



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.

October 2, 2017
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 106 Lower Ganges Road, Ganges, Salt Spring Island, British Columbia which is more particularly known and described as:

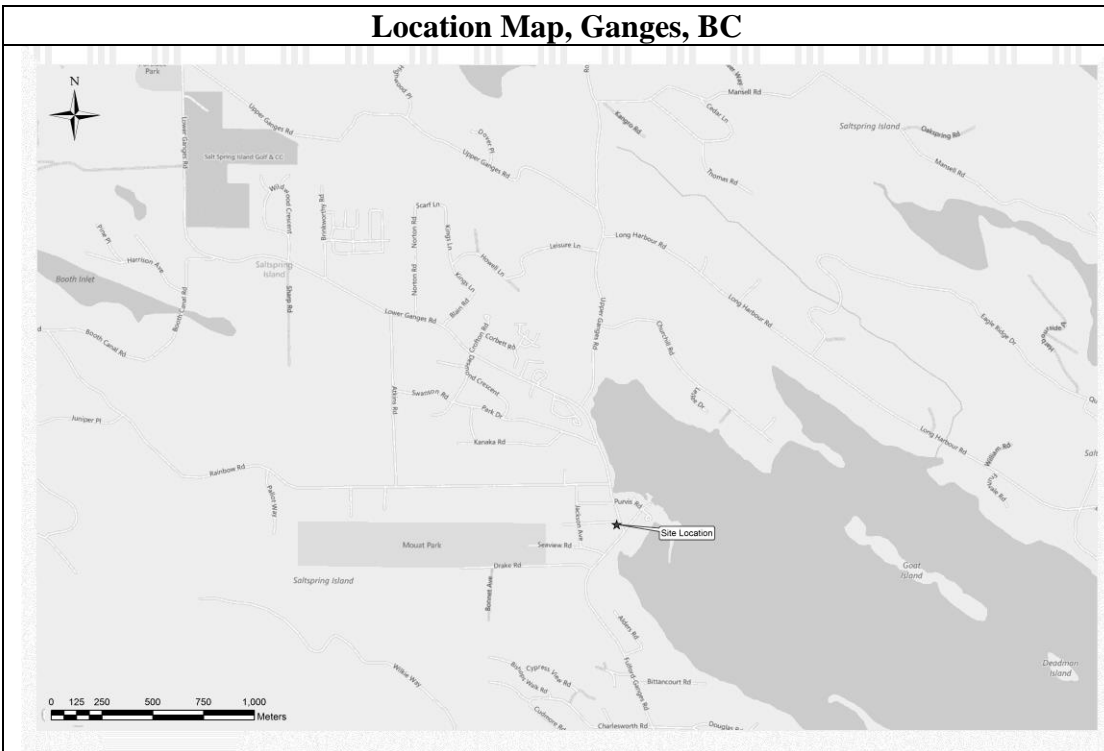
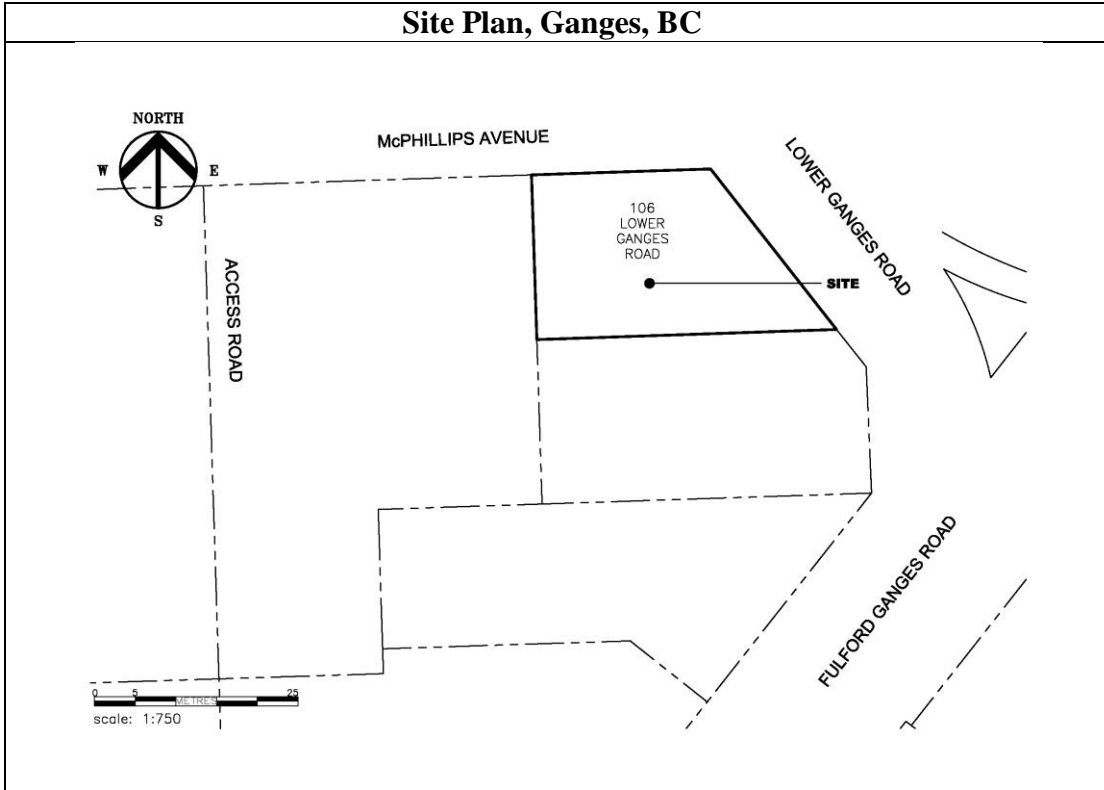
Lot 12, Section 1, Range 4 East, North Salt Spring Island, Cowichan District, Plan 3321
PID: 005-229-138

