



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.

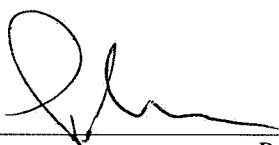
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

February 15, 2018
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

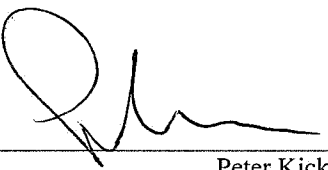
The site covered by this Certificate of Compliance is located at 5832 Trans-Canada Highway, Duncan, British Columbia which is more particularly known and described as:

Lot 1, Section 18, Range 6, Quamichan District, Plan 19936;
PID: 003-654-796

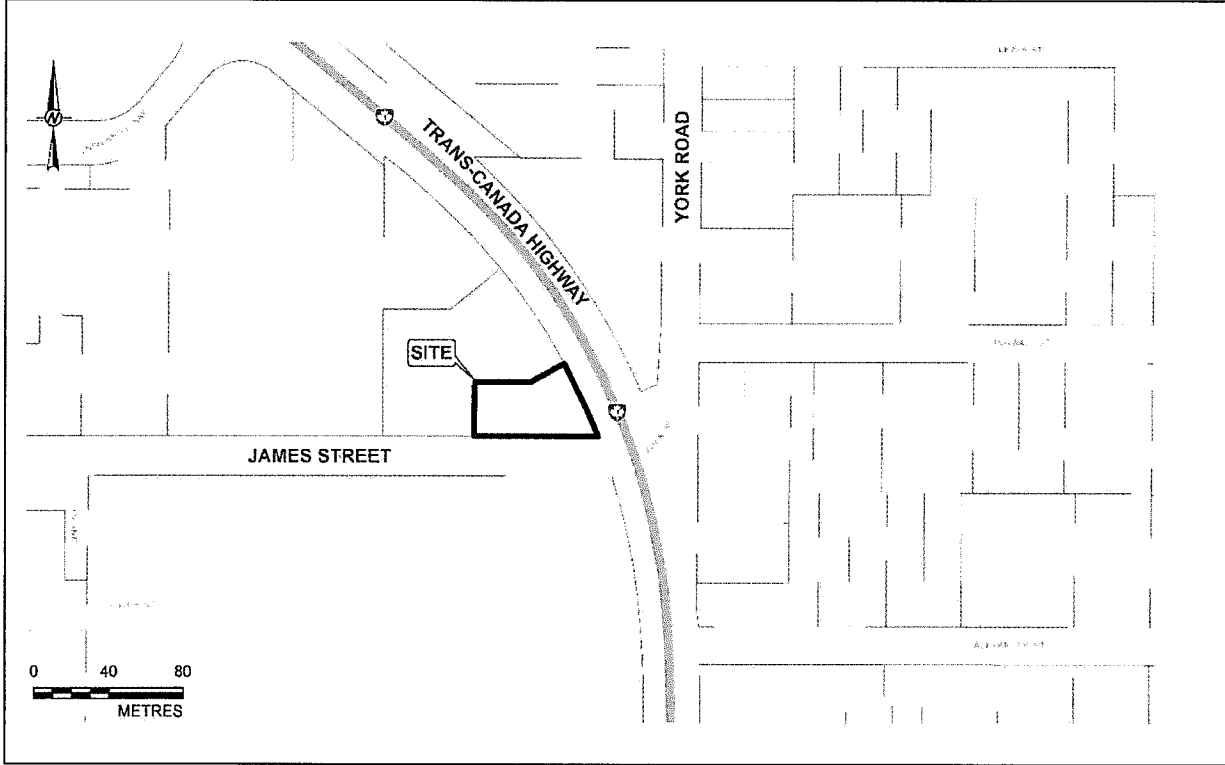
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	48°	46'	56.50"
Longitude:	123°	41'	59.00"

