



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.

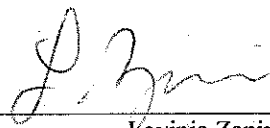
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

October 11, 2016
Date Issued


Lavinia Zanini, P. Geo.
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a management area on a portion of Island Highway N. adjacent to 3190 Island Highway N. and 2700 Norwell Drive, Nanaimo, British Columbia which is more particularly known and described as:

MoTI Roadway Management Area – Portion of Island Highway N.

Commencing at the southeast corner of Lot 2, Section 5, Wellington District, Plan 47148.

Thence, at a bearing of 177 degrees 34 minutes 50 seconds a distance of 19.4m.

Thence, at a bearing of 87 degrees 34 minutes 50 seconds a distance of 12.0m.

Thence, at a bearing of 108 degrees 20 minutes 28 seconds a distance of 51.8m.

Thence, at a bearing of 182 degrees 8 minutes 5 second a distance of 28m.

Thence, at a bearing of 279 degrees 56 minutes 54 seconds a distance of 50.4m.

Thence, at a bearing of 285 degrees 42 minutes 09 seconds a distance of 50.5m.

Thence, at a bearing of 329 degrees 51 minutes 0 seconds a distance of 42.4m.

Thence, at a radius of 1792.1 start angle 14 degrees 43 minutes 49 seconds end angle 12 degrees 8 minutes 51 seconds a distance of 40.4m.

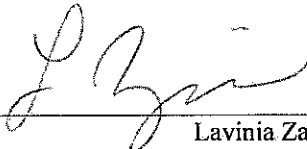
Thence, at a bearing of 54 degrees 32 minutes 59 seconds a distance of 23.9m, to the point of commencement, and comprising an area of 3,705 metres square.

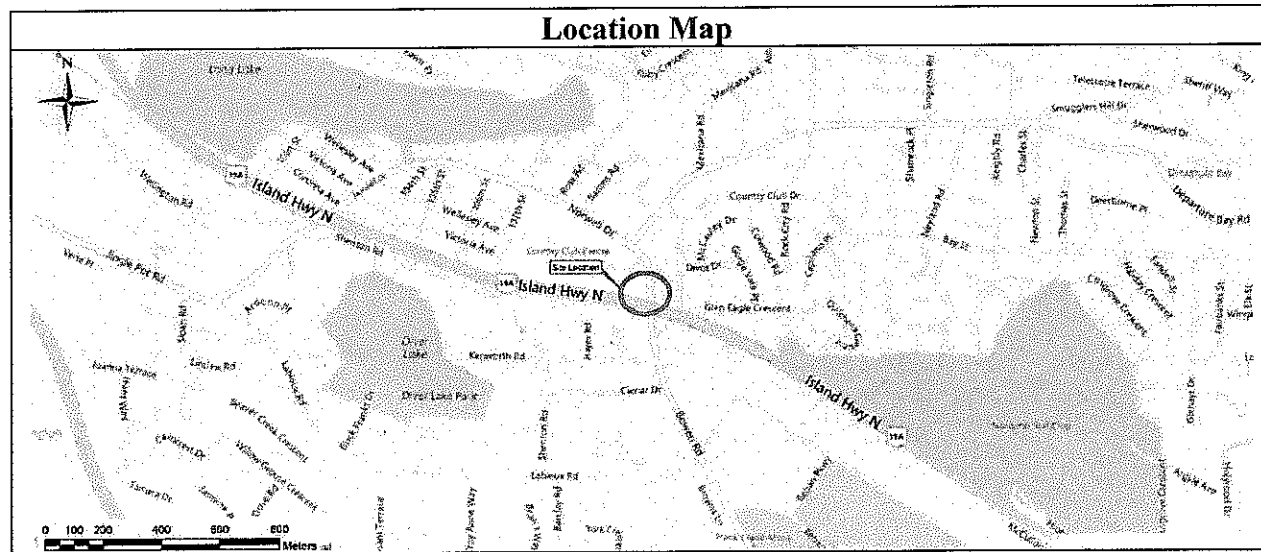
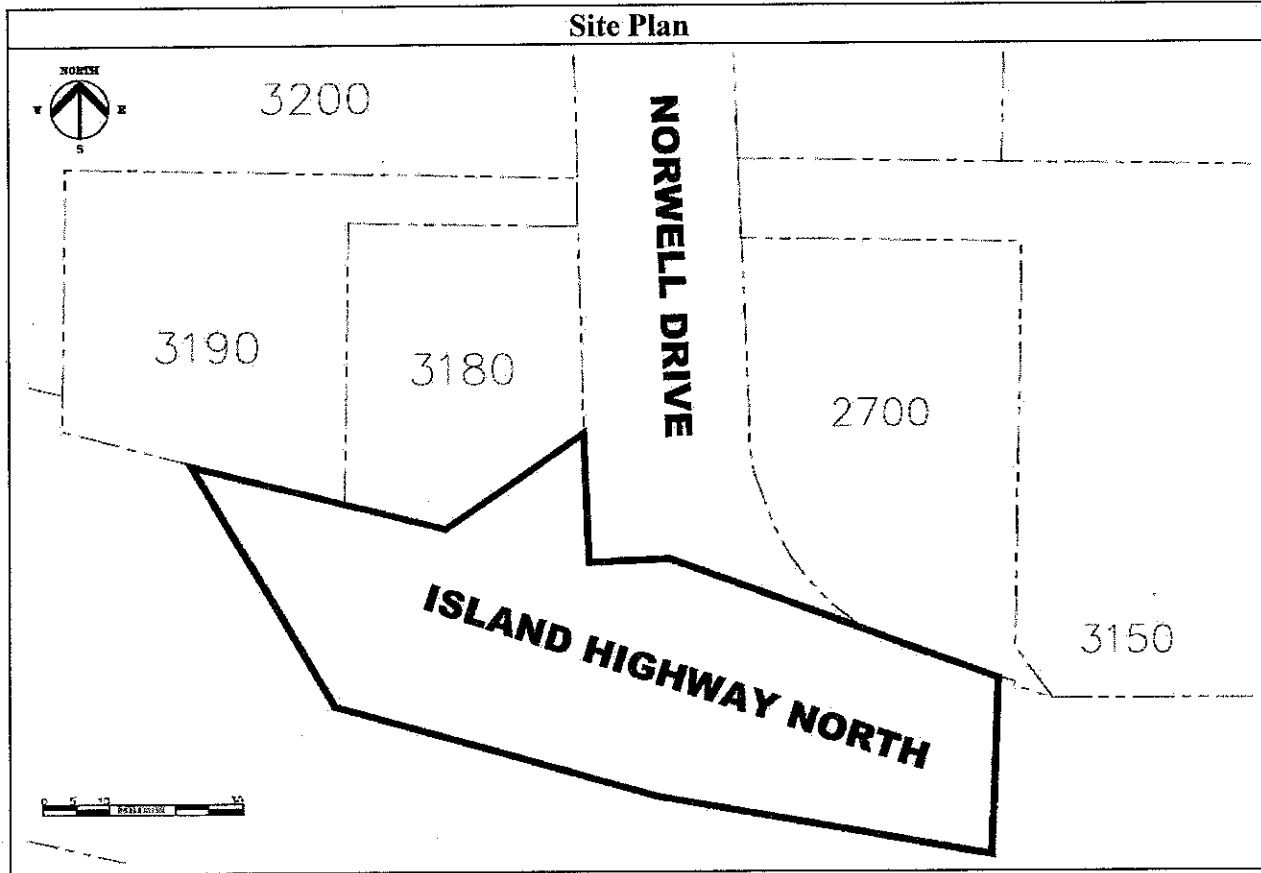
The site contains a portion of untitled land depicted in an engineering drawing prepared by SNC-Lavalin Inc. on June 10, 2016.

