



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 24, 2019
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2590 Bowen Road, Nanaimo, BC which is more particularly known and described as:

REMAINDER OF LOT A, (DD 393242I), SECTION 5, WELLINGTON DISTRICT,
PLAN 14534 EXCEPT PART IN PLAN 43195, VIP57019 AND VIP82719

PID: 001-871-153

The portion of Lot A included in the site is illustrated on a site plan included and described by the following metes and bounds:

Rem A (DD393242I) Plan 14534 – 2590 Bowen Road

Commencing at southeast corner of Lot A (DD393242I), Wellington District,
Plan 14534.

Then westerly $271^{\circ}07'42''$, 192.381 metres,

Then westerly $271^{\circ}11'15''$, 7.647 metres,

Then northeasterly $30^{\circ}23'47''$, 84.117 metres more or less to the north property boundary
of said lot,

Then on a circular curve to the right in a southeasterly direction, with a radius of
1,730.551 metres, following an arc distance of 175.015 metres more or less to the point
of commencement.

The parcel described as being 7,595.2 square metres in area.

The site contains part of a legal parcel depicted in Plan No. 1 in Appendix A of the Detailed Site Investigation & Confirmation of Remediation dated April 5, 2019, prepared by SLR Consulting (Canada) Ltd.

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

Latitude: $49^{\circ} 12' 11.00''$

Longitude: $123^{\circ} 59' 55.00''$

April 24, 2019

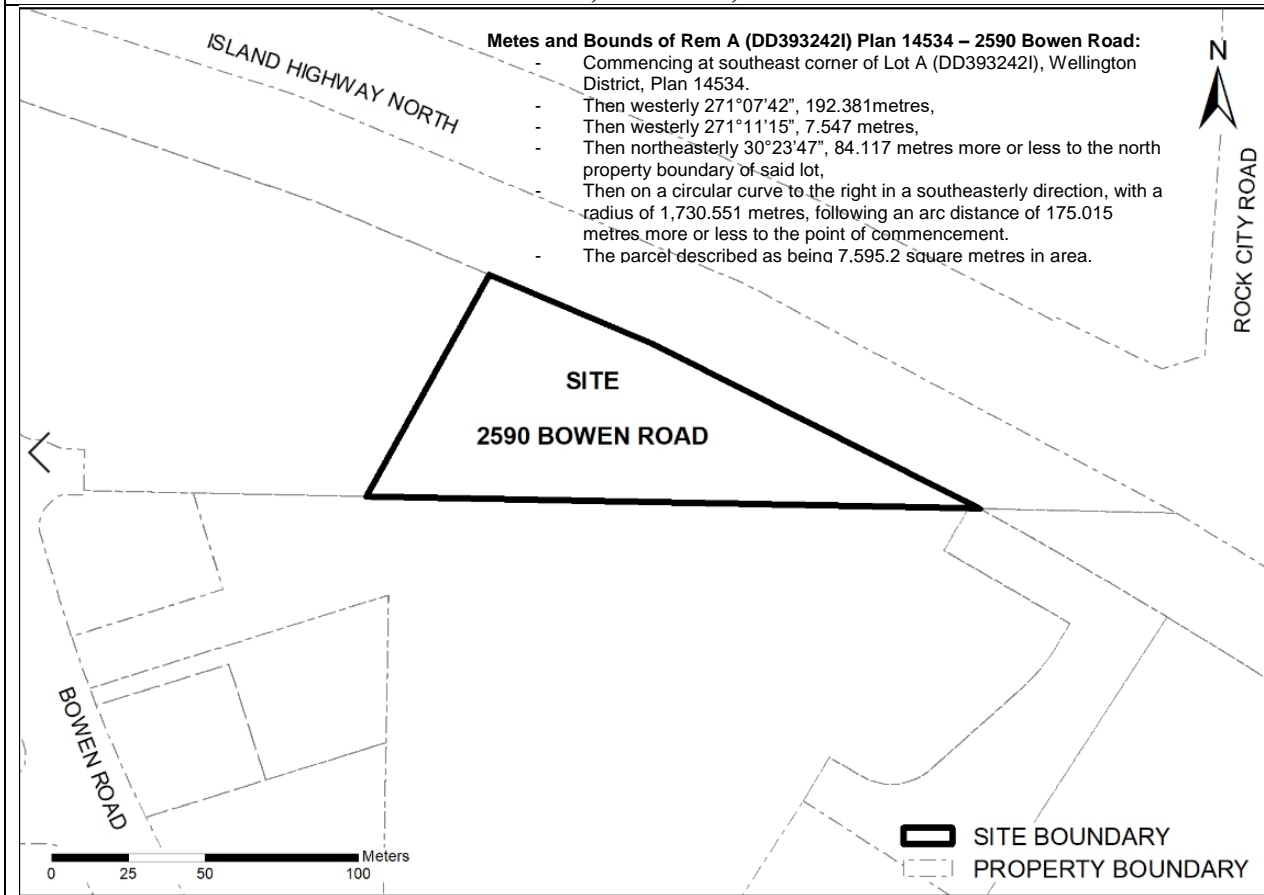
Date Issued



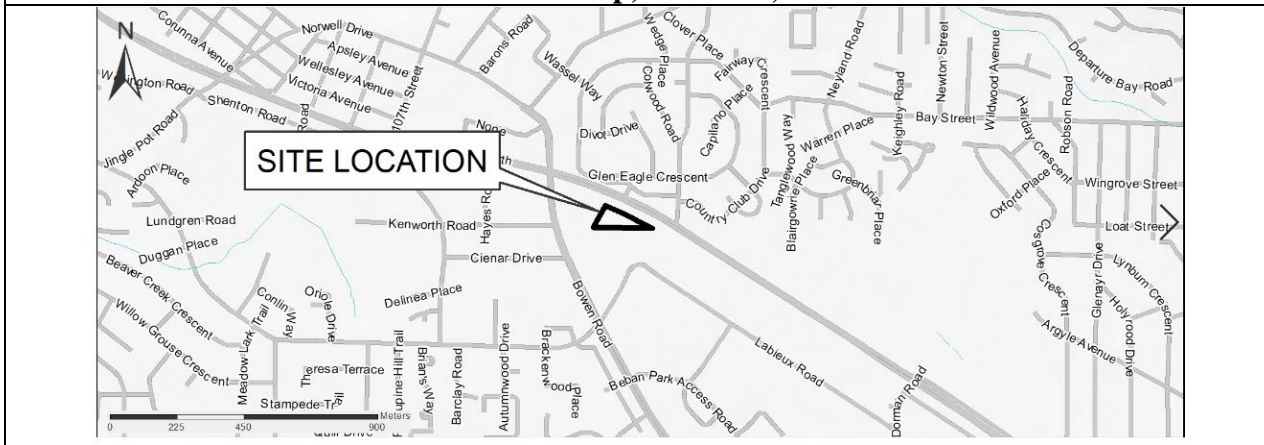
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Site Plan, Nanaimo, BC



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 will have a basement no more than 3 metres below grade (as of April 5, 2019) and no groundwater contact with the basement 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 D

Documents

- *Summary of Site Conditions*, 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 I 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 I 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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