



**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.

March 19, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 4066 Old Slope Place, 4157 Verte Place, and 4100-4126 Emerald Woods Place, Nanaimo, British Columbia which is more particularly known and described as:

Lot A, Section 5, Wellington District, Plan EPP74158, Except Phases 1 to 12, Strata Plan EPS4578	PID 030-378-028	4066 Old Slope Place
Lot B, Section 5, Wellington District, Plan EPP74158	PID 030-378-036	4157 Verte Place
Strata Lot 1, Section 5, Wellington District, Strata Plan EPS4578	PID 030-475-848	4103 Emerald Woods Place
Strata Lot 2, Section 5, Wellington District, Strata Plan EPS4578	PID 030-475-856	4105 Emerald Woods Place
Strata Lot 3, Section 5, Wellington District, Strata Plan EPS4578	PID 030-475-864	4100 Emerald Woods Place
Strata Lot 4, Section 5, Wellington District, Strata Plan EPS4578	PID 030-475-872	4102 Emerald Woods Place
Strata Lot 5, Section 5, Wellington District, Strata Plan EPS4578	PID 030-475-881	4104 Emerald Woods Place
Strata Lot 6, Section 5, Wellington District, Strata Plan EPS4578	PID 030-475-899	4106 Emerald Woods Place
Strata Lot 7, Section 5, Wellington District, Strata Plan EPS4578	PID 030-475-902	4107 Emerald Woods Place
Strata Lot 8, Section 5, Wellington District, Strata Plan EPS4578	PID 030-475-911	4109 Emerald Woods Place
Strata Lot 9, Section 5, Wellington District, Strata Plan EPS4578	PID 030-556-287	4108 Emerald Woods Place
Strata Lot 10, Section 5, Wellington District, Strata Plan EPS4578	PID 030-556-295	4110 Emerald Woods Place
Strata Lot 11, Section 5, Wellington District, Strata Plan EPS4578	PID 030-556-325	4112 Emerald Woods Place
Strata Lot 12, Section 5, Wellington District, Strata Plan EPS4578	PID 030-556-333	4114 Emerald Woods Place
Strata Lot 13, Section 5, Wellington District, Strata Plan EPS4578	PID 030-556-341	4111 Emerald Woods Place
Strata Lot 14, Section 5, Wellington District, Strata Plan EPS4578	PID 030-556-350	4113 Emerald Woods Place
Strata Lot 15, Section 5, Wellington District, Strata Plan EPS4578	PID 030-556-368	4116 Emerald Woods Place

March 19, 2019

Date Issued



Liliana Jerade

For Director, *Environmental Management Act*


Strata Lot 16, Section 5, Wellington District, Strata Plan EPS4578	PID 030-556-376	4118 Emerald Woods Place
Strata Lot 17, Section 5, Wellington District, Strata Plan EPS4578	PID 030-597-005	4115 Emerald Woods Place
Strata Lot 18, Section 5, Wellington District, Strata Plan EPS4578	PID 030-597-013	4117 Emerald Woods Place
Strata Lot 19, Section 5, Wellington District, Strata Plan EPS4578	PID 030-597-021	4120 Emerald Woods Place
Strata Lot 20, Section 5, Wellington District, Strata Plan EPS4578	PID 030-597-030	4122 Emerald Woods Place
Strata Lot 21, Section 5, Wellington District, Strata Plan EPS4578	PID 030-597-048	4119 Emerald Woods Place
Strata Lot 22, Section 5, Wellington District, Strata Plan EPS4578	PID 030-597-056	4121 Emerald Woods Place
Strata Lot 23, Section 5, Wellington District, Strata Plan EPS4578	PID 030-597-064	4124 Emerald Woods Place
Strata Lot 24, Section 5, Wellington District, Strata Plan EPS4578	PID 030-597-072	4126 Emerald Woods Place

Lot A and Strata Plan EPS4578 contain an “Area A” and Lot A contains an “Area B” described by the following metes and bounds, as depicted on Drawing 2 of the Human Health and Ecological Risk Assessment dated January 11, 2019, prepared by SLR Consulting (Canada) Ltd:

