



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.

APR 29 2016

Date Issued

Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 11 Terminal Avenue, Nanaimo, British Columbia which is more particularly known and described as:

Lot 12, Block 43, Section 1, Nanaimo District, Plan 584

PID: 008-813-256

Lot A, Section 1, Nanaimo District, Plan 10247, except part in Plan 2033 RW and VIP68564

PID: 005-183-235

Lot 13, Block 43, Section 1, Nanaimo District, Plan 584, except part in Plan VIP68564

PID: 008-813-264

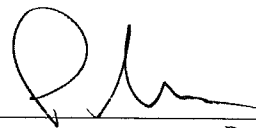
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 10.9"

Longitude: 123° 56' 27.5"

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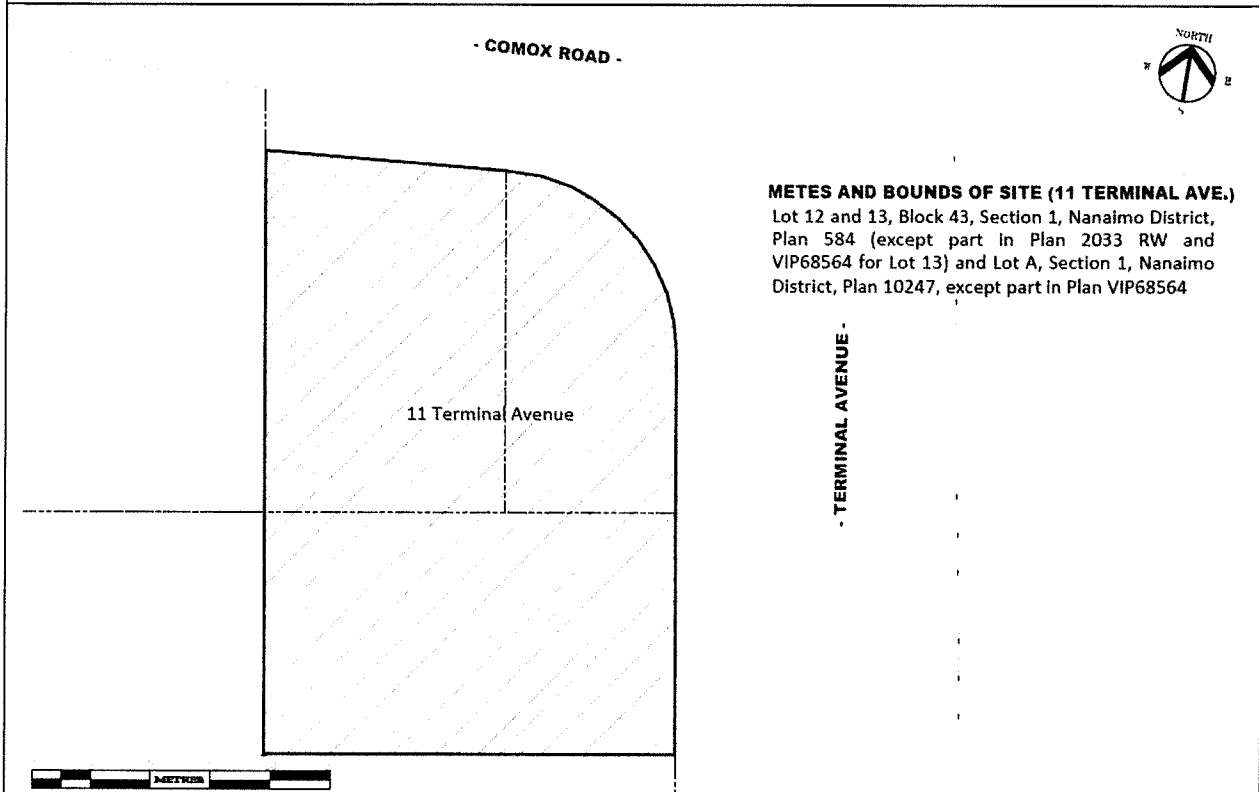
Date Issued



