



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 on a portions of three roadways located in Ganges, British Columbia. The three roadways are commonly known as Lower Ganges Road, Fulford Harbour Road, and McPhillips Avenue, which are more particularly known and described as:

Commencing at the northwest corner of *Lot 12, Section 1, Range 4 East, North Salt Spring Island, Cowichan District, Plan 3321.*

Thence, at a bearing of 268 degrees 5 minutes 37 seconds a distance of 16.78 m.

Thence, at a bearing of 359 degrees 10 minutes 18 seconds a distance of 12.19 m.

Thence, at a bearing of 88 degrees 2 minutes 52 seconds a distance of 48.13 m.

Thence, at a bearing of 131 degrees 31 minutes 28 seconds a distance of 15.73 m.

Thence, at a bearing of 111 degrees 28 minutes 55 seconds a distance of 31.74 m.

Thence, at a bearing of 215 degrees 37 minutes 3 seconds a distance of 19.67 m.

Thence, at a bearing of 233 degrees 36 minutes 45 seconds a distance of 23.96 m.

Thence, at a bearing of 357 degrees 34 minutes 25 seconds a distance of 15.48 m.

Thence, at a bearing of 321 degrees 47 minutes 49 seconds a distance of 30.87 m.

Thence, at a bearing of 268 degrees 5 minutes 37 seconds a distance of 21.99 m to the point of commencement, and comprising an area of 1,647.15 m².

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' 09.65"

Longitude: 123° 29' 58.96"