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

Latitude:	49°	12'	15.9"
Longitude:	124°	0'	5.5"

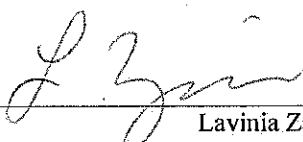
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Schedule B

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 the 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 and trenches existing or expected at the site. These assumptions include the following:

- (a) Land use at the site will remain industrial with no buildings constructed in the future (e.g. roadway/sidewalk); and
- (b) The grade at the site must remain approximately consistent with current grade or be higher than current grade.

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

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) Groundwater at the site must not be used as a drinking water source.
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.

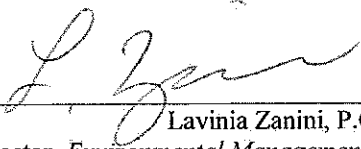
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5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional 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 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 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:

- Benzene, toluene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- 1,2-Dichloroethane.

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene, xylenes;
- VHW₆₋₁₀, EPHW₁₀₋₁₉;
- Benzo[a]pyrene;
- 1,2-Dibromoethane; and
- Dissolved lead.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene;
- VHW₆₋₁₀, VPHW, EPHW₁₀₋₁₉, LEPHW; and
- Benzo[a]pyrene, naphthalene, pyrene.

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Schedule D

Documents

Summary of Site Conditions (for Site ID: 17777), SNC-Lavalin Inc., dated July 8, 2016;

Administrative Guidance 11 Correspondence Summary, 3180 and 3190 North Island Highway and 2700 Norwell Drive, Nanaimo, BC and Adjacent Management Areas, SNC-Lavalin Inc., dated July 8, 2016;

Performance Verification Plan , Portion of Ministry of Transportation & Infrastructure Lands Near 3180 & 3190 North Island Highway and 2700 Norwell Drive, Nanaimo, BC, SNC-Lavalin Inc., dated June 10, 2016;

Human Health and Ecological Risk Assessment, 3180 and 3190 North Island Highway, 2700 Norwell Drive and Adjacent Offsite Management Areas, Nanaimo, BC, SNC-Lavalin Inc., dated June 9, 2016;

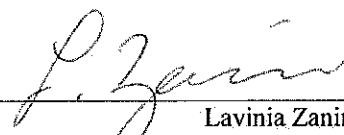
Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 3180 and 3190 North Island Highway and 2700 Norwell Drive, Nanaimo, BC, SNC-Lavalin Inc., dated June 8, 2016;

Stage 1 Preliminary Site Investigation, North 3180 and 3190 Island Highway and 2700 Norwell Drive, Nanaimo, BC, SNC-Lavalin Inc., dated June 7, 2016; and

Stage 1 Preliminary Site Investigation and Detailed Site Investigation, Former Norwell Esso, 2700 Norwell Drive, Nanaimo, British Columbia, Location No. 990465/88004904, O'Connor Associates Environmental, Inc., dated May 29, 2002.

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