



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.

February 21, 2018
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at former civic address 130 Cow Bay Road, Prince Rupert, British Columbia which is more particularly known and described as:

All that portion of Lot 9, District Lot 251, Range 5, Coast District, Plan PRP42708, Except Plans PRP46000 and PRP46328,
PID: 024-201-812,
which may be more particularly described as follows:

Commencing from the west corner of Lot 9 (the point of beginning), thence easterly along the bearing $248^{\circ}53'12''$ a distance of 29.660 metres;
Thence along the bearing $011^{\circ}53'57''$ a distance of 21.943 metres;
Thence along the bearing $313^{\circ}47'40''$ a distance of 48.268 metres;
Thence along the bearing $223^{\circ}47'40''$ a distance of 24.384 metres;
Thence along the bearing $313^{\circ}47'40''$ a distance of 18.275 metres;
Thence along the bearing $223^{\circ}47'40''$ a distance of 28.148 metres;
Thence along the bearing $313^{\circ}47'40''$ a distance of 61.539 metres;
Thence along the bearing $223^{\circ}44'50''$ a distance of 60.839 metres;
Thence along the bearing $313^{\circ}47'40''$ a distance of 152.804 metres to the point of beginning.

This site contains parts of a legal parcel depicted in an engineering drawing prepared by Hemmera Envirochem Inc. dated April 7, 2017, as surveyed by McElhanney Consulting Ltd. in April 2007.

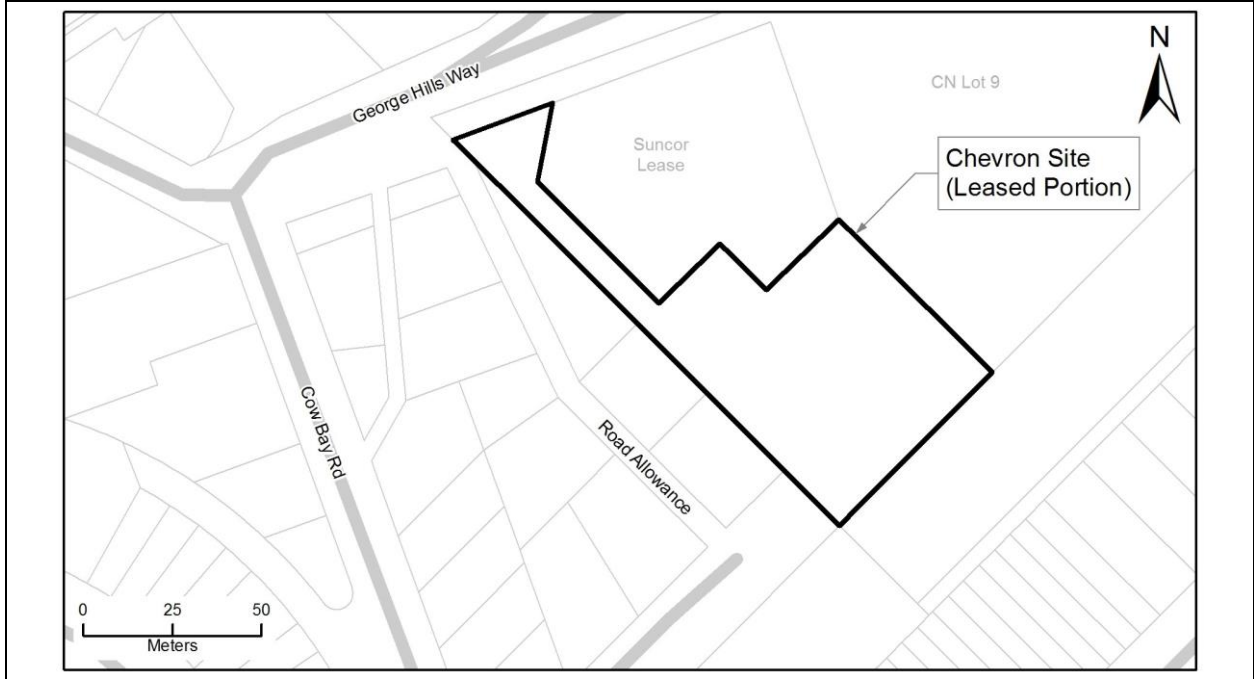
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: $54^{\circ} 19' 5.78''$
Longitude: $130^{\circ} 18' 58.58''$