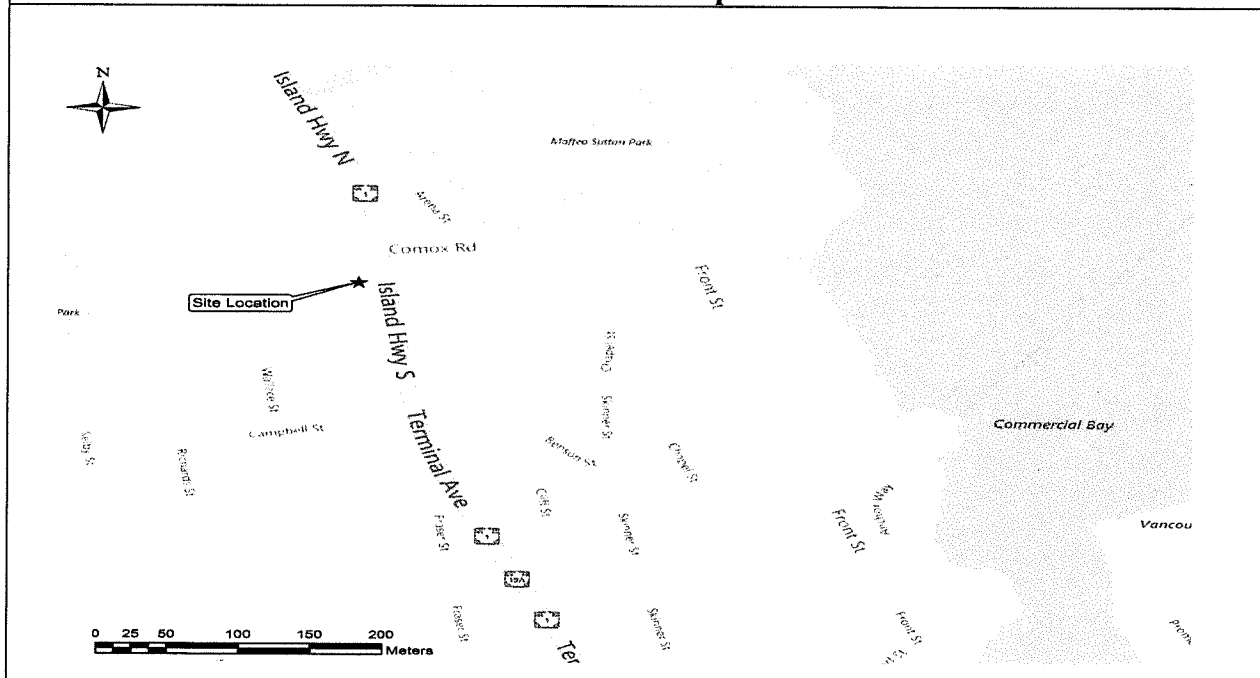
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## Site Plan



## Location Map



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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 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:

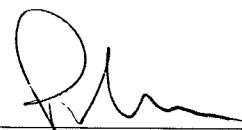
- (a) Buildings at the site must be of slab-on-grade construction.
- (b) The grade at the site will remain consistent with current grade.

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 or trenches 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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For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

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

To meet numerical remediation standards:

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

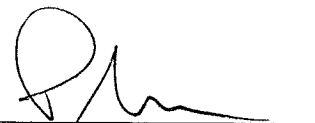
#### *Substances remediated in water for marine aquatic life water use:*

To meet numerical remediation standards:

- Cadmium, chromium (+6), copper.

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## Schedule D

### Documents

*Summary of Site Condition (for Site)* prepared by SNC-Lavalin Inc., December 11, 2015;

*Detailed Site Investigation, Former service station located at 11 Terminal Avenue, Nanaimo, BC* prepared by SNC-Lavalin Inc., dated November 19, 2015;

*Remediation Excavation and Site Investigations* prepared by SNC-Lavalin Inc. (formerly Morrow Environmental Consultants Inc.), dated September 16, 2002;

*Soil and Groundwater Investigation* prepared by SNC-Lavalin Inc. (formerly Morrow Environmental Consultants Inc.), dated June 4, 1999;


*Stage 1 Preliminary Site Investigation, Independent Remediation and Follow-up Drilling Investigation* prepared by SNC-Lavalin Inc. (formerly Morrow Environmental Consultants Inc.), dated July 24, 1998;

*Drilling Intrusive Assessment* prepared by SNC-Lavalin Inc. (formerly Morrow Environmental Consultants Inc.), dated November 25, 1996; and

*Tank Removal - Former Terminal Avenue Service Station* prepared by SNC-Lavalin Inc. (formerly Morrow Environmental Consultants Inc.), dated July 18, 1996.

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