



VIA EMAIL: N.Lindstrom@shell.com

Victoria File: 26250-20/26078
Site ID: 26078

February 20, 2025

Neil Lindstrom
Shell Canada Products
Suite 4000
500 Centre Street SE
Calgary, AB T2G 1A6

Re: Certificate of Compliance – Management Area A and B (ENV Site ID 26078)

Dear Mr. Lindstrom:

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the director to make orders or impose requirements as the director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the director's power in this regard.
3. A qualified professional should be available to identify, characterize, and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulationthat may be encountered during any future work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
5. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

6. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc:

Town of Qualicum Beach, c/o qbtown@qualicumbeach.com

David Francescutti, AtkinsRéalis Canada Inc., David.francescutti@atkinsrealis.com

Client Information Officer, ENV, Victoria csp_cio@victoria1.gov.bc.ca

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CSAP Society, c/o submissions@csapsociety.bc.ca



Ministry of
Environment
and Parks

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 applicable Contaminated Sites Regulation numerical or risk-based standards. Specifically, the following land, water, sediment and vapour uses apply to this site:


Medium	Use(s)
Soil	CL, IL
Water	DW, AW _M
Sediment	N/A
Vapour	CL, IL

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B that must be met by the responsible person.

A director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or if any fees payable under Part 4 of the Act or regulations are outstanding. A director retains the right under section 60 of the Act to take future action if additional relevant information, site activities or actions by the responsible person indicate that it is warranted.

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

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Liliana Jerade
For Director, *Environmental Management Act*


The issuance of this Certificate of Compliance is based on a review of relevant information including the documents listed in Schedule D. No representation or warranty is made as to the accuracy or completeness of that information.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

One or more of the substances to which this Certificate of Compliance applies have migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

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Schedule A

The management areas covered by this Certificate of Compliance are located beneath portions of Memorial Avenue and Highway 19A (MA A) and 2711 West Island Highway (MA B), Qualicum Beach, British Columbia which is more particularly known and described as:

Metes and Bounds Description - MA A

Commencing at the northeast corner of Lot 1, District Lot 60, Newcastle District, Plan 37120 PID: 001-057-286 (store and laundromat)

Lot 2, District Lot 60, Newcastle District, Plan 37120 PID: 001-057-316.

Thence, at a bearing of 252 degrees 11 minutes 32 seconds a distance of 62.61 m.

Thence, at a bearing of 342 degrees 17 minutes 52 seconds a distance of 22.67 m.

Thence, at a bearing of 72 degrees 0 minutes 59 seconds a distance of 78.03 m.

Thence, at a bearing of 162 degrees 11 minutes 32 seconds a distance of 27.59 m.

Thence, at a bearing of 206 degrees 51 minutes 55 seconds a distance of 17.18 m.

Thence, an arc with a start angle at a bearing of 83 degrees 0 minutes 35 seconds, an end angle at a bearing of 38 degrees 44 minutes 43 seconds, a radius of 22.86 m and a distance of 17.66 m to the point of commencement and comprising an area of 1,918.08 m².

Metes and Bounds Description – MA B

Portion of DL 101A defined as the following:

Commencing at the northeast corner of Part of District Lot 101A (DD 3238N), Newcastle District, Lyn to the Northeast of the Northerly Boundary of Plan 3868 and to the southwest of a Boundary parallel to and perpendicular distant 150 feet southwesterly from the Boundary of Station Road.

Thence, at a bearing of 162 degrees 11 minutes 32 seconds a distance of 10.98 m.

Thence, at a bearing of 252 degrees 0 minutes 59 seconds a distance of 78.03 m.

Thence, at a bearing of 342 degrees 17 minutes 52 seconds a distance of 12.47 m.

Thence, at a bearing of 75 degrees 20 minutes 10 seconds a distance of 22.74 m.

Thence, at a bearing of 72 degrees 11 minutes 32 seconds a distance of 55.29 m to the point of commencement and comprising an area of 879.97 m².