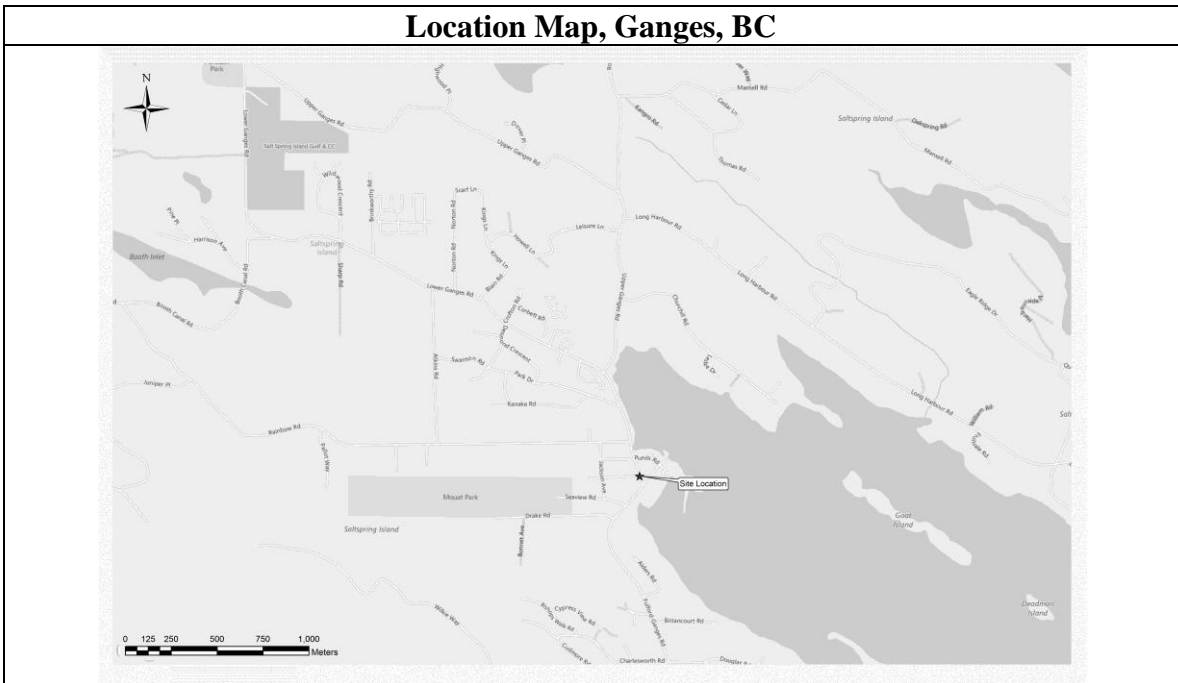
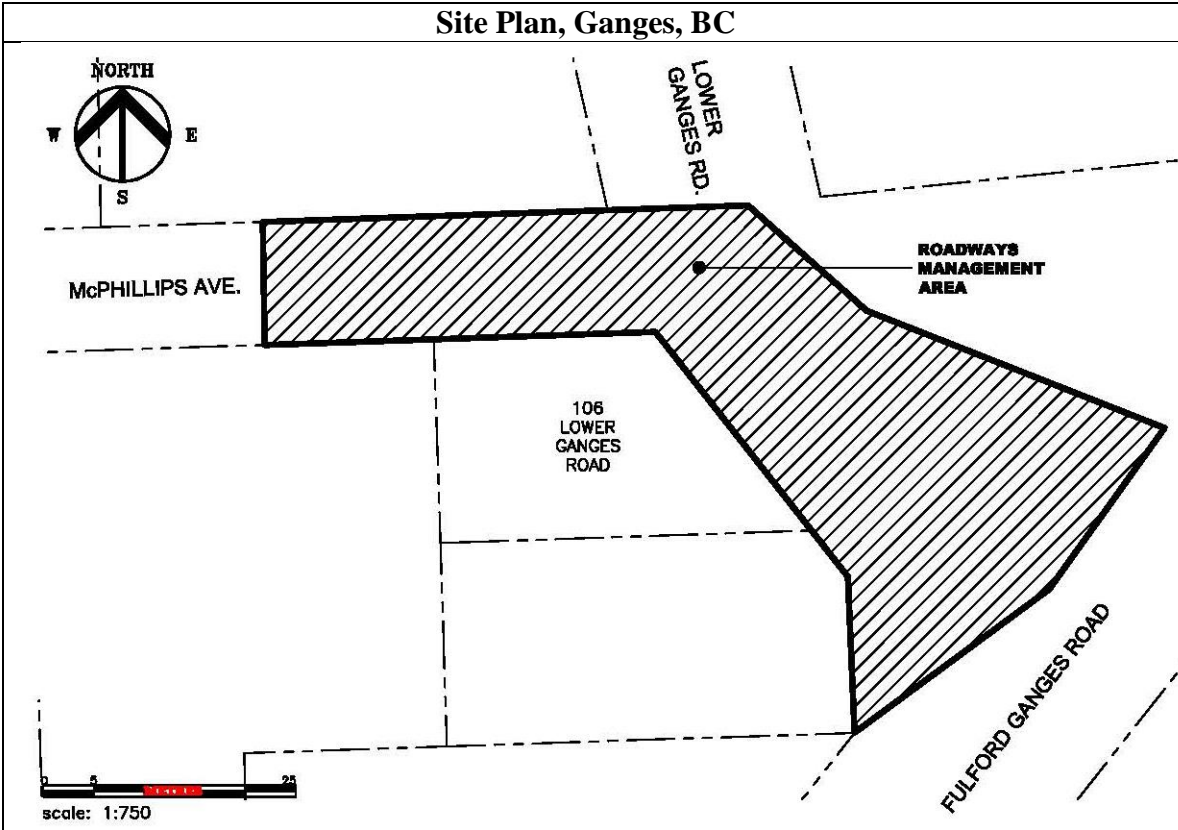
October 2, 2017

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*



October 2, 2017
Date Issued


 Liliana Jerade
 For Director, Environmental Management Act

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 near the site. These assumptions include the following:

- (a) That the roadways would continue to be used as roadways with no buildings constructed in the future;

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.

October 2, 2017
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

- Benzene and ethylbenzene; and
- VPHs and LEPHs.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene and xylenes (total);
- Methyl tertiary butyl ether (MTBE); and
- Benzo[a]pyrene.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- VPHw and LEPHw; and
- Anthracene, fluoranthene, naphthalene, phenanthrene and pyrene.

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- VPHw and LEPHw; and
- Anthracene, fluoranthene, naphthalene, phenanthrene and pyrene.

October 2, 2017

Date Issued



Liliana Jerade
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition (for Roadways 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.

October 2, 2017
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*
