



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 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.

FEB 05 2016

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a portion of 3000 Harbour Road, Port Alberni, British Columbia which is more particularly known and described as:

A portion of Lot 1, District Lot 1, Alberni District, Plan 11583 and the bed of the public harbor of Port Alberni, Plan 11583, except part in Plan 27564, which is defined as:

Beginning at the iron property pin located in the north corner of the subject property (Lot 1, District Lot 1, Alberni District, Plan 11583, and the bed of public harbour of Port Alberni, Plan 11583, except part in Plan 27564);

Thence southeasterly following the property boundary 19.10 metres to a point at which a lead plug is set;

Thence southerly following the property boundary 50.85 metres to a point at which a lead plug is set;

Thence westerly following the property boundary 0.91 metres to a point at which a lead plug is set;

Thence southerly following the property boundary 20.82 metres to a point at which a lead plug is set;

Thence westerly following the property boundary 5.99 metres to a point;

Thence northerly $337^{\circ} 58' 27''$ for 20.82 metres to a point;

Thence northerly $306^{\circ} 50' 00''$ for 26.89 metres to a point;

Thence northerly $332^{\circ} 16' 57''$ for 45.60 metres to a point falling along the property boundary;

Thence northeasterly following the property boundary to the point of beginning.

PID: 005-063-922

The site contains part of a legal parcel depicted in an engineering drawing prepared by Golder Associates Ltd. on March 30, 2015.

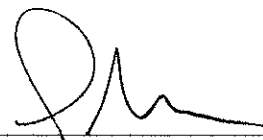
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: $49^{\circ} 13' 59.4''$

Longitude: $124^{\circ} 48' 49.2''$

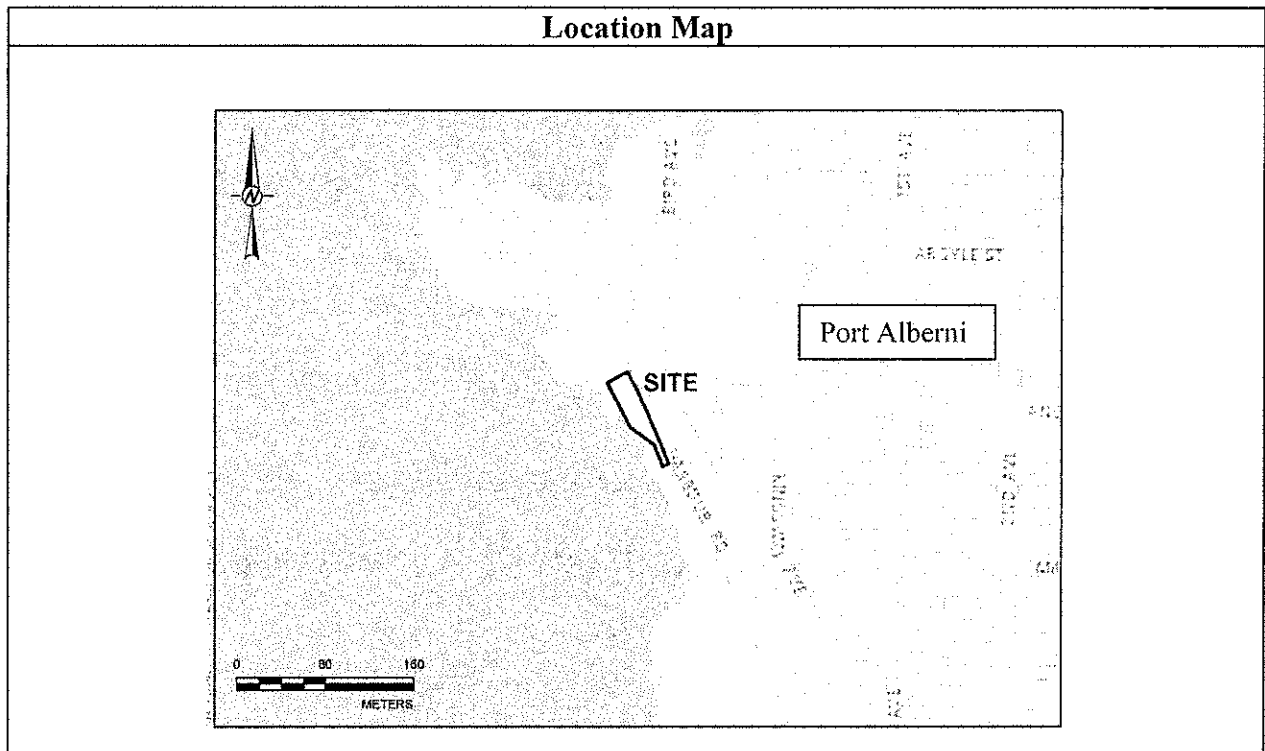
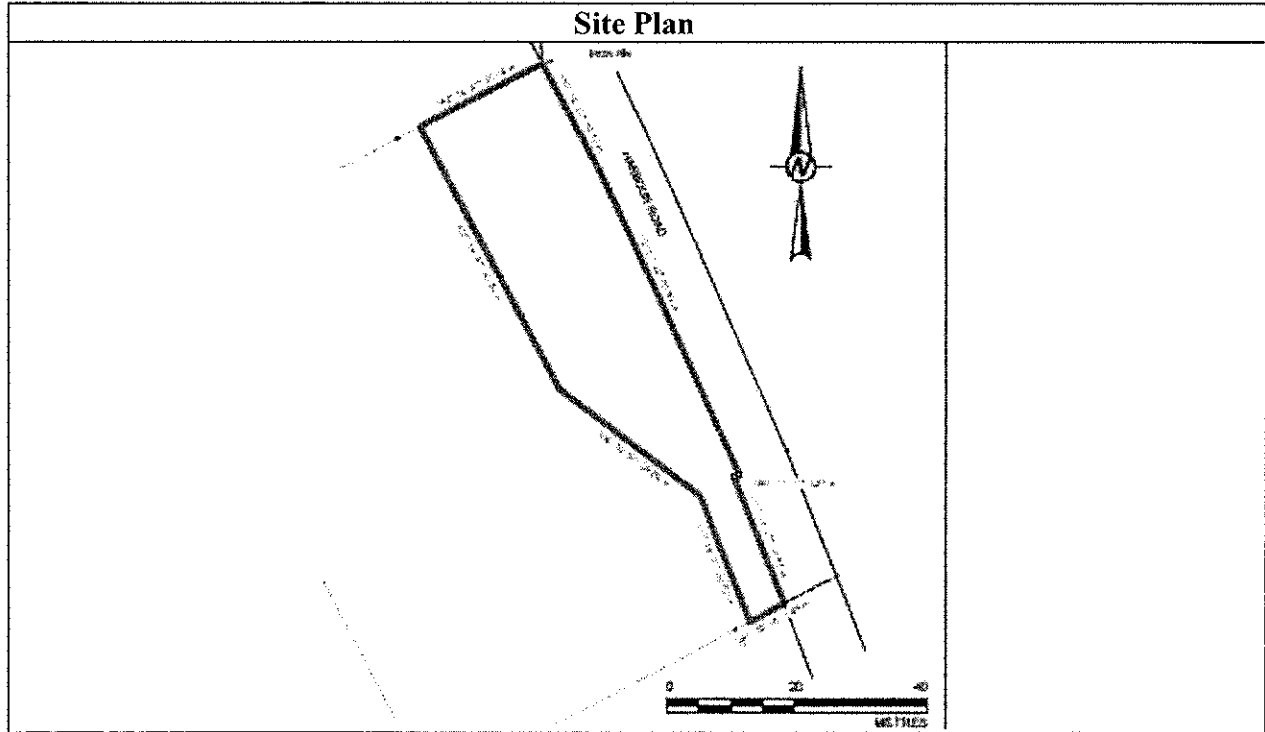
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment 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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected at the site. These assumptions include the following:

