



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.

May 16, 2017
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 300 Comox Road, Nanaimo, Victoria, British Columbia which is more particularly known and described as:

Lots 1 Block 48, Section 1, Nanaimo District, Plan 584, Except Parts in Plan 15285 and 48002.
PID: 008-803-285

Lots 2, Block 48, Section 1, Nanaimo District, Plan 584, Except Parcel A (DD19746N) and Except Parts in Plan 15285 and 48002.
PID: 008-803-251

Lots 3, Block 48, Section 1, Nanaimo District, Plan 584, Except Parts in Plan 15285 and 48002.
PID: 008-803-269

Lots 4 Block 48, Section 1, Nanaimo District, Plan 584, Except Parts in Plan 15285 and 48002.
PID: 008-803-277

Parcel A (DD19746N) of Lot 2, Block 48, Section 1, Nanaimo District, Plan 584, Except Part in Plan 15285 and 48002.
PID: 008-803-293

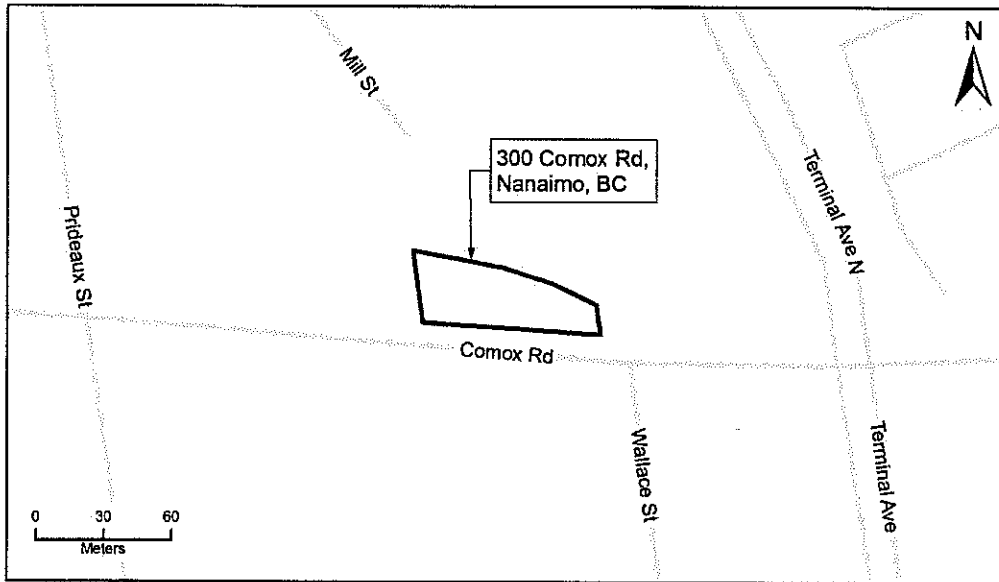
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 13.22"
Longitude: 123° 56' 35.19"

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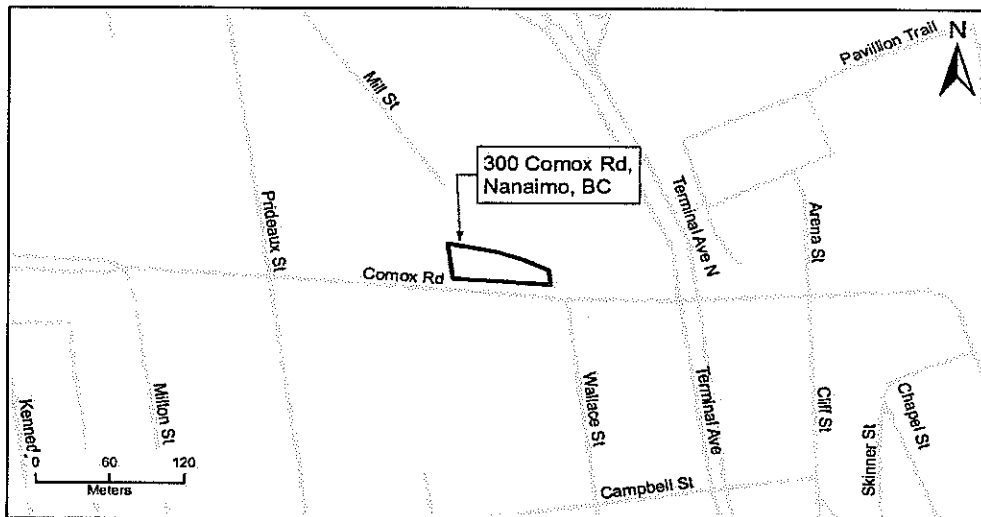

Lavinia Zanini, P.Geo.
For Director, *Environmental Management Act*

Site Plan, Nanaimo



Site Plan


Location Map, Nanaimo



Site Location

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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 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.

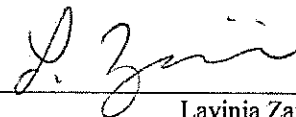
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing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

- (a) On-Site commercial land use at current grade with parkade 6 – 8 m below.
- (b) Off-Site residential land use without basement or with basement at 1.8-2.4 m depth within 30 m WEST of Site;

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 person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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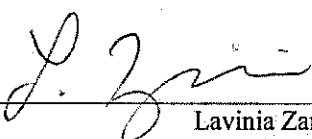
Schedule C
Substances and Uses

Substances risk assessed in water for freshwater and marine aquatic life water use:

To meet risk-based remediation standards:

- Dissolved arsenic.

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For Director, *Environmental Management Act*

Site Identification Number 20087
Version 8.0 R

5 of 6

Schedule D

Documents

- *Summary of Site Condition*, prepared by Hemmera, dated March 2017;
- *Stage 1 and 2 Preliminary Site Investigation and Detailed Site Investigation, 300 Comox Road, Nanaimo, BC*, prepared by Hemmera, dated March 2017; and
- *Detailed Human Health and Ecological Risk Assessment, 300 Comox Rd, Nanaimo, BC*, prepared by Hemmera, dated March 2017.

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