



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.

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.

MAY 09 2016

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Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 647 School Road, Gibsons, British Columbia which is more particularly known and described as:

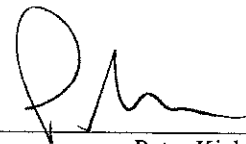
Lot 1 of Lot A Block C, District Lot 686, Plan 15815
PID: 007-621-621, plus metes and bounds:

A portion of District Lot 6294, District Lot 6107, District Lot 686, Statutory Right of Way Plan 17247RX over District Lot 6294, all of Group 1 New Westminster District and a portion of "School Road" more particularly described as follows:

- Beginning on a standard concrete post marking the most northerly corner of said District Lot 6294, thence;
- On an azimuth of 318° 08' 52" a distance of 13.625 metres, more or less, along the northeasterly boundary of Lot 8 of Lot A Block C District Lot 686 Plan 7731, to a point being the most northerly corner of said Lot 8, thence;
- On an azimuth of 318° 08' 52" a distance of 15.316 metres, more or less, along the northeasterly boundary of Lot 1 of Lot A Block C District Lot 686 Plan 15815, to a point being the most northerly corner of said Lot 1, thence;
- On an azimuth of 49° 31' 27" a distance of 4.482 metres, more or less, to a point, thence;
- On an azimuth of 106° 02' 26" a distance of 2.253 metres, more or less, to a point, thence;
- On an azimuth of 127° 54' 55" a distance of 1.136 metres, more or less, to a point, thence;
- On an azimuth of 129° 36' 33" a distance of 1.958 metres, more or less, to a point, thence;
- On an azimuth of 135° 22' 08" a distance of 1.915 metres, more or less, to a point, thence;
- On an azimuth of 140° 24' 54" a distance of 8.316 metres, more or less, to a point, thence;
- On an azimuth of 141° 52' 17" a distance of 14.536 metres, more or less, to a point on the northwesterly boundary of said Lot 6107, thence;
- On an azimuth of 141° 52' 17" a distance of 3.760 metres, more or less, to a point, thence;
- On an azimuth of 232° 08' 39" a distance of 5.185 metres, more or less, to a point on the southwesterly boundary of said Lot 6107, thence;
- On an azimuth of 232° 08' 39" a distance of 30.539 metres, more or less, to a point, thence;

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- On an azimuth of 324° 46' 23" a distance of 1.433 metres, more or less, to a point being the most easterly corner of said Lot 2380, thence;
- On an azimuth of 324° 46' 23" a distance of 2.204 metres, more or less, along the northeasterly boundary of said District Lot 2380, to a point being the most northerly corner of said Lot 2380, thence;
- On an azimuth of 50° 57' 03" a distance of 30.508 metres, more or less, along the northwesterly boundary of said District Lot 6294, to the point of commencement, containing 308.8m², more or less.

The site contains part of a legal parcel depicted in a drawing 02737-00-01 prepared by McElhanney Consulting Services on June 9, 2015.