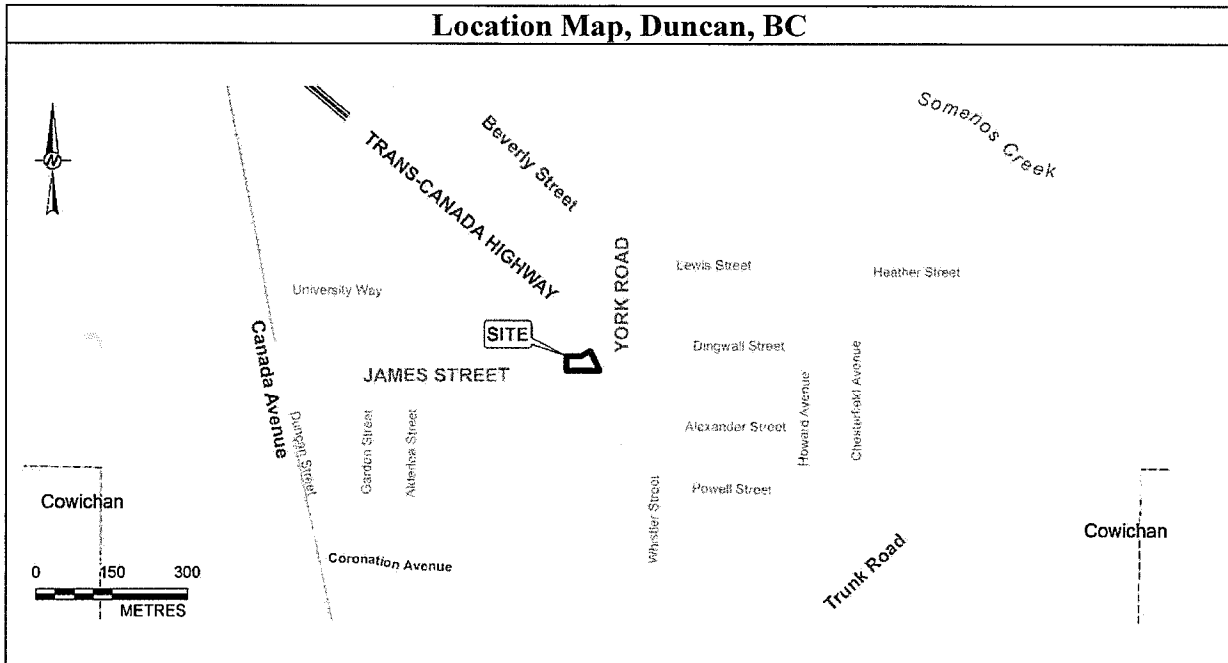
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Site Plan, Duncan, BC



Location Map, Duncan, BC



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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 persons 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.

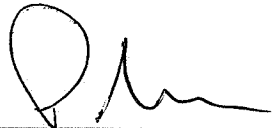
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical and risk-based standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths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

- (a) Future buildings must be slab on grade construction at the site grade as of February 15, 2018.

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 persons 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 will not be used as drinking water
3. If requested by the Director, the responsible persons 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 numerical remediation standards:

- LEPHs.

To meet risk-based remediation standards:

- VPHs,
- Benzene, ethylbenzene, toluene, xylene.

Substances remediated in vapour for commercial land vapour use:

To meet numerical remediation standards:

- Hexane and methyl cyclohexane.

To meet risk-based remediation standards:

- Benzene, trichloroethene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, xylenes, mixture, VPHv.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

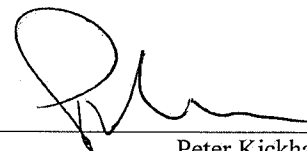
- Lead,
- Toluene, xylenes (total),
- Benzo[a]pyrene.

To meet risk-based remediation standards:

- Arsenic,
- Benzene, ethylbenzene.

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Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Cadmium, chromium,
- Benzene, ethylbenzene, toluene,
- Anthracene, phenanthrene, pyrene.

To meet risk-based remediation standards:

- VPHw, LEPHw,
- Naphthalene.

Substances remediated in water for irrigation water use:

To meet numerical remediation standards:

- Chromium.

To meet risk-based remediation standards:

- Molybdenum.

Substances remediated in water for no specified water use:

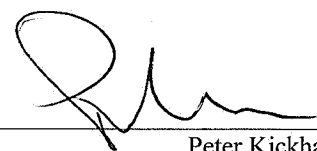
To meet numerical remediation standards:

- EPH_{wC10-C19} and VH_{wC6-C10}.

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Site Identification Number 8770
Version 8.0 R