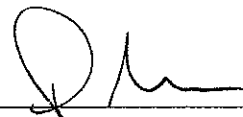
- (a) Future construction will be limited to slab-on-grade buildings

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Future construction will not involve alteration of the existing shoreline of the site without review by an Approved Professional
3. If requested by the Director, the responsible person(s) 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. 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:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;

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- (b) The nature of the excursion(s);
- (c) The temporary or permanent corrective measures implemented or to be implemented;
- (d) An implementation schedule; and
- (e) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Xylene; and
- HEPHs.

To meet risk-based remediation standards:

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

Substances remediated in water for aquatic life water (generic) use:

To meet numerical remediation standards:

- Acridine, anthracene, phenanthrene, and pyrene.

To meet risk-based remediation standards:

- LEPHw.

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Schedule D

Documents

- *Performance Verification Plan*. Prepared by Golder Associates Ltd. Dated October 30, 2015;
- *Summary of Site Condition*. Prepared by Golder Associates Ltd. Dated October 19, 2015;
- *Preapproval Application 3000 Harbour Road, Port Alberni, BC*. Prepared by Ministry of Environment. Dated October 5, 2015;
- *Protocol 6 Pre-Approval Request: 3000 Harbour Road, Port Alberni, BC (Site ID: 8467)*. Prepared by Golder Associates Ltd. Dated September 9, 2015;
- *Stage 1 Preliminary Site Investigation Update and Detailed Site Investigation, Former Bulk Plant, 3000 Harbour Road, Port Alberni, BC, SAP NO. 88009557*. Prepared by Golder Associates Ltd. Dated March 13, 2015;
- *Detailed Ecological and Human Health Risk Assessment and Confirmation of Remediation, Former Bulk Plant, 3000 Harbour Road, Port Alberni, BC, SAP NO. 88009557*. Prepared by Golder Associates Ltd. Dated February 2, 2015;
- *Request for Water Use Determination, Imperial Oil Former Petroleum Bulk Plant, 3000 Harbour Road, Port Alberni, BC (SAP NO. 88009557)*. Prepared by Golder Associates Ltd. Dated May 13, 2014;
- *Request for Water Use Determination, Imperial Oil Former Petroleum Bulk Plant, 3000 Harbour Road, Port Alberni, BC*. Prepared by the Ministry of Environment. Dated August 25, 2014;
- *Supplemental Stage 2 Preliminary Site Investigation, Detailed Site Investigation, Risk Assessment and Risk-Based Remediation, Former Petroleum Bulk Plant Water Lot, 3000 Harbour Road, Port Alberni, BC*. Prepared by Golder Associates Ltd. Dated October 21, 2012; and
- *Site Investigations and Remediation, Former Imperial Oil Bulk Plant, 3000 Harbour Road, Port Alberni, BC, Location No. 88000922/R03022*. Prepared by Morrow Environmental Consultants Inc. Dated June 23, 2005.

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