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

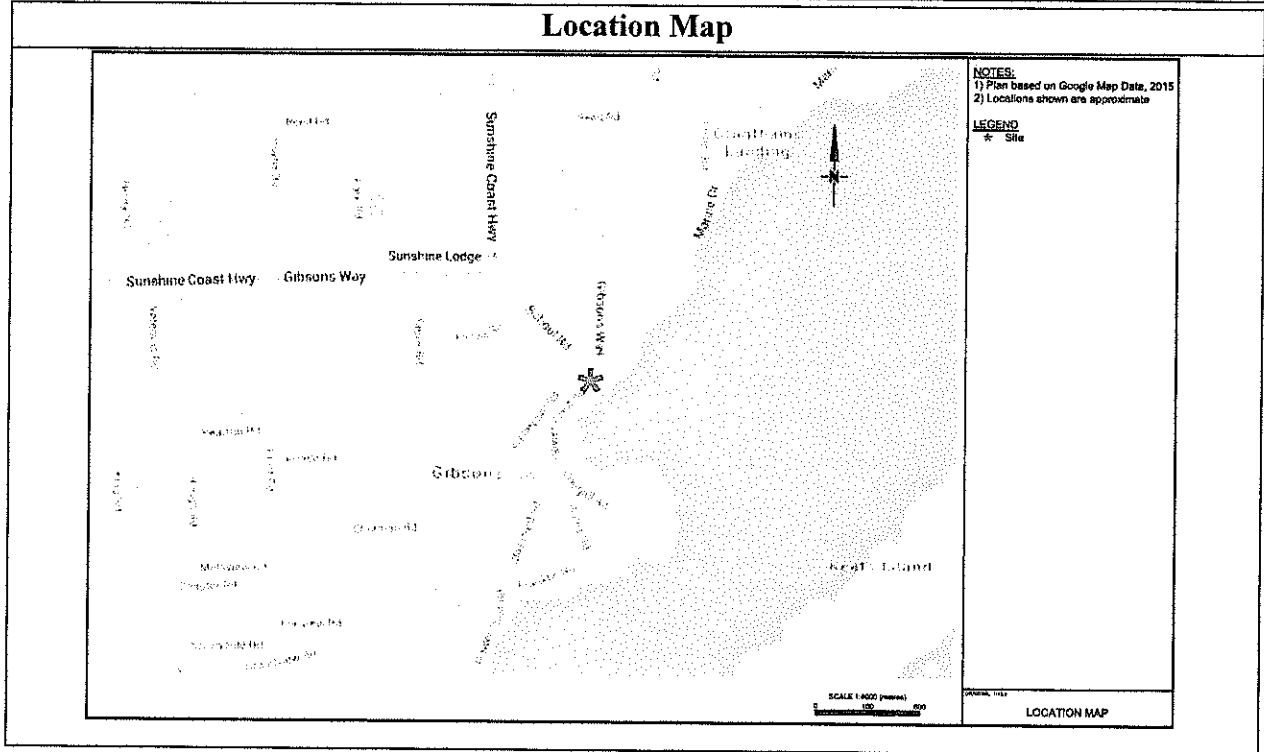
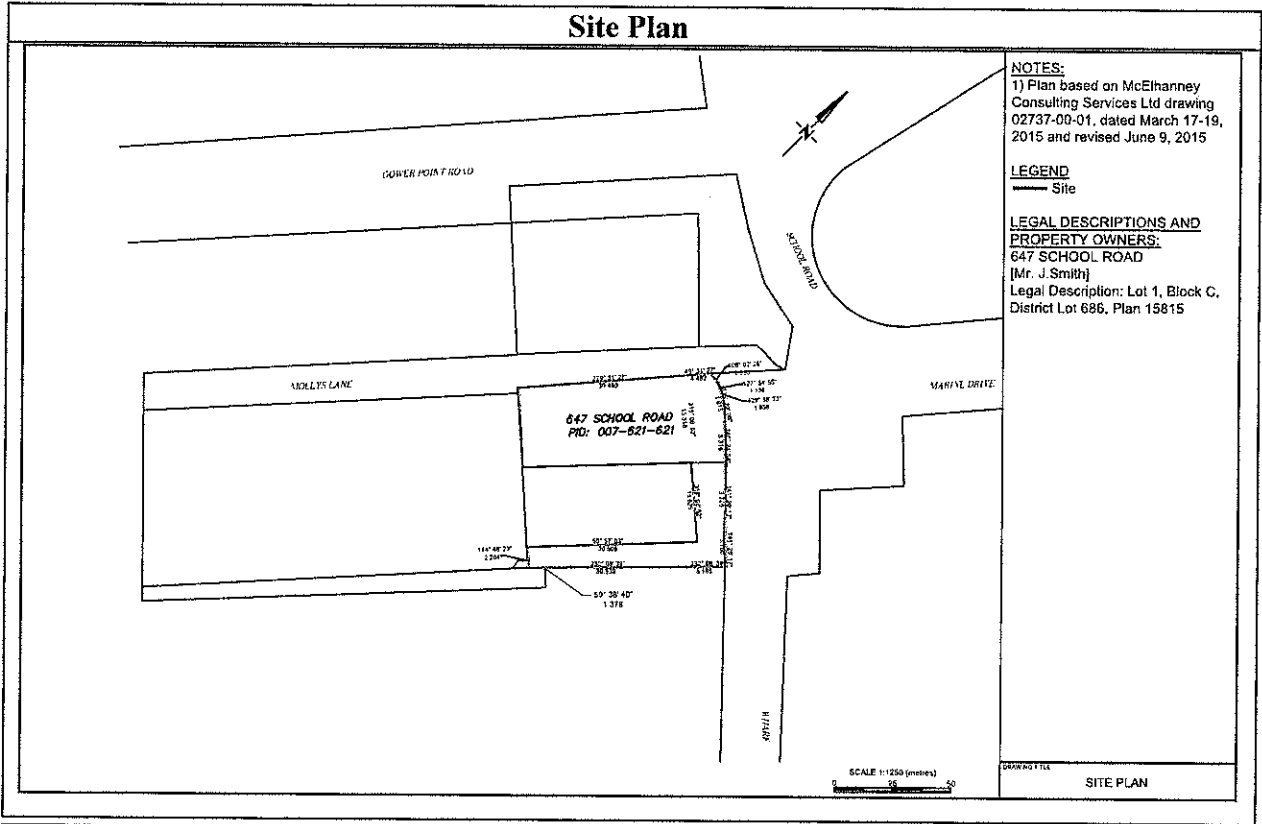
Latitude: 49° 24' 05.65"
Longitude: 123° 30' 19.78"

