



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 2, 2017
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a management area located at 100/104 Lower Ganges Road, Ganges, Salt Spring Island British Columbia, more particularly known and described as:

Lot 2, Section 1, Range 4 East, North Salt Spring Island, Cowichan District, Plan 44383 and a portion of Lot 1, Section 1, Range 4 East, North Salt Spring Island, Cowichan District, Plan 44383 described as follows:

Commencing at the northeast corner of *Lot 2 Section 1, Range 4 East, North Salt Spring Island, Cowichan District, Plan 44383 and a portion of Lot 1, Section 1, Range 4 East, North Salt Spring Island, Cowichan District, Plan 44383.*

Thence, at a bearing of 141 degrees 30 minutes 45 seconds a distance of 5.85 m.

Thence, at a bearing of 177 degrees 34 minutes 25 seconds a distance of 15.48 m.

Thence, at a bearing of 223 degrees 28 minutes 56 seconds a distance of 10.72 m.

Thence, at a bearing of 268 degrees 8 minutes 20 seconds a distance of 50.43 m.

Thence, at a bearing of 359 degrees 4 minutes 3 seconds a distance of 7.50 m.

Thence, at a bearing of 88 degrees 6 minutes 19 seconds a distance of 17.50 m.

Thence, at a bearing of 358 degrees 8 minutes 44 seconds a distance of 20.15 m.

Thence, at a bearing of 88 degrees 4 minutes 0 seconds a distance of 36.79 m to the point of commencement, and comprising an area of 1,212.83 m².

PIDs: 005-280-737 and a portion of 005-280-729

The site contains part of a legal parcel depicted in drawing 130364-317 prepared by SNC-Lavalin Inc. on February 7, 2017.

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

Latitude: 48° 51' 8.6"
Longitude: 123° 29' 59.2"

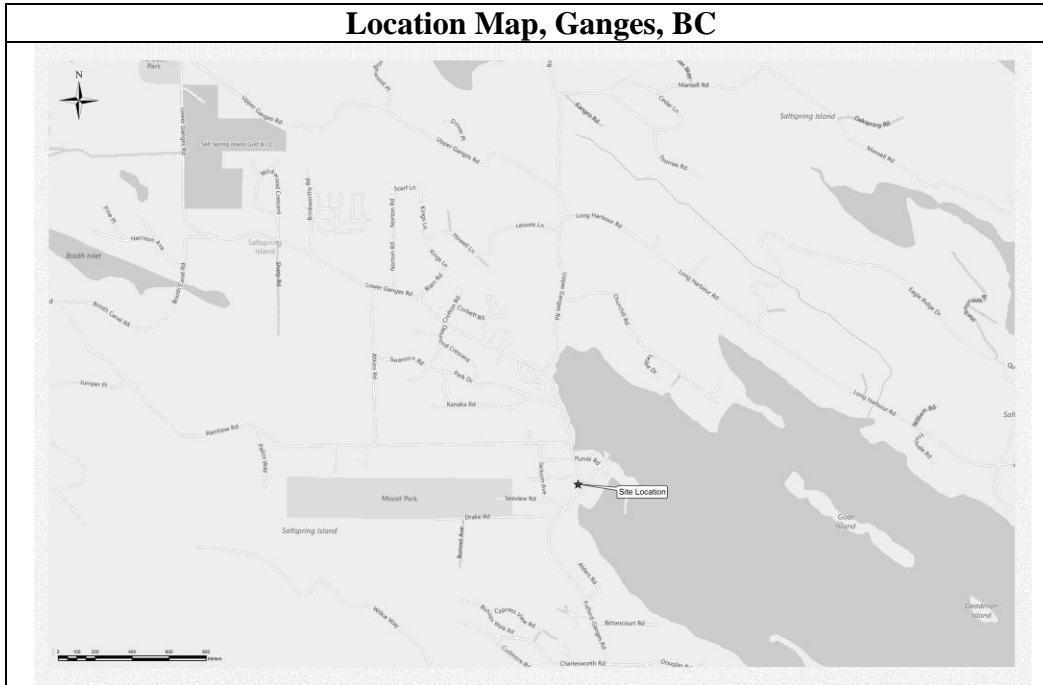
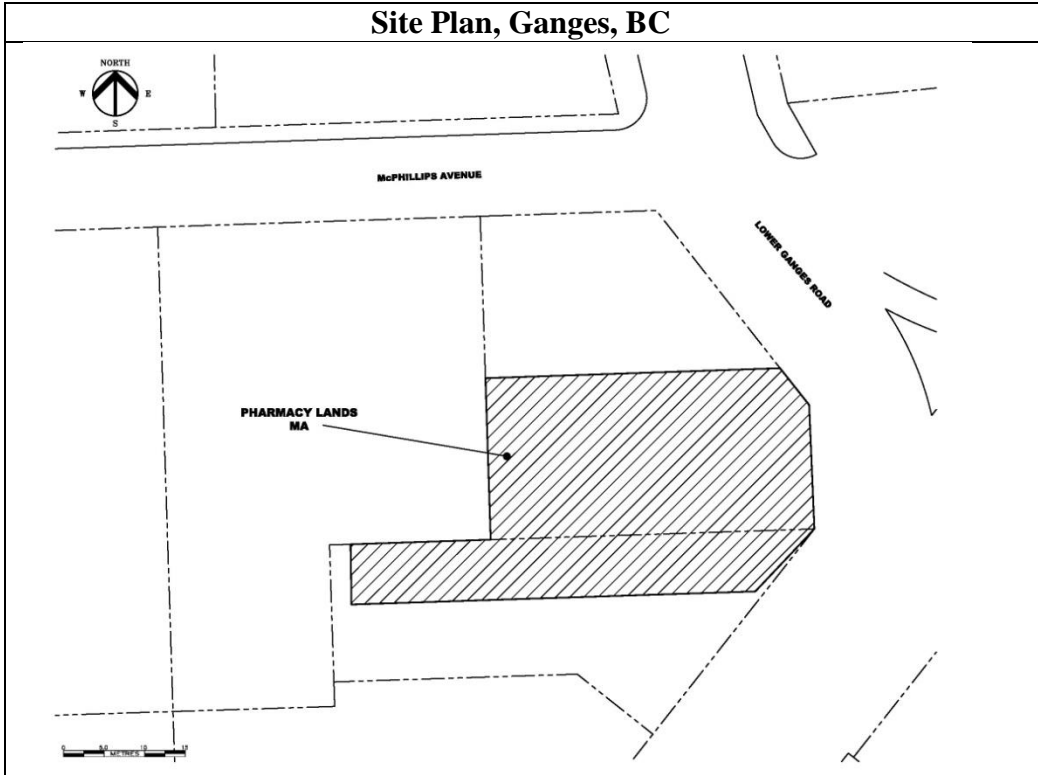
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Schedule B

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 depths of buildings expected at the site. These assumptions include the following:

- (a) That the Management Area would continue to be used as a commercial property with current and future buildings at grade;

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 Management Area 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.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Benzene;
- Arsenic, selenium; and,
- 1,2- Dichloroethane.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Cadmium, cobalt and selenium.

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- Cobalt and nickel.

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For Director, *Environmental Management Act*

Schedule D

Documents

Reports under preparation

Summary of Site Condition (for Pharmacy MA), 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; and

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.

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