



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.

August 3, 2017
Date Issued


Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located on a portion of the BC Rail ROW (described by metes and bounds below), Squamish, British Columbia which is more particularly known and described as:

Lot 1 District Lots 486 and 2034 Group 1 New Westminister District Plan EPP42102;
PID: 029-373-417

Lot A (Reference Plan 799), Except Part In Plan BCP24344, Of Lot F District Lot 486 Group 1 New Westminister District Plan 999

PID: 015-039-927;

That Part of Lot O (Reference Plan 677) In Reference Plan 26, Except Part IN Plan BCP24344, Of Lot F District Lot 486 Group 1 New Westminister District Plan 999

PID: 015-039-871; and

That part of District Lot 486 in Reference Plan 831 Group 1 New Westminister District Except Plans BCP24344 and BCP36969

PID: 015-980-332

As defined by the following metes and bounds:

A portion of land composed of Lot J-BCP24344, Lot H-BCP24344, REM A –Plan 799, Lot I – BCP24344 & REM O – Plan 677, more particularly described as follows:

Beginning at an iron post at the westerly most corner of the remainder of Lot F, Plan 999, thence;

On an azimuth of 300° 57' 58" a distance of 19.055 metres, more or less, to a point, thence;

On an azimuth of 28° 37' 23" a distance of 68.637 metres, more or less, to a point, thence;

On an azimuth of 118° 43' 38" a distance of 18.783 metres, more or less, to a point, thence;

On an azimuth of 208° 20' 57" a distance of 69.383 metres, more or less, to the point of beginning.

The site contains part of a legal parcel depicted in a legal sketch plan #2113-02803-03 R3 prepared by McElhanney Consulting Services Ltd. on 2016-01-13.

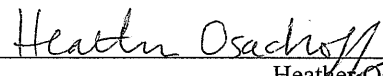
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 42' 1.44"

Longitude: 123° 09' 2.61"

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

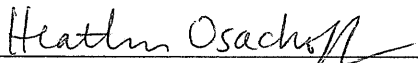
(a) The slab of a future building must be above the groundwater table.

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 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.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.

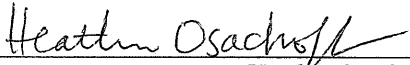
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6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information 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;
 - (b) The nature of the excursion;
 - (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 plan 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 numerical remediation standards

- Ethylbenzene; and
- VPHs.

To meet risk-based remediation standards

- Benzene, toluene and xylene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards

- Toluene and xylenes (total).

To meet risk based remediation standards

- Benzene and ethylbenzene.

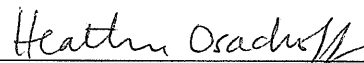
Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards

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

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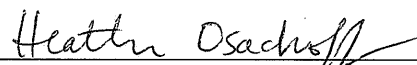
Schedule D

Documents

Document Title	Author/Company	Document Date
<i>Summary of Site Condition for BC Rail Right-Of-Way, Squamish, B.C.</i>	Core6 Environmental	March 2017
<i>Performance Verification Plan (PVP) for Certificate of Compliance for the Metes and Bounds Area of the BC Rail Right of Way adjacent to 38138 Loggers Lane, in Squamish, British Columbia</i>	Core6 Environmental	March 2017
<i>Detailed Site Investigation Addendum #1 – 38138 Loggers Lane, Squamish, British Columbia</i>	Core6 Environmental	March 2017
<i>Human Health & Ecological Risk Assessment, 38138 Loggers Lane, Squamish, British Columbia</i>	Core6 Environmental Ltd.	March 2017
<i>Preliminary and Detailed Site Investigation and Confirmation of Remediation, 38138 Loggers Lane, Squamish, British Columbia</i>	Core6 Environmental Ltd.	September 2016
<i>Soil, Water and Soil Vapour Investigation Results, Former Shell Bulk Plant at 38138 Loggers Lane, Squamish, BC</i>	SNC Lavalin Environmental	2013-08-19
<i>Remediation and Environmental Investigations Conducted between July and October 2006 at the Former Shell Bulk Plant at 38138 Loggers Lane, Squamish, BC</i>	SNC Lavalin Morrow Environmental	2006-10-25
<i>Environmental Investigations and Remediation on BC Rail Right-of-Way Lands Located Adjacent to the Former Shell Bulk Plant at 38138 Loggers Lane, Squamish, BC</i>	SNC Lavalin Environmental	2006-02-22
<i>Environmental Investigations and Remediation at 1476 Pemberton Avenue, Squamish, BC Located Adjacent to the Former Shell Bulk Plant at 38138 Loggers Lane, Squamish, BC</i>	SNC Lavalin Environmental	2006-02-22
<i>Letter to Shell Re: Contamination of That Part of Lot G lying to the east of Parcel 1 (Reference Plan 2517) District Lot 486 Plan 999, PID 006-650-406</i>	International Forest Products Limited (Interfor Properties)	2005-08-29
<i>Notification of Independent Remediation, Former Shell Bulk Plant, 38138 Loggers Lane, Squamish, BC</i>	Morrow Environmental Consultants	2004-04-21
<i>On Site Soil Remedial Excavation, August 2003, 38138 Loggers Lane, Squamish, BC</i>	Morrow Environmental	2004-04-19