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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 persons 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 Commercial Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:


- (a) Slab-on-grade commercial development with no sub-surface structures;
- (b) A health and safety management plan should incorporate appropriate measures to prevent exposure to residual contamination in subsurface soil and groundwater for the protection of construction and trench worker activities. If excavations are to take place in the future a contaminated sites professional should be consulted.

Any inconsistencies that arise between the proposed or constructed buildings at the site and the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible persons 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) Where no structures are currently present, only slab-on-grade buildings can be constructed at the site in the future.
 - (b) The health and safety management plan for the Site should incorporate the fact that there is residual contamination in subsurface soil, groundwater, and soil vapour at the Site and require that future health and safety plans developed for future construction and trench worker excavation activities at the Site incorporate these potential hazards.
 - (c) Before completing any excavations at the Site an Environmental Professional should be consulted to ensure that contaminated soils encountered are addressed in a manner consistent with the British Columbia Contaminated Sites Regulation.
 - (d) The barrier formed by one metre of soil, asphalt, concrete, or buildings must be maintained at the Site.
 - (e) Deep rooting vegetation is prevented from growing at the Site. Current design of the Site includes vegetation whose roots will not go deeper than 60 cm below ground surface.
 - (f) Drinking water wells must not be installed at the site.

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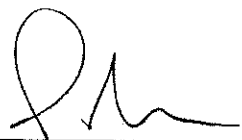
Peter Kickham

For Director, *Environmental Management Act*

3. If requested by the Director, the responsible persons 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 persons 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 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 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 plans 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, and xylene; and
- VPHs.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Arsenic, copper, and lead;
- Toluene; and
- MTBE.

To meet risk-based remediation standards:

- Benzene, ethylbenzene and xylenes.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- Lead.

To meet risk-based remediation standards:

- LEPHw and VPHw;
- Benzene; and
- Naphthalene.