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

Latitude: 48° 51' 9.1"
Longitude: 123° 29' 59.5"

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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 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 the Management Area. These vapour attenuation factors were selected based on assumptions about the structures, locations and buildings expected at the site. These assumptions include the following:

- (a) The current commercial slab-on-grade building will remain the only building on Site;
or,
- (b) The Site will only be used for outdoor purposes (i.e., with no buildings present).

Any inconsistencies that arise between the structures, locations and depths of proposed range of structures, 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Groundwater from the Site must not be used as a source of drinking water.
3. If requested by the Director, the responsible person 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

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

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- VHW₆₋₁₀.

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene and xylenes (total);
- Benzo[a]pyrene;
- Dichlorobenzene, 1,2- , dichlorobenzene, 1,4- , and dichloroethane, 1,2-; and
- Arsenic, barium, cadmium, lead, and selenium.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- VHW₆₋₁₀.

To meet risk-based remediation standards:

- VPHw and LEPHw;
- Naphthalene and pyrene;
- Dichlorobenzene, 1,2-; and
- Cadmium, chromium, cobalt, and selenium.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

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- VHW₆₋₁₀.

To meet risk-based remediation standards:

- VPHw and LEPHw;
- Naphthalene and pyrene;
- Cadmium, cobalt, lead, and nickel.

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Schedule D

Documents

Summary of Site Condition, prepared by SNC-Lavalin Inc., dated September 1, 2017;

Summary of Communication in Regards to the CofC Application for Off-Site Management Areas associated with the Former Shell Service Station at 104 Lower Ganges Road, Ganges, British Columbia, Location Code: C01463, prepared by SNC-Lavalin Inc., dated August 30, 2017;

Human Health and Ecological Risk Assessment, Former Shell Service Station and associated Management Area, 106 Lower Ganges Road, Ganges, BC, Location Code: C01463, prepared by SNC-Lavalin Inc., dated June 1, 2017;

Preliminary Site Investigation, Detailed Site Investigation & Decommissioning Former Shell Service Station, 106 Lower Ganges Road, Ganges, BC and Management Area (C01463), prepared by SNC-Lavalin Inc., dated May 29, 2017;

Environmental Assessment, McColl's Shell Station Ganges, Saltspring Island, BC, Location Code C01463, prepared by Morrow Environmental Consultants Inc., dated October 5, 1992;
and

McColl's Shell Service Station Ganges, North Saltspring Island, Location Code C01463 Environmental Assessment, prepared by Morrow Environmental Consultants Inc., dated October 5, 1992.

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