



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.

**MAR 18 2016**

Date Issued

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

Peter Kickham

For Director, *Environmental Management Act*

### Schedule A

The site covered by this Certificate of Compliance is located at 421 Trans-Canada Highway, Duncan, British Columbia which is more particularly known and described as:

Lot A, Section 17, Range 6, Quamichan District, Plan 41839  
PID: 000-897-833

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

Latitude: 48° 46' 43.7"  
Longitude: 123° 41' 57.1"

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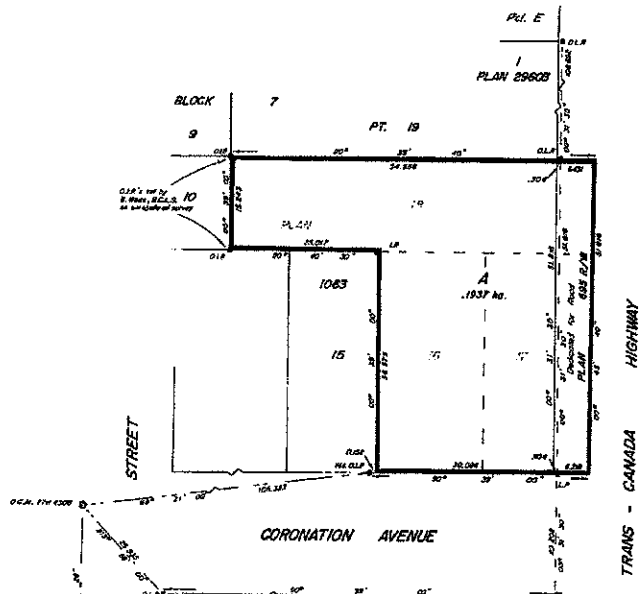
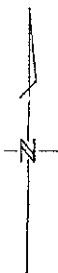
Peter Kickham

For Director, *Environmental Management Act*

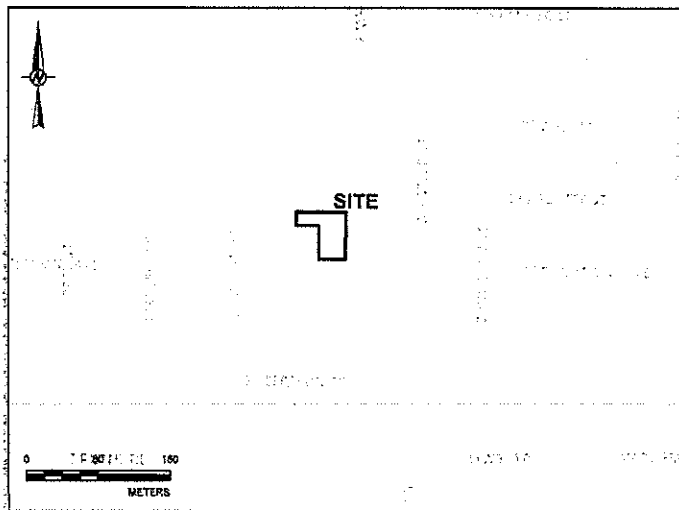
## Site Plan

REFERENCE PLAN of  
 LOTS 16, 17 and 18, BLOCK 7, PLAN 1063, SECTION 17,  
 RANGE 6, QUAMICHAN DISTRICT.  
 (PREPARED PURSUANT to SECTION 100(1)(1d) of the LAND TITLE ACT.)

SCALE - 1:500  




## Location Map



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, 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.

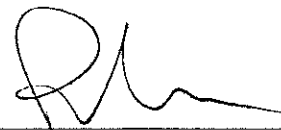
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Future Buildings must be of slab-on-grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

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

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

##### To meet numerical remediation standards:

- Benzene, ethylbenzene, toluene, xylenes; and
- Tetrachloroethylene.

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

##### To meet numerical remediation standards:

- VPHw, LEPHw; and
- Naphthalene.

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## Schedule D

### Documents

*Summary of Site Condition.* Prepared by Golder Associates Ltd. December 21, 2015;

*Review of Documents in Support of Certificate of Compliance, Former IOL Service Station, 421 Trans-Canada Highway, BC.* Prepared by Golder Associates Ltd. December 16, 2015;

*Data Report for Environmental Investigation at Former Service Station, 421 Trans-Canada Highway, Duncan, BC (SAP No. 88006314).* Prepared by Golder Associates Ltd. December 16, 2015;

*Stage 1 Preliminary Site Investigation Update and Detailed Site Investigation Former Duncan Mac's Esso 421 Trans-Canada Highway, Duncan, BC SAP No. 88006314.* Prepared by Golder Associates Ltd. September 10, 2015;

*Data Report for Environmental Investigation at Former Service Station, 421 Trans-Canada Highway, Duncan, BC.* Prepared by Golder Associates Ltd. April 29, 2015;

*Data Report for Environmental Investigation at Former Service Station, 421 Trans-Canada Highway, Duncan, BC.* Prepared by Golder Associates Ltd. September 11, 2014;

*Site Monitoring and Sampling Report, 421 Trans-Canada Highway, Duncan, BC.* Prepared by Golder Associates Ltd. February 4, 2013;

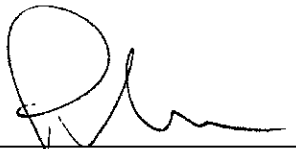
*Detailed Site Investigation and Remediation Completion Report, Former Duncan Mac's Esso, 421 Trans-Canada Highway, Duncan, BC.* Prepared by Parsons (formally O'Connor Associates Environmental Inc.). October 5, 2012;

*Field Data Report, Duncan Mac's Esso, 421 Trans-Canada Highway, Duncan, BC.* Prepared by Parsons (formally O'Connor Associates Environmental Inc.) May 3, 2006; and

*Phase 1 Environmental Site Assessment, Former Duncan Mac's Esso, 421 Trans-Canada Highway, Duncan, BC.* Prepared by Parsons (formally O'Connor Associates Environmental Inc.). 2000. June 19, 2000.

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