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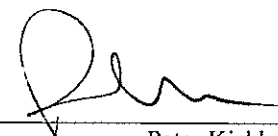
Schedule D

Documents

Document Title	Author/Company	Document Date
Supplemental Preliminary and Detailed Site Investigation - 263 Gower Point Road and 1157 School Road, Gibsons, BC	Core6 Environmental Ltd.	15-07-15
Human Health and Ecological Risk Assessment - 263 Gower Point Road and 1157 School Road, Gibsons, BC	Core6 Environmental Ltd.	15-07-15
Performance Verification Plan for Certificate of Compliance for the former Shell Canada Products (Shell) bulk plant and service station located at 263 Gower Road & 1157 School Road in Gibsons British Columbia	Core6 Environmental Ltd.	15-07-15
Summary of Site Condition for 647 School Road, Gibsons, BC	Core6 Environmental Ltd.	15-07-19
Approval in Principle Fourth Annual Report, Former Shell Service Station and Bulk Plant Sites, 263 Gower Point Road and 1157 School Road, Gibsons, BC	SNC Lavalin Environment	12-11-09
Approval in Principle Third Annual Report, Former Shell Service Station and Bulk Plant Sites, 263 Gower Point Road and 1157 School Road, Gibsons, BC	SNC Lavalin Environment	11-10-21
Approval in Principle Second Annual Report, Former Shell Service Station and Bulk Plant Sites, 263 Gower Point Road and 1157 School Road, Gibsons, BC	SNC Lavalin Environment	10-12-01
Additional Soil and Groundwater Investigation on 2010, Former Shell Service Station and Bulk Plant Sites, 263 Gower Point Road and 1157 School Road, Gibsons, BC	SNC Lavalin Environment	10-10-07
Approval in Principle First Annual Report, Former Shell Service Station and Bulk Plant Sites, 263 Gower Point Road and 1157 School Road, Gibsons	SNC Lavalin Environment	09-12-21
Approval in Principle - Former Shell Service Station and Bulk Plant, 63 Gower Point Road and 1157 School Road, Gibsons, BC (P00228)	British Columbia Ministry of Environment	08-10-02
Update of EVS Environment Consultants (2003) Marine Ecological Risk Assessment for the Former Shell Bulk Fuel Plant and Service Station, Gibsons, BC	Golder Associates Ltd	08-04-09

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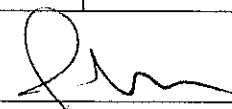
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Human Health Risk Assessment for Persons Spending Time at 647 School Road, Gibsons, BC and Adjacent Residence (MOE Site 1589)	SNC Lavalin Environment	08-04-07
Letter to MOE, Re "Indoor Air and Groundwater Sampling, Former Shell Service Station and Bulk Plant, 263 Gower Point Road and 1157 School Road, Gibsons, BC (P00228 and C01498)"	SNC Lavalin Environment	07-11-20
Letter to MOE, Re "Permit PA 16350 - MOE Review and SLEI Response, Former Shell Service Station and Bulk Plant, 263 Gower Point Road and 1157 School Road, Gibsons, BC (PCP00228) (Regional File 26250-20/0820)"	SNC Lavalin Environment	07-10-26
Additional Information in Support of an Approval in Principle for the Former Shell Service Station and Bulk Plant, 263 Gower Point Road and 1157 School Road, Gibsons, BC	SNC Lavalin Environment	07-08-08
Remedial Plan for Former Shell Service Station and Bulk Plant Sites, 263 Gower Point Road and 1157 School Road, Gibsons, BC	Morrow Environmental Consultants	05-04-20
Long Term Remedial Strategy and Contingency Plan for the Environmental Management of the former Shell Bulk Plant and Service Station Sites, Gibsons, BC	Morrow Environmental Consultants	04-12-07
Detailed Site Investigation, Former Shell Service Station and Bulk Plant, 263 Gower Point Road and 1157 School Road, Gibsons, BC, Volume I of IV	Morrow Environmental Consultants	04-09-28
Detailed Site Investigation, Former Shell Service Station and Bulk Plant, 263 Gower Point Road and 1157 School Road, Gibsons, BC, Volume II of IV	Morrow Environmental Consultants	04-09-28
Detailed Site Investigation, Former Shell Service Station and Bulk Plant, 263 Gower Point Road and 1157 School Road, Gibsons, BC, Volume III of IV	Morrow Environmental Consultants	04-09-28
Detailed Site Investigation, Former Shell Service Station and Bulk Plant, 263 Gower Point Road and 1157 School Road, Gibsons, BC, Volume IV of IV	Morrow Environmental Consultants	04-09-28
Letter to Shell Canada re" Results of Groundwater Sampling from March 2002 to October 2003, Former Shell Bulk Plant and Service Station Sites, 263 Gower Point Road and 1157 School Road, Gibsons, BC"	Morrow Environmental Consultants	04-03-23

