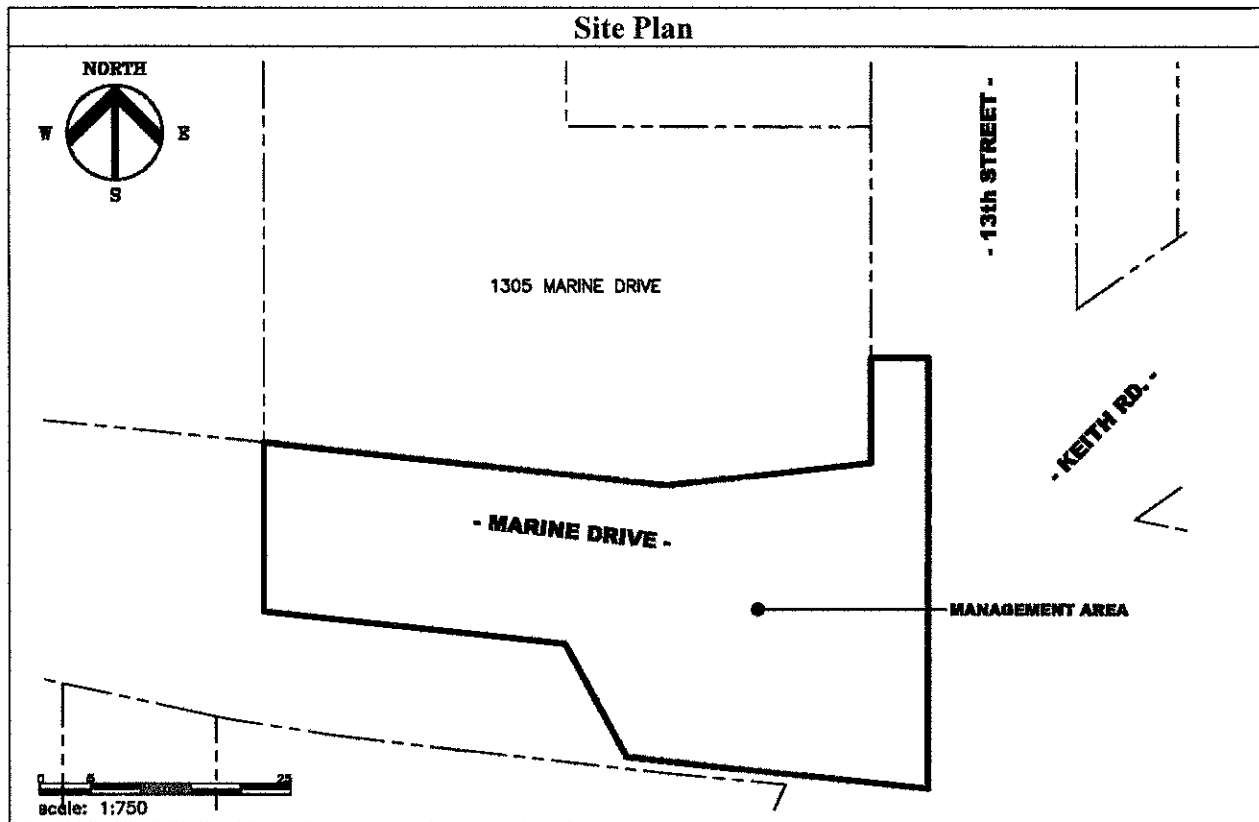
Latitude: 49° 19' 39.3"  
Longitude: 123° 9' 6.4"

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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 MA. 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:

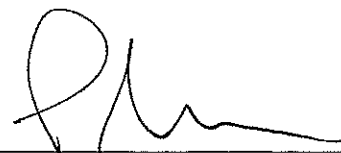
- (a) The MA will continue to be used for industrial purposes, with no buildings present (i.e., roadway).
- (b) That adjacent land use will remain the same (commercial), with buildings at a similar grade to those currently present.
- (c) A worker health and safety plan with provisions to prevent vapour 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 MA.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed trenches at the MA and the range of structures, locations and depths of trenches 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) 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 MA.
  - (b) 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.

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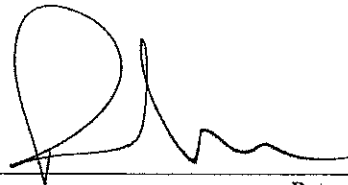
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4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for 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<s> 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:
  - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
  - (b) The nature of the excursion;
  - (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:

- Ethylbenzene, toluene, and xylene; and
- VPHs.

#### *Substances remediated in water for freshwater aquatic life water use:*

##### To meet numerical remediation standards:

- Toluene; and
- VH<sub>W6-10</sub>.

##### To meet risk-based remediation standards:

- Ethylbenzene;
- VPH<sub>W</sub>, and LEPH<sub>W</sub>; and
- Naphthalene.

#### *Substances remediated in water for marine aquatic life water use:*

##### To meet numerical remediation standards:

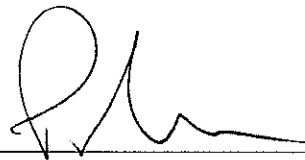
- Benzene, ethylbenzene, and toluene; and
- VH<sub>W6-10</sub>.

##### To meet risk-based remediation standards:

- VPH<sub>W</sub>, and LEPH<sub>W</sub>; and
- Naphthalene.

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***Substances remediated in water for drinking water use:***

To meet numerical remediation standards:

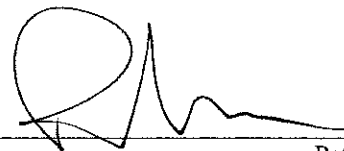
- $VH_{W6-10}$ .

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene, and xylenes.

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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 District 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 and 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;

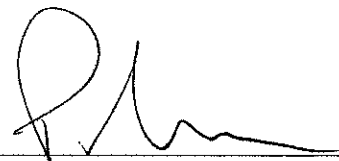
*Preapproval request where the entire extent of contamination has not been delineated and/or remediated – Site 204, management Areas Adjacent to the Shell Service Station located at 1305 Marine drive, West Vancouver, BC*, prepared by Ministry of Environment, dated January 9, 2015;

*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 SNC-Lavalin Inc., Environment & Water, dated August 18, 2010.

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