



**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.

April 23, 2019  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 2560 Bowen Road, Nanaimo, British Columbia, which is more particularly known and described as:

LOT 1, SECTION 20, RANGES 6 & 7, MOUNTAIN DISTRICT PLAN EPP67724

PID: 030-068-606

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

Latitude:     49° 12'    8.5"  
Longitude:   123° 59'   53.6"

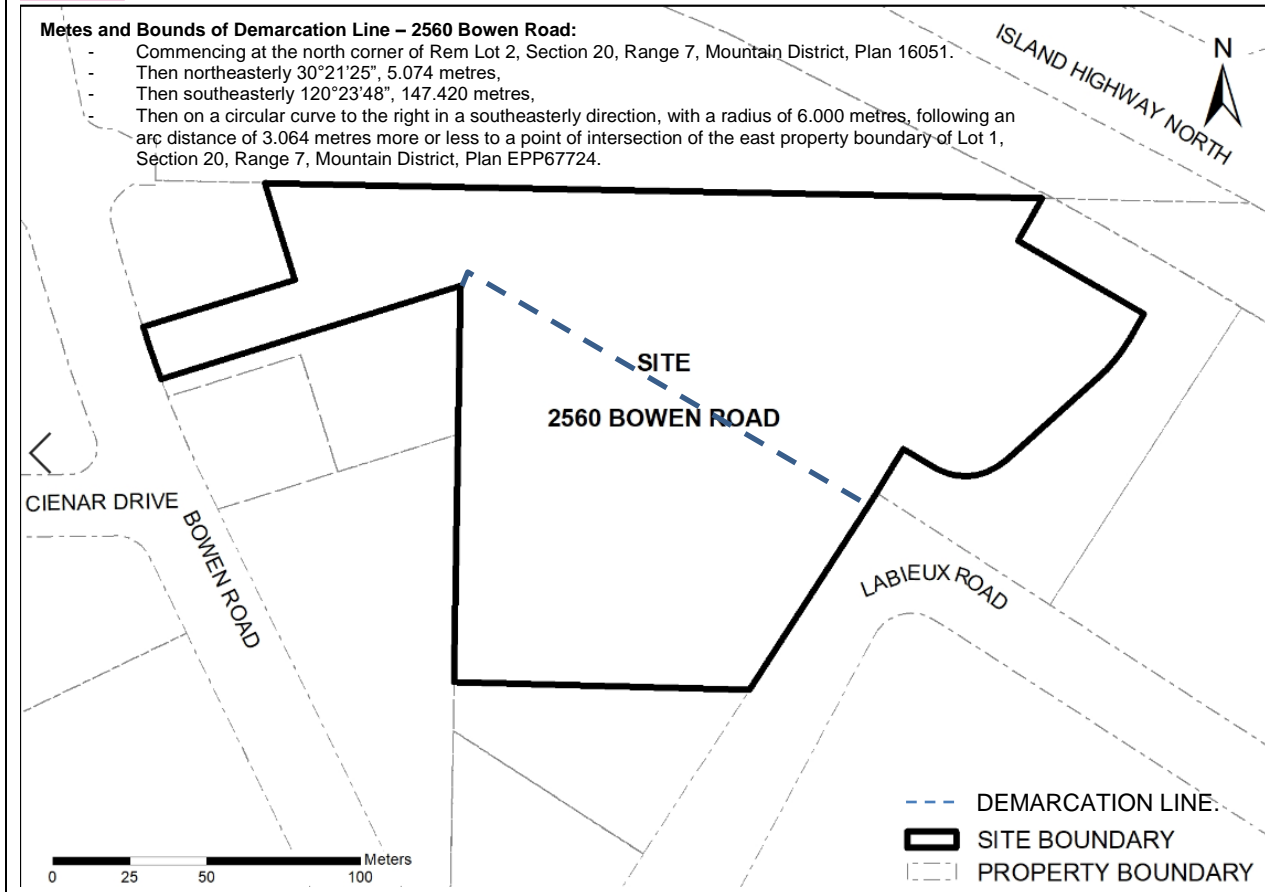
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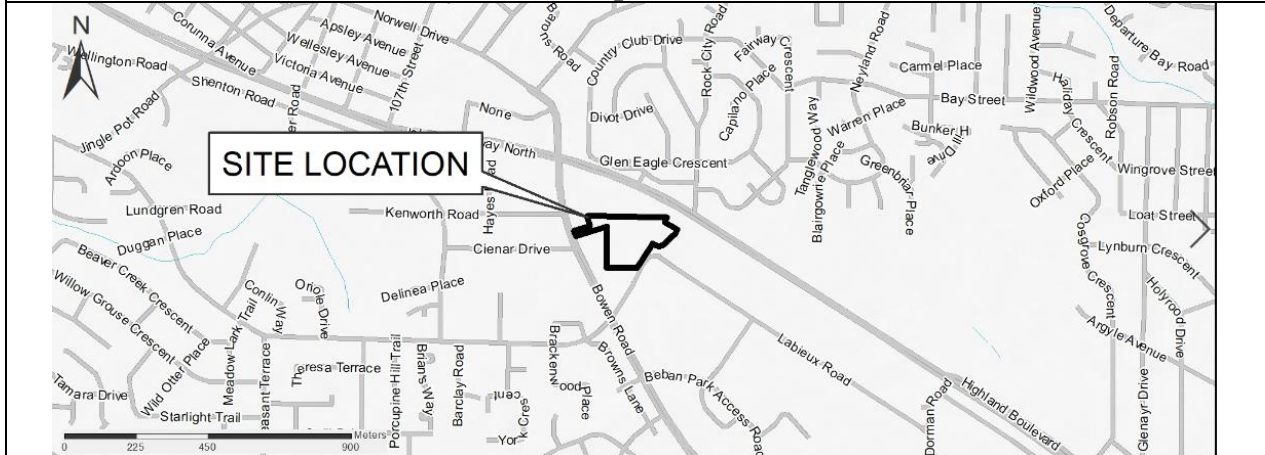
  