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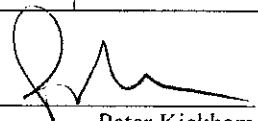
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Marine Ecological Risk Assessment - Former Bulk Fuel Plant and Service Station, Gibsons, BC (LC P00228), Volume 1 of 3	EVS Environmental Consultants	03-12-01
Marine Ecological Risk Assessment - Former Bulk Fuel Plant and Service Station, Gibsons, BC (LC P00228), Volume 2 of 3	EVS Environmental Consultants	03-12-01
Marine Ecological Risk Assessment - Former Bulk Fuel Plant and Service Station, Gibsons, BC (LC P00228), Volume 3 of 3	EVS Environmental Consultants	03-12-01
Human Health Risk Assessment for Persons Spending Time at 647 School Road, Gibsons, BC	Morrow Environmental Consultants	03-05-05
Marine Ecological Risk Assessment Problem Formulation - Former Shell Bulk Plant and Service Station, Gibsons, BC (LC P00228)	EVS Environmental Consultants	02-03-01
Letter to MOE "Attached Letters: Former Gibsons Shell Service Station and Bulk Plant, Gibsons, BC"	Shell Canada Products Ltd	02-02-14
Letter to Shell Canada re "1998 Excavation and Test-Pitting Assessment at the Former Gibsons Shell Service Station and Bulk Plan, 263 Gower Point Road, Gibsons, BC"	Morrow Environmental Consultants	02-02-04
Results of 2001 Drilling Investigations and Quarterly Groundwater Sampling, Former Shell Bulk Plant and Service Station Sites, Gibsons, BC	Morrow Environmental Consultants	02-02-04
Letter to Town of Gibsons "Progress Report #3 - January 2001 to January 2002, Sanitary Sewer Discharge from the Remediation System at the Former Shell Bulk Plant and Service Station Sites, Gibsons, BC"	Morrow Environmental Consultants	02-01-14
Letter to Smitty's Marina/ Molly's Reach "Former Shell Retail and Bulk Agency Facilities, Gibsons BC, Request for Agreement of Shells Remediation Proposal"	Shell Canada Products Ltd	01-10-22
Letter to Town of Gibsons "Progress Report #2 - January 2000 to January 2001, Sanitary Sewer Discharge from the Remediation System at the Former Shell Bulk Plant and Service Station Sites, Gibsons, BC"	Morrow Environmental Consultants	01-05-23
Letter to MOE "Additional Information Submission, Former Shell Bulk Plant and Service Station Sites, 263 Gower Point Road and 1157 School Road, Gibsons, BC"	Shell Canada Products Ltd	01-05-10

