



Ministry of
Environment

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.

November 7, 2014
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 1281 Marine Drive, Gibsons, British Columbia which is more particularly known and described as:

Lots 13 to 17, Block 12, District Lot 1402, Plan 7429

PIDs: 010-620-613 (Lot 13); 010-620-737 (Lot 14); 010-620-770 (Lot 15); 010-620-800 (Lot 16); 010-620-851 (Lot 17)

Lots 13 to 17 – 1281 Marine Drive, Gibsons, BC

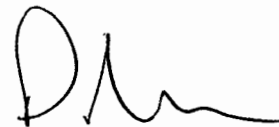
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 25' 48.70"

Longitude: 123° 28' 48.20"

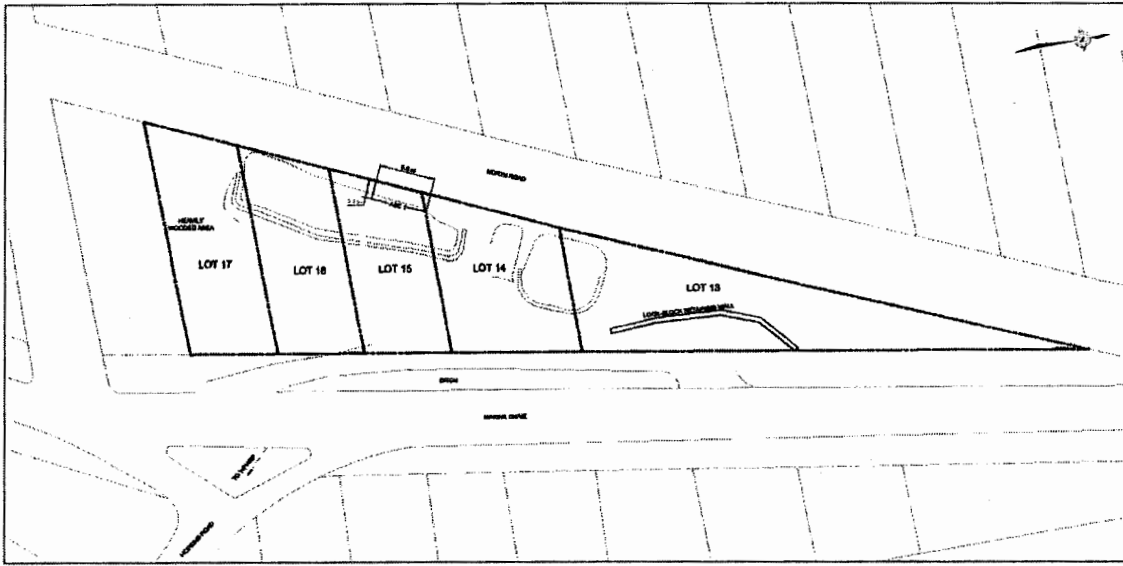
November 7, 2014

Date Issued



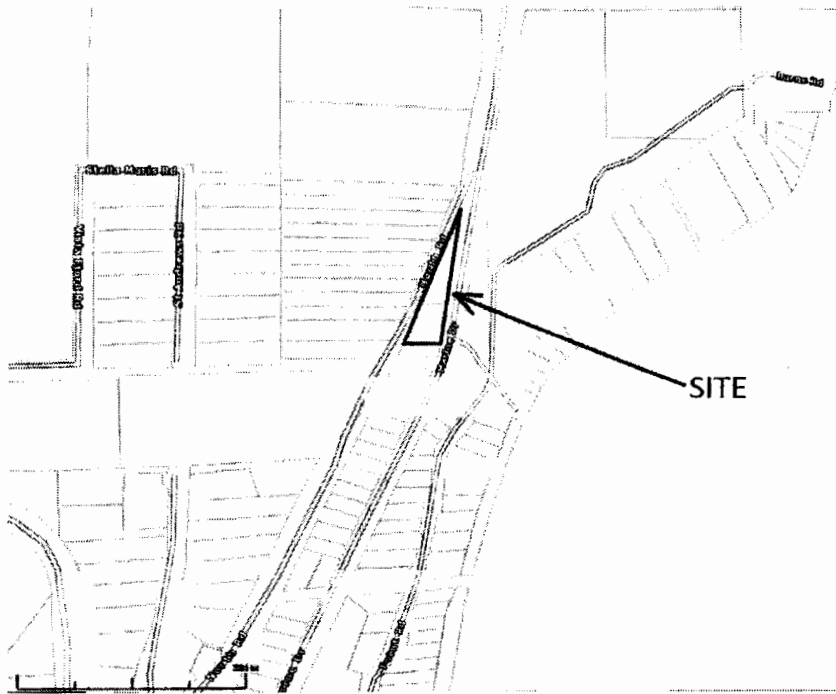
Peter Kickham
For Director, *Environmental Management Act*