**Area A**

Commencing at the northwest corner of Lot A, Section 5, Wellington District, Plan EPP74158.  
Then easterly along the north property line 91°18'46", 77.492 metres,  
Then easterly along the north property line 91°04'56", 32.000 metres,  
Then southeasterly along Covenant Plan EPP79488 west property line 134°20'37", 26.387 metres,  
Then southeasterly along Covenant Plan EPP79488 west property line 119°11'24", 13.237 metres,  
Then southeasterly along Covenant Plan EPP79488 west property line 124°34'03", 13.570 metres,  
Then southeasterly along Covenant Plan EPP79488 west property line 143°33'28", 13.812 metres,  
Then southeasterly along Covenant Plan EPP79488 west property line 135°06'50", 19.787 metres,  
Then southeasterly along Covenant Plan EPP79488 west property line 130°20'10", 21.988 metres,  
Then southeasterly along Covenant Plan EPP79488 west property line 110°02'50", 10.964 metres,  
Then southeasterly along Covenant Plan EPP79488 west property line 129°21'01", 18,591 metres,  
Then easterly along Covenant Plan EPP79488 west property line 93°49'40", 10.891 metres,  
Then southeasterly along Covenant Plan EPP79488 west property line 121°00'56", 48.407 metres,  
Then on a circular curve to the left, in a southwesterly direction along Covenant Plan EPP79488 west property line, with a radius of 8.000 metres, following an arc distance of 0.834 metres,  
Then westerly 270°16'51", 118.900 metres,  
Then northwesterly 313°09'28", 0.518 metres,

March 19, 2019  
Date Issued

  
Liliana Jerade  
For Director, Environmental Management Act

Then northwesterly 315°20'20", 23.760 metres,  
Then northwesterly 297°11'41", 13.321 metres,  
Then westerly 286°53'48", 57.601 metres,  
Then westerly 285°57'35", 12.070 metres,  
Then westerly 186°30'08", 29.352 metres,  
Then northerly along the west property line 158°38'08", 68.506 metres more or less to the point of commencement.

**Area B**

Commencing at a point located 44°43'45", 2.377 metres from a point along the westerly property boundary northwesterly 134°43'45", 157.934 metres from the southwest corner of Lot A, Section 5, Wellington District, Plan EPP74158.