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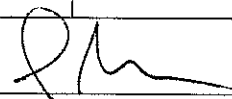
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Letter to Shell Canada re "Status Update 2000 - Remediation System and Groundwater Quality, Former Shell Bulk Plant and Service Station Sites, 263 Gower Point Road and 1157 School Road, Gibsons, BC"	Morrow Environmental Consultants	00-11-21
Letter to BC MOE re "Supplemental Information in Support of Request for Approval in Principle, Former Shell Bulk Plant and Service Station Sites, Gibsons, BC"	Morrow Environmental Consultants	00-06-19
Letter to Shell re "1999 Operational Progress Report, Dual Phase Extraction System, Former Shell Bulk Plant and Service Station Sites, 263 Gower Point Road and 1157 School Road, Gibsons, BC"	Morrow Environmental Consultants	00-06-15
Letter to Shell re "Minor Amendment - Air Discharge Permit PA-16350 1157 School Road, Gibsons, BC"	British Columbia Ministry of Environment	00-06-14
Letter to Shell enclosing Permit PA-16350	British Columbia Ministry of Environment	00-05-31
Letter to Shell re "Request for Delisting of Special Waste Soil, Former Gibsons Shell Service Station, 1157 School Road, Gibsons, BC"	British Columbia Ministry of Environment	00-05-30
Application For A Permit Under The Provisions of The Waste Management Act	Shell Canada Products Ltd	00-02-24
Letter to the Town of Gibsons re "Application Pursuant to Waste Management Act on behalf of Shell Canada Products Limited"	British Columbia Ministry of Environment	98-08-27
Letter to Henry Smith re "Proposed Remediation Works for Molly's Restaurant, 647 School Road, Lot 1, Block C, Plan 15815 District Lot 686, New Westminster Group 1 Land District (PID:007-621-621) Gibsons BC	Shell Canada Products Ltd	98-08-25
Letter to BC MOE re "Registration of Special Waste Soils from Former Shell Service Station, 263 Gower Point Road, Gibsons, BC"	Morrow Environmental Consultants	98-08-12
Detailed Site Investigation, Volume 1, Former Seward Shell Service Station, 263 Gower Point Road, Gibsons Landing, BC	Morrow Environmental Consultants	98-01-29
Detailed Site Investigation, Volume 2, Former Seward Shell Service Station, 263 Gower Point Road, Gibsons Landing, BC	Morrow Environmental Consultants	98-01-29

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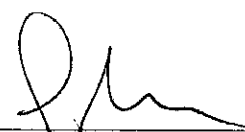
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Letter to BC MOE re "Contaminated Site Investigation and Remediation, Former Shell Bulk Plant and Former Seward Shell Service Station, 1157 School Road and 263 Gower Point Road, Gibsons, BC"	Morrow Environmental Consultants	97-11-14
Letter to BC MOE re "Update of Site Assessment Activities Completed During 1997 and Proposed Project Schedule for Short Term Assessment and Remediation Activities, Former Shell Site, 263 Gower Point Road (P00228) and 1557 School Road (C01498), Gibsons Landing, BC	Morrow Environmental Consultants	97-10-31
Phase I Environmental Site Assessment, former Seward Shell Service Station, 263 Gower Point Road, Gibsons Landing, BC	Morrow Environmental Consultants	97-10-31
Letter to BC MOE re "Contaminated Site Investigation and Remediation, Former Shell Bulk Plant and Former Seward Shell Service Station, 1157 School Road and 263 Gower Point Road, Gibsons, BC"	Shell Canada Products Ltd	97-10-24
Contaminated Site Investigation and Remediation (Draft Remediation Order), Shell Bulk Plant and Former Seward Shell Service Station, 1157 School Road and 263 Gower Point Road, Gibsons, BC	British Columbia Ministry of Environment	97-10-14
Site Plan showing Remedial Layout	Morrow Environmental Consultants	97-07-27
Letter to BC MOE re "Confirmation of Applicable Criteria to be used for Gibsons Bulk Plant"	Morrow Environmental Consultants	96-11-07
Subsurface Investigation of Shell Bulk Plant and Former Seward Shell Service Station, 1157 School Road (LC C01498) and 263 Gower Point (LC P00228), Gibsons, BC	Morrow Environmental Consultants	96-10-24
Subsurface Environmental Assessment, Shell Bulk Plant and Former Seward Shell Service Station, 1157 School Road (LC C01498) and 263 Gower Point (LC P00228), Gibsons, BC	Morrow Environmental Consultants	96-04-18
Site Environmental Assessment Plan for Shell Bulk Facility, 1557 School Road, Gibsons, BC, Location Code P00228; and Former Shell Service, 263 Gower Point Road, Gibsons, BC, Location Code C01498]	Morrow Environmental Consultants	95-09-25

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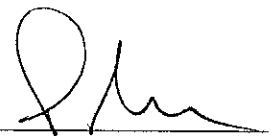
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Environmental Assessment, 1557 School Road, Gibsons (dated 1992-10-22)	Morrow Environmental Consultants	92-10-27
Environmental Assessment, 1157 School Road, Gibsons (Sewards Shell)	Morrow Environmental Consultants	92-10-22

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