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## Site Plan, Nanaimo, BC



## Location Map, Nanaimo, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, water or sediment use 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 the site. These assumptions include the following:

- (a) Any building erected south of the demarcation line shown on the site plan in Schedule A will be slab-on-grade or have a basement no lower than the grade as of April 5, 2019, 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 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.

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## Schedule C

### Substances and Uses

***Substances remediated in soil for commercial land soil use north of the demarcation line shown on the site plan in Schedule A:***

To meet numerical remediation standards:

Arsenic	7440-38-2
Copper	7440-50-8
Lead	7439-92-1
Nickel	7440-02-0

***Substances remediated in soil for high density residential land soil use south of the demarcation line shown on the site plan in Schedule A:***

To meet numerical remediation standards:

Chromium	7440-47-3
Molybdenum	7439-98-7
LEPHs	NA
HEPHs	NA

***Substances remediated in vapour for residential vapour use south of the demarcation line shown on the site plan in Schedule A:***

To meet numerical remediation standards:


1,2,4-trimethylbenzene	95-63-6
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***Substances remediated in sediment for high density residential use south of the demarcation line shown on the site plan in Schedule A:***

To meet numerical remediation standards:

Lead	7439-92-1
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## Schedule D

### Documents

- *Summary of Site Condition*, Michael Sloan: SLR Consulting (Canada) Ltd, April 5, 2019;
- *Detailed Site Investigation & Confirmation of Remediation, 2560 and a portion of 2590 Bowen Road, Nanaimo, BC*, SLR Consulting (Canada) Ltd, April 5, 2019;
- *Stage 1 Preliminary Site Investigation – 2560 Bowen Road and a portion of 2590 Bowen Road, Nanaimo, BC*, Lewkowich Engineering & Associates, March 27, 2017;
- *Geotechnical Assessment – 1900 & 2200 Labieux Road, Nanaimo, BC*, Lewkowich Engineering & Associates, January 23, 2017;
- *Stage 2 Preliminary Site Investigation – Portion of 1900 Labieux Road, Nanaimo, BC.*, Lewkowich Engineering & Associates, December 14, 2016;
- *Geotechnical Assessment – 1900 & 2200 Labieux Road, Nanaimo, BC.*, Lewkowich Engineering & Associates, December 8, 2016;
- *Stage 1 Preliminary Site Investigation – Portion of 1900 Labieux Road, Nanaimo, BC.*, Lewkowich Engineering & Associates, August 18, 2016;
- *Phase II Environmental Site Assessment: 2590 Bowen Road, Nanaimo, BC.*, EBA Engineering Consultants, July 20, 2010; and
- *Phase I Environmental Site Assessment: 2590 Bowen Road, Nanaimo, BC.*, EBA Engineering Consultants, August 4, 2009.

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