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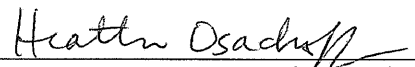
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Document Title	Author/Company	Document Date
	Consultants	
<i>Shell Canada Products Site located at 38138 Loggers Lane, Squamish, BC</i>	Shell Canada Products	2004-03-23
<i>Drilling Investigation on BC Rail Right-of-Way Property Located Adjacent the Former Shell Bulk Plant at 38138 Loggers Lane, Squamish, BC</i>	Morrow Environmental Consultants	2004-02-25
<i>Migration of Contamination to Neighbouring Property from 38138 Loggers Lane, Squamish, BC</i>	BC Ministry of Environment	2004-01-20
<i>Notice of Commencement of Independent, Former Shell Bulk Plant, 38138 Loggers Lane, Squamish, BC</i>	BC Ministry of Environment	2004-01-20
<i>Private Property, 1466 Pemberton Avenue (District Lot 486, Group 1, NWD Strata Plan LMS 2599), located north of the Shell Canada Products Site at 38138 Loggers Lane, Squamish, BC</i>	Shell Canada Products	2003-01-24
<i>Environmental testing Report on Marina Estates property (District Lot 486, Group 1, NWD Strata Plan LMS 2599) located at 1466 Pemberton Avenue, Squamish BC</i>	Shell Canada Products	2003-01-24
<i>Limited subsurface Assessment of BC Rail Right-of-Way Property Located Adjacent to the Former Shell Bulk Plant at 38138 Loggers Lane, Squamish, BC, Location Code P00278</i>	Morrow Environmental Consultants	2002-12-04
<i>BC Rail Properties "Lot A (Reference Plan 799) of Lot F District Lot 486, Plan 999 (PID 015-039-927) and "That part of District Lot 486 In Reference Plan 26, Group 1 New Westminster District Part in Lot O (Reference Plan 677) PID 015-980-367" adjacent to the Shell Canada Products Site at 38138 Loggers Lane, Squamish, BC (L.C. P00228)</i>	Shell Canada Products	2002-08-30
<i>Subsurface Assessment Report, Former Shell Bulk Plant and Cardlock, 38138 Loggers Lane, Squamish, BC</i>	Morrow Environmental Consultants	1996-03-08
<i>Environmental Assessment, Squamish Card Lock/ Bulk Plant, 38138 Loggers Lane, Squamish, BC</i>	Morrow Environmental Consultants	1992-10-27
<i>Progress Report 1, Squamish Card Lock and Bulk Plant, Squamish, BC</i>	Morrow Environmental Consultants	1992-03-17
<i>Shell Bulk Plant, Loggers Lane, Squamish, BC</i>	O'Connor Associates Environmental Inc.	1991-12-23

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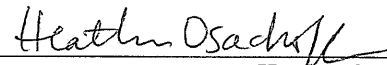
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Document Title	Author/Company	Document Date
<i>Subsurface Contamination Assessment and Remediation Program, Shell Card Lock, Location Code C11912, Squamish, BC</i>	Morrow Recovery Systems Inc.	1990-05-23
<i>Letter of response to Morrow Re: Shell Card Lock, Squamish, B.C.</i>	BC Ministry of Environment	1989-11-23
<i>Shell Card Lock, Squamish, BC</i>	Morrow Recovery Systems Inc.	1989-11-16

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