PID: Portion of 009-682-953

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

Latitude: 49° 21' 22.00"

Longitude: 124° 26' 24.00"

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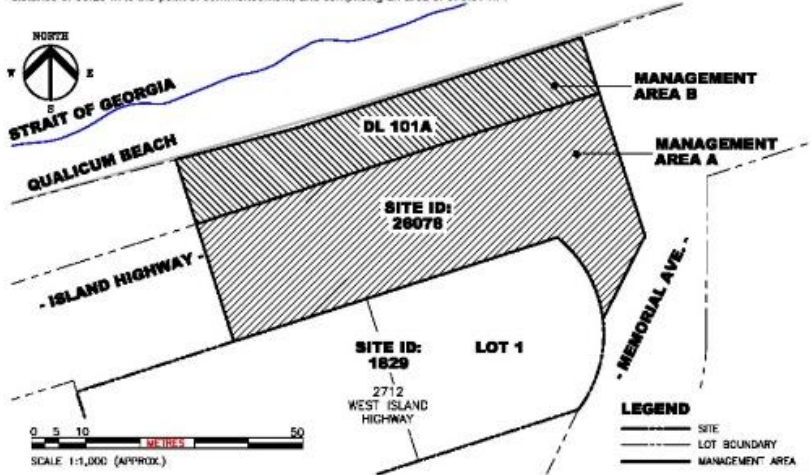
Site Plan

Metes and Bounds Description – Island Highway & Memorial Ave. MA A

A portion of the roadways defined as the following: Commencing at the northeast corner of Lot 1, District Lot 60, Newcastle District, Plan 37120 PID: 001-057-286 (store and laundromat) Lot 2, District Lot 60, Newcastle District, Plan 37120 PID: 001-057-316 (gas pumps and car wash). Thence, at a bearing of 252 degrees 11 minutes 32 seconds a distance of 62.61 m. Thence, at a bearing of 342 degrees 17 minutes 52 seconds a distance of 22.67 m. Thence, at a bearing of 72 degrees 0 minutes 59 seconds a distance of 78.03 m. Thence, at a bearing of 162 degrees 11 minutes 32 seconds a distance of 27.59 m. Thence, at a bearing of 206 degrees 51 minutes 55 seconds a distance of 17.18 m. Thence, an arc with a start angle at a bearing of 83 degrees 0 minutes 35 seconds, an end angle at a bearing of 38 degrees 44 minutes 43 seconds, a radius of 22.86 m and a distance of 17.86 m to the point of commencement, and comprising an area of 1,918.08 m².

Metes and Bounds Description – MA B

A portion of DL 101A defined as the following: Commencing at the northeast corner of PT OF DL 101A (DD 3238N) NEWCASTLE DISTRICT LYN TO THE NORTH E OF THE NORTH ELY BDY OF PL 3868 & TO THE S W OF A BDY PARA TO & PERPY DISTANT 150 FT S WLY FROM THE S WLY BDY OF STATION RD. Thence, at a bearing of 162 degrees 11 minutes 32 seconds a distance of 10.96 m. Thence, at a bearing of 252 degrees 0 minutes 59 seconds a distance of 78.03 m. Thence, at a bearing of 342 degrees 17 minutes 52 seconds a distance of 12.47 m. Thence, at a bearing of 75 degrees 20 minutes 10 seconds a distance of 22.74 m. Thence, at a bearing of 72 degrees 11 minutes 32 seconds a distance of 55.29 m to the point of commencement, and comprising an area of 879.97 m².



Location Map



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Schedule B

Requirements and Conditions

The following requirements and conditions must be met by the responsible person:

1. Any relevant changes in land, vapour or water uses, altered assumptions, or known spills or leaks must be promptly identified by the responsible persons in a written submission to the director. An application for a revised 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 risk-based 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:

MA A

- *Land use at the management area will remain industrial with no buildings present (e.g., roadway, parking, sidewalk/landscaping).*

MA B


- *Current and future outdoor use.*
- *MA B – future (commercial) buildings if built must be at grade*

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 a revised or new Certificate of Compliance may be necessary.

2. The principal risk controls that must be present or implemented and must be maintained at the site include the following:
 - (a) *Groundwater from the management area must not be used as a source of drinking water.*
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.