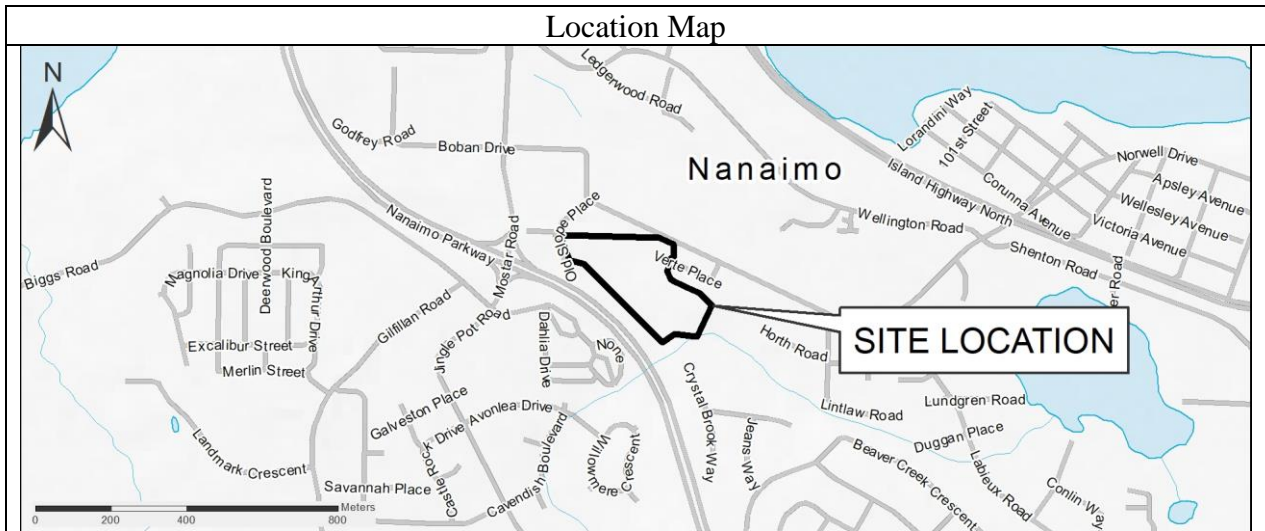
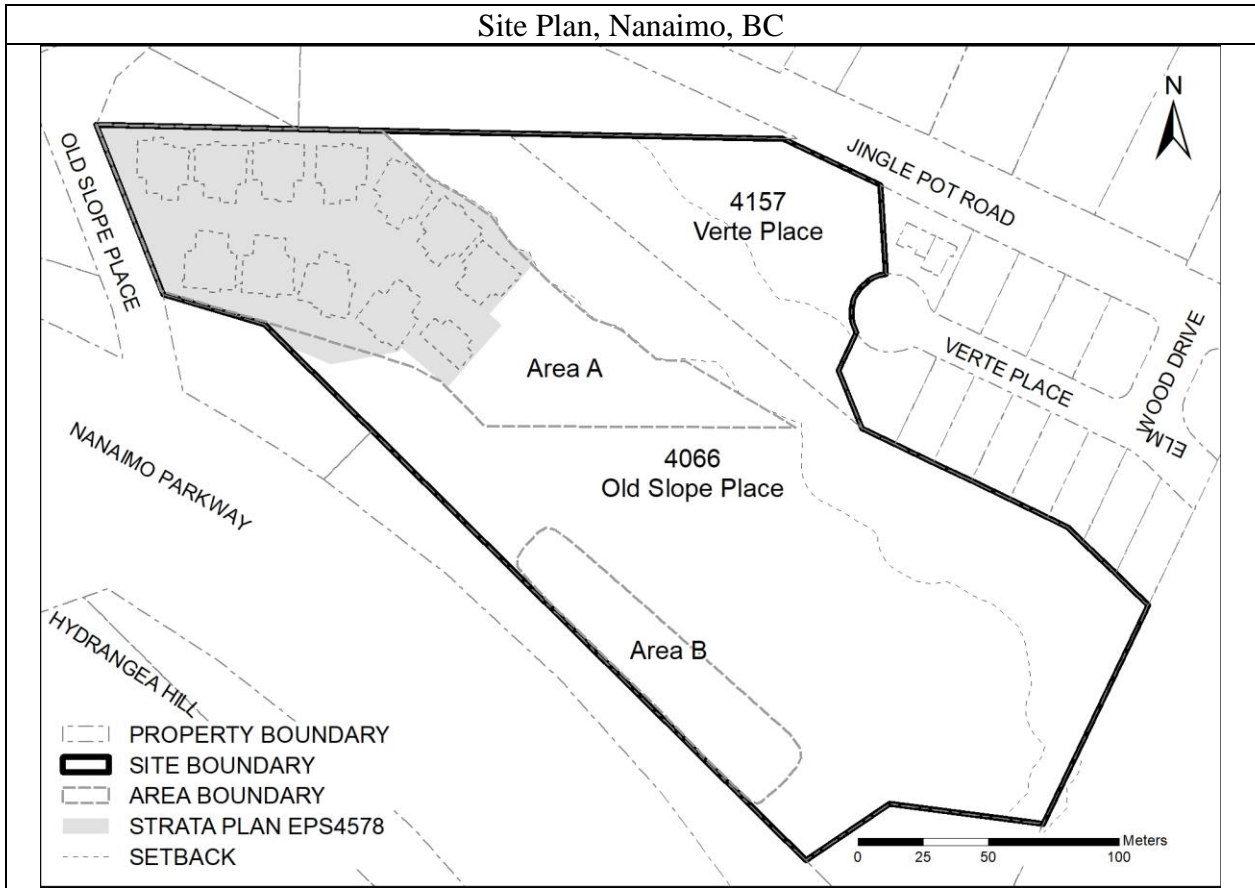
Then north 0°00'00", 3.019 metres,  
Then northeasterly 34°02'00", 4.163 metres,  
Then northeasterly 42°47'02", 9.402 metres,  
Then northeasterly 64°14'31", 2.779 metres,  
Then southeasterly 102°11'40", 3.267 metres,  
Then southeasterly 124°52'09", 7.676 metres,  
Then southeasterly 131°24'30", 12.700 metres,  
Then southeasterly 131°12'11", 19.315 metres,  
Then southeasterly 131°44'54", 16.855 metres,  
Then southeasterly 131°04'35", 31.881 metres,  
Then southeasterly 131°42'52", 27.703 metres,  
Then southeasterly 131°03'11", 3.659 metres,  
Then southeasterly 142°37'08", 6.052 metres,  
Then southeasterly 147°40'57", 3.776 metres,  
Then southwesterly 204°57'20", 4.147 metres,  
Then southwesterly 220°11'04", 8.813 metres,  
Then southwesterly 230°14'23", 10.696 metres,  
Then westerly 251°34'30", 1.383 metres,  
Then westerly 294°08'05", 2.780 metres,  
Then northwesterly 313°27'44", 22.712 metres,  
Then northwesterly 316°10'32", 31.341 metres,  
Then northwesterly 313°55'48", 33.668 metres,  
Then northwesterly 315°24'38", 11.210 metres,  
Then northwesterly 314°42'36", 12.310 metres,  
Then northwesterly 317°32'23", 10.178 metres,  
Then northwesterly 320°53'29", 5.336 metres more or less to the point of commencement.