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Schedule D

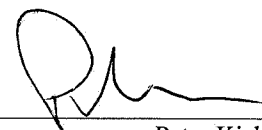
Documents

Document Title	Author / Company	Date
<i>Summary of Site Condition</i>	Jim Laidlaw, Groundstar Projects Ltd. and Patricia Miller, TAM Environmental Ltd.	October 26, 2017
<i>Updated 0.5 km BC Ministry of Environment Site Registry Search, Former Service Station, 5832 Trans-Canada Highway, Duncan, BC</i>	Erin O'Brien and Dawn Flotten, Golder	October 26, 2017
<i>Off-site Communication Records – 5832 Trans-Canada Highway, Duncan, BC</i>	Erin O'Brien and Dawn Flotten, Golder	October 18, 2017
<i>Detailed Quantitative Human Health and Ecological Risk Assessment for the Former Duncan Esso Service Station, 5832 Trans-Canada Highway, Duncan, BC</i>	Jennifer Cook and Christine Thomas, Golder	October 13, 2017
<i>Additional Requests for Clarification – Review of Documents in Support of Certificate of Compliance, Former Service Station, 5832 Trans-Canada Highway, Duncan, BC</i>	Erin O'Brien and Dawn Flotten, Golder	October 10, 2017
<i>Additional Requests for Clarification – Review of Documents in Support of Certificate of Compliance, Former Service Station, 5832 Trans-Canada Highway, Duncan, BC</i>	Jim Laidlaw, Groundstar Projects Ltd.	September 28, 2017
<i>Re: Protocol 6 Approval Application for the use of a site-specific Vapour Attenuation Factor – 5832 Trans-Canada Highway, Duncan BC. (file 26250/8770; Site 8770)</i>	Heather Osachoff, BC MoE	September 15, 2017
<i>Email correspondence (response) providing additional information on the soil vapour modeling conducted using the Johnson and Ettinger model</i>	Erin O'Brien, Golder	August 21, 2017
<i>Email correspondence requesting “further clarification on the applicability of the Johnson and Ettinger model at the site”</i>	Sydney Love, BC MoE	August 16, 2017
<i>Review of Documents in Support of Certificate of Compliance, Former Service Station, 5832 Trans-Canada Highway, Duncan, BC</i>	Erin O'Brien and Dawn Flotten, Golder	July 31, 2017
<i>Protocol 6 Preapproval, 5832 Trans-Canada Highway, Duncan, BC (Site Registry ID: 8770)</i>	Mark Newman and Dawn Flotten, Golder	June 12, 2017

February 15, 2018

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<i>Comments and Questions (Spreadsheet) as part of the Review of Documents in Support of Certificate of Compliance, Former Service Station, 5832 Trans-Canada Highway, Duncan, BC</i>	Jim Laidlaw, Groundstar Projects Ltd.	April 17, 2017
<i>Stage 1 Update, Stage 2 Preliminary Site Investigation and Detailed Site Investigation Former Duncan Esso Service Station, 5832 Trans-Canada Highway, Duncan, BC, SAP No. 88004890</i>	Erin O'Brien and Dawn Flotten, Golder	March 17, 2017
<i>Stage 1 Preliminary Site Investigation for the Former Duncan Esso Service Station, 5832 Trans-Canada Highway, Duncan, BC, SAP No. 88004890</i>	Mark Newman and Mark Adamson Golder	December 10, 2015
<i>Data Report for Former Service Station, 5832 Trans-Canada Highway, Duncan, BC, SAP No. 88004890</i>	Erin O'Brien and Phyllis Bruleigh, Golder	July 20, 2015
<i>Data Report for Environmental Investigation at Former Service Station, 5832 Trans-Canada Highway, Duncan, BC, SAP No. 88004890</i>	Wendy Beirsto and Rick Peleshytyk, Golder	October 1, 2014
<i>Data Report for Former Service Station, 5832 Trans-Canada Highway, Duncan, BC, SAP No. 88004890</i>	Wendy Beirsto and Rick Peleshytyk, Golder	March 25, 2013
<i>2011 Site Monitoring and Sampling Report, 5832 Trans-Canada Highway, Duncan, BC, SAP No. 88004890</i>	Hanna Musslick and Rick Peleshytyk Golder	May 25, 2012
<i>2010 Site Monitoring and Sampling Report, 5832 Trans-Canada Highway, Duncan, BC, SAP No. 88004890</i>	Jeff Christie and Rick Peleshytyk, Golder	August 16, 2011
<i>Interim Monitoring Optimization - 5832 Trans-Canada Highway, Duncan, BC, SAP No. 88004890</i>	Jennifer Young and Robert McLenehan Golder	June 4, 2010
<i>Groundwater Sampling Report, Former Duncan Esso Service Station, 5832 Trans-Canada Highway, Duncan, BC, SAP No. 88004890</i>	Jennifer Young and Robert McLenehan, Golder	December 16, 2009
<i>Groundwater Sampling Report, 5832 Trans-Canada Highway, Duncan, BC</i>	Wendy Beirsto and Charito Canero, Golder	March 26, 2009
<i>Site Investigation and Remedial Excavation, Former Duncan Esso, 5832 Island Highway, Duncan, BC</i>	Nadine Schwager and Patricia Carmichael, SNC Lavalin	June 11, 2008
<i>Site Monitoring and Sampling Report, Duncan Esso, 5832 Island Highway, Duncan, BC.</i>	Robert Stacey and David Kettlewell, SNC Lavalin	December 19, 2007
<i>Site Monitoring Report, Duncan Esso Service Station, Duncan, British Columbia</i>	A.P. Michielsen, O'Connor	February 14, 1992
<i>Subsurface Investigation, Esso Service Station, Duncan, British Columbia</i>	C.J.M Rostron and R.D. King, O'Connor	August 16, 1989

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