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Schedule C

Uses, Substances and Chemical Abstract Service Numbers

MA A - Substances remediated in soil for industrial soil use:

To meet numerical remediation standards:

toluene	108-88-3
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To meet risk-based remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
tetraethyl lead	78-00-2
VPHs	NA
xlenes	1330-20-7

To meet local background concentrations:

selenium	789-49-2
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MA B - Substances remediated in soil for commercial soil use:

To meet numerical remediation standards:

xlenes	1330-20-7
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To meet risk-based remediation standards:

VPHs	NA
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MA A and B- Substances remediated in water for drinking water use:

To meet numerical remediation standards:

benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	100-41-4
benzo(b)fluoranthene	205-99-2
dibenz(a,h)anthracene	53-70-3
EPHw10-19	NA
ethylbenzene	100-41-4

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methyl tert-butyl ether	1634-04-4
quinoline	91-22-05
toluene	108-88-3
VHw6-10	NA
xylenes, total	1330-20-7

To meet risk-based remediation standards:

methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
tetraethyl lead	78-00-2

MA A and B - Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

benzene	50-32-8
benzo(a)pyrene	100-41-4
EPHw10-19	NA
ethylbenzene	100-41-4
pyrene	129-00-0
toluene	108-88-3
VHw6-10	NA
VPHw	NA
xylenes, total	1330-20-7

To meet risk-based remediation standards:

LEPHw	NA
naphthalene	91-20-3

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Schedule D

Documents

CSAP PA REF# 24-081 in Regards to the CofC Application for the Off-Site Management Area Associated with the Shell Site at 2712 West Island Highway ("Shell Site"), Qualicum Beach, BC (Shell LC:C47029) – Response to Numerical Assessments, by AtkinsRealis Inc. dated January 22, 2025

Addendum Report – Human Health and Ecological Risk Assessment, Shell Service Station at 2712 West Island Highway, Qualicum Beach, BC (Location Code:C47029) and Adjacent Management Area, by AtkinsRealis Inc. dated January 22, 2025

Summary of Site Condition – Site (2712 West Island Highway, Qualicum Beach), by AtkinsRealis Inc, dated October 2024

Summary of Site Condition – MA, by AtkinsRealis Inc, dated October 2024

Human Health and Ecological Risk Assessment, Shell Service Station at 2712 West Island Highway, Qualicum Beach, BC (Location Code: C47029) and Adjacent Management Area, by AtkinsRealis Inc, dated September 23, 2024

Preliminary Site Investigation, Detailed Site Investigations, and Remediation Activities, Shell Service Station at 2712 West Island Highway, Qualicum Beach, BC (Location Code: C47029) and Adjacent Management Area, by AtkinsRealis Inc, dated September 18, 2024

Summary of Communication in Regards to the CofC Application for the Off-Site Management Area Associated with the Shell Site at 2712 West Island Highway, Qualicum Beach, BC, by AtkinsRealis Inc, dated August 27, 2024


Protocol 6 Preapproval Application to Obtain a Certificate of Compliance for Offsite Affected Parcel Adjacent for 2712 West Island Highway, Qualicum Beach, BC, by ENV, dated May 30, 2023

Protocol 6 Preapproval Site ID 26078 (Application 13881), by AtkinsRealis Inc (email from David Francescutti), dated, dated May 24, 2023

Protocol 6 Preapproval Site ID 26078 (Application 13881), by AtkinsRealis Inc (email from David Francescutti), dated March 28, 2023

2712 West Island Highway, Qualicum Beach and adjacent Management Area - Request for ENV Preapproval to apply for a Certificate of Compliance for a Portion of a Site, by SNC-Lavalin Inc., dated January 17, 2023

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Environmental Soil Sampling and Testing – Intersection of Highway 19A and Memorial Avenue, Qualicum Beach, BC., by Tetra Tech, dated June 5, 2018

Environmental Consulting Services During Tank Removal Program, Payless Service Station #29, 2712 West Island Highway, Qualicum Beach, B.C., by SEACOR Environmental Engineering Inc., dated November 7, 1997

Letter Re: Facility Up-Grade Program, Payless #29, 2712 – West Island Highway, Qualicum Beach, B.C., by SEACOR Environmental Engineering Inc., dated May 21, 1996

Environmental Site Review, Payless Station #29, 2712 West Island Highway, Qualicum Beach, B.C., by SEACOR Environmental Engineering Inc., dated February 13, 1996

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