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

Latitude: 49° 12' 19.00"  
Longitude: 124° 1' 48.00"

March 19, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*



March 19, 2019  
Date Issued

  
 Liliana Jerade  
 For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or sediment 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 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) A concrete slab must be maintained as the base of all crawl spaces and at-grade foundations for buildings constructed on the site.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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 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) Maintain the soil cover (greater than or equal to one metre depth), building foundations or concrete sidewalks within the area identified as "Area A" in Schedule A.
  - (b) Maintain the soil cover (greater than or equal to one metre depth) within the area identified as "Area B" in Schedule A.
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.

March 19, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for low density residential land soil use:*

##### To meet risk-based remediation standards:


aluminum	7429-90-5
arsenic	7440-38-2
barium	7440-39-3
benzene	71-43-2
benzo(b+j)fluoranthene	205-99-2 & 205-82-3
beryllium	7440-41-7
cadmium	7440-43-9
cobalt	7440-48-4
HEPHs	NA
iron	7439-89-6
lead	7439-92-1
LEPHs	NA
lithium	7439-93-2
naphthalene	91-20-3
nickel	7440-02-0
tin	7440-31-5
toluene	108-88-3
xylenes	1330-20-7
zinc	7440-66-6

#### *Substances remediated in sediment for sensitive sediment use:*

##### To meet risk-based remediation standards:

methylnaphthalene, 2-	91-57-6
-----------------------	---------

March 19, 2019  
Date Issued

  
Liliana Jerade  
For Director, Environmental Management Act

## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Sam Reimer/ SLR Consulting (Canada) Ltd., dated 17 Jan 2019;
- *Human Health and Ecological Risk Assessment*, prepared by Kristy Gabelhouse and Michelle Anderson/ SLR Consulting (Canada) Ltd., dated 11 Jan 2019;
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation*, prepared by Kristy Gabelhouse and Michael Sloan/ SLR Consulting (Canada) Ltd., dated 21 Dec 2018;
- *P6 Approval Application 4066 Old Slope Place and 4157 Verte Place, Nanaimo, British Columbia*, prepared by British Columbia Ministry of Environment & Climate Change Strategy, dated 07 Dec 2018;
- *Preapproval Relief from Vertical Delineation of Widespread Contamination - Addendum*, prepared by Kristy Gabelhouse and Michael Sloan/ SLR Consulting (Canada) Ltd., dated 12 Oct 2018;
- *Preapproval Relief from Vertical Delineation of Widespread Contamination*, prepared by Deryck Masterman and Michael Sloan/ SLR Consulting (Canada) Ltd., dated 07 Sep 2018;
- *Limited Stage 2 Preliminary Site Investigation*, prepared by Deryck Masterman and Michael Sloan/ SLR Consulting (Canada) Ltd., dated 20 Sep 2016;
- *Old Slope Place Draft Environmental Overview Assessment*, prepared by EDI Environmental Dynamics Inc., dated 01 Sep 2016;
- *Data Summary*, prepared by Lewkowich Engineering Associates Ltd., dated 01 Sep 2016; and
- *Proposed Emerald Lake Residential Development, 4066 Old Slope Place, Nanaimo: Geotechnical Evaluation*, prepared by Lewkowich Engineering Associates Ltd., dated 01 Dec 2010.

March 19, 2019  
Date Issued

---

  
Liliana Jerade  
For Director, *Environmental Management Act*