Site Plan



SCALE 1" = 100'

Location Map



November 7, 2014

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

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 standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings expected at the site. These assumptions include the following:

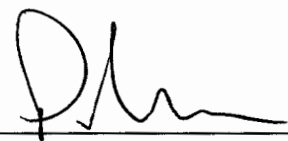
(a) Buildings will be limited to slab-on-grade construction.

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 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) Intrinsic controls: no direct contact with soil at a depth of 3 mbgs in an area less than 35m², within the western property line within Lot 15, as defined in the legal site description. Refer to Schedule A site plan.*
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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.

November 7, 2014

Date Issued



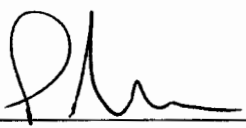
Peter Kickham

For Director, *Environmental Management Act*

6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (b) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (c) Supporting documentation.

November 7, 2014
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for residential soil use:

To meet numerical remediation standards:

- Benzene, ethylbenzene, toluene, xylene;
- HEPHs;
- Naphthalene;
- Zinc.

To meet risk-based remediation standards:

- LEPHs
- VPHs

November 7, 2014

Date Issued



Peter Kickham
For Director, *Environmental Management Act*

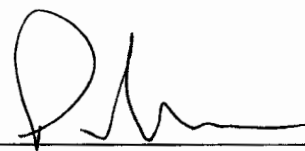
Schedule D

Documents

- *Addendum Report 1281 Marine Drive, Gibsons, BC.* Prepared by Golder Associates Ltd. July 22, 2014.
- *Summary of Site Condition.* Prepared by Golder Associates Ltd. March 17, 2014.
- *Reliance – 1281 Marine Drive, Gibsons, BC.* Correspondence from Golder Associates Ltd. March 17, 2014.
- *Stage 1 Preliminary Site Investigation Update, Former Hopkins Landing Bulk Plant, 1281 Marine Drive, Gibsons, BC.* Prepared by Golder Associates Ltd. March 18, 2014.
- *Detailed Site Investigation and Confirmation of Remediation Report, Former Hopkins Landing Bulk Plant, 1281 Marine Drive, Gibsons, BC.* Prepared by Golder Associates Ltd. March 18, 2014.
- *Performance Verification Plan for Certificate of Compliance for Site ID 9116.* Prepared by Golder Associates Ltd. March 18, 2014.
- *Site Monitoring and Sampling Report, Former Hopkins Landing Bulk Plant, 1281 Port Mellon Highway, Hopkins Landing, BC.* Prepared by Morrow Environmental Consultants Inc. January 11, 2007.
- *Site Monitoring and Sampling Report, Former Hopkins Landing Bulk Plant, 1281 Port Mellon Highway, Hopkins Landing, BC.* Prepared by Morrow Environmental Consultants Inc. November 15, 2005.
- *Site Investigation, Former Imperial Oil Bulk Plant, 1281 Port Mellon Highway, Hopkins Landing, Gibsons, BC.* Prepared by Morrow Environmental Consultants Inc. March 4, 2005.

November 7, 2014

Date Issued



Peter Kickham

For Director, *Environmental Management Act*