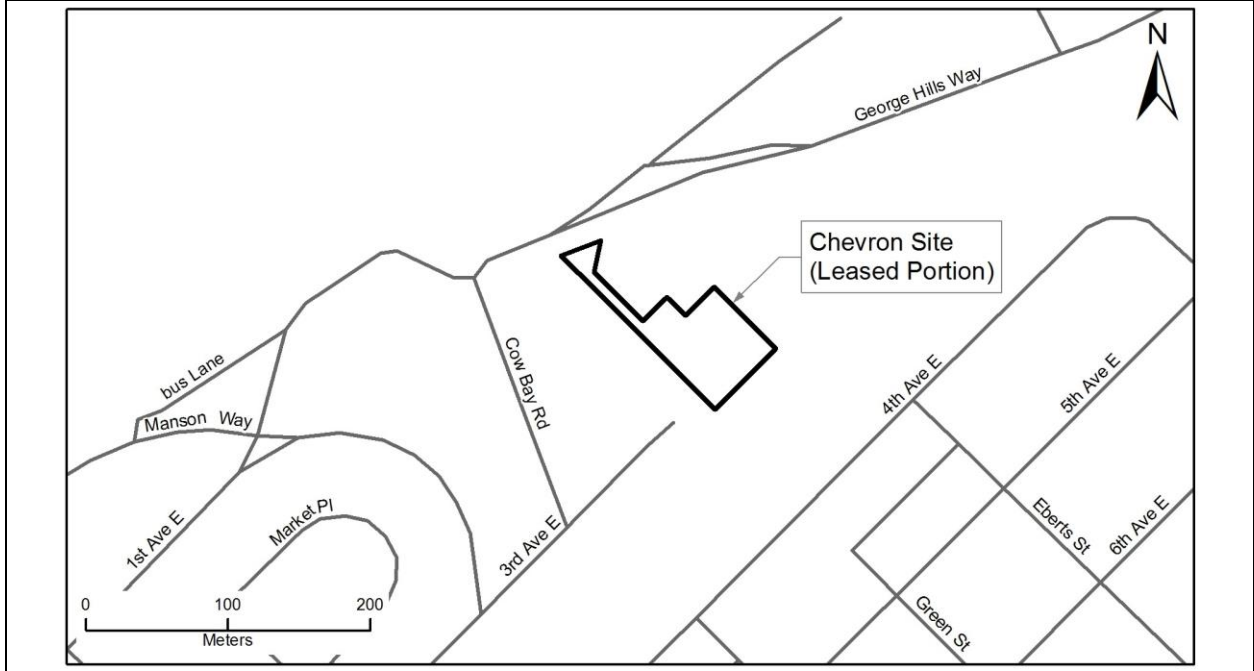
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Site Plan, Prince Rupert, BC



Location Map, Prince Rupert, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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 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 existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Future buildings will be slab on grade and no groundwater contact with the slab will occur.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and adjacent to the site and the range of structures, locations and depths of assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or persons 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 remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- VPHs, LEPHs, HEPHs;
- Xylene.

To meet risk-based remediation standards:

- Arsenic.

Substances remediated in water for marine aquatic life water use:


To meet numerical remediation standards:

- VHW₆₋₁₀;
- Toluene.

To meet risk-based remediation standards:

- VPH_w, LEPH_w, EPH_{w10-19};
- Naphthalene, phenanthrene.

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Schedule D

Documents

- *Summary of Site Condition, 130 Cow Bay Road, Prince Rupert, BC (Leased Portion - Site ID 2922)*, prepared by Hemmera Envirochem Inc., dated Oct 2017;
- *Notification for Certificate of Compliance Applications – Off-Site Management Areas 1 and 2 for Site ID 2922, Cow Bay Road, Prince Rupert, BC*, prepared by Hemmera Envirochem Inc., dated Sept 21, 2017;
- *Stage 1 and 2 PSI, DSI, and COR, Former BP#580, Prince Rupert, BC*, prepared by Hemmera Envirochem Inc, dated Jun 2017;
- *Detailed Human Health and Ecological Risk Assessment Chevron Former Bulk Plant #580 (VCN0580) and Affected Properties, Cow Bay Road, Prince Rupert, BC*, prepared by Hemmera Envirochem Inc, dated Jun 2017;
- *Former Chevron Bulk Plant, Cow Bay Road, Prince Rupert, BC - Water Use Determination*, prepared by BC Ministry of Environment, dated 02 Aug 2016;
- *Windrow Sampling, Prince Rupert Bulk Plant, Prince Rupert, BC*, prepared by O'Connor Associates Environmental Inc., 2001, dated 15 Oct 2001;
- *Site Monitoring Report*, prepared by O'Connor Associates Environmental Inc., dated 04 Jul 2001;
- *OMA-1 Remediation, Prince Rupert Former Bulk Plant, Cow Bay Road, Prince Rupert, BC*, prepared by O'Connor Associates Environmental Inc., dated 03 May 2001;
- *OMA-1 Investigation, Prince Rupert Former Bulk Plant, Cow Bay Road, Prince Rupert, BC*, prepared by O'Connor Associates Environmental Inc., dated 23 Feb 2001;
- *Windrow Sampling, Prince Rupert Bulk Plant, Prince Rupert, BC*, prepared by O'Connor Associates Environmental Inc., dated 09 Feb 2000;
- *Windrow Sampling, Prince Rupert Bulk Plant, Prince Rupert, BC*, prepared by O'Connor Associates Environmental Inc., dated 08 Jul 1999;
- *Remediation and Monitoring, Prince Rupert Former Bulk Plant, Cow Bay Road, Prince Rupert, BC*, prepared by O'Connor Associates Environmental Inc., 1999, dated 02 Jun 1999;
- *Remediation and Monitoring, Chevron Bulk Plant, Cow Bay Road, Prince Rupert, BC*, prepared by O'Connor Associates Environmental Inc., dated 06 Jul 1998;
- *Biocell Sampling, Prince Rupert Bulk Plant, Prince Rupert, BC*, prepared by O'Connor Associates Environmental Inc., dated 02 Jul 1998;

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- *Excavation and Monitoring Results, Chevron Bulk Plant, Cow Bay Road, Prince Rupert, BC*, prepared by O'Connor Associates Environmental Inc., dated 16 Dec 1996;
- *Summary of Monitoring Activities, Chevron Bulk Plant, Cow Bay Road, Prince Rupert, BC*, prepared by O'Connor Associates Environmental Inc., dated 12 Feb 1996; and
- *Emergency Spill Response and Investigation of Subsurface Hydrocarbon Contamination at the Chevron Bulk Plant, Prince Rupert, British Columbia*, prepared by O'Connor Associates Environmental Inc., dated 01 Nov 1993.

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