



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.

The substances to which this Certificate of Compliance applies 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.

November 7, 2014
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

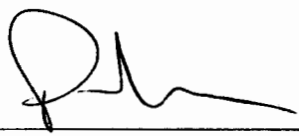
The site covered by this Certificate of Compliance is located at 480 North Road, Gabriola Island, BC which is more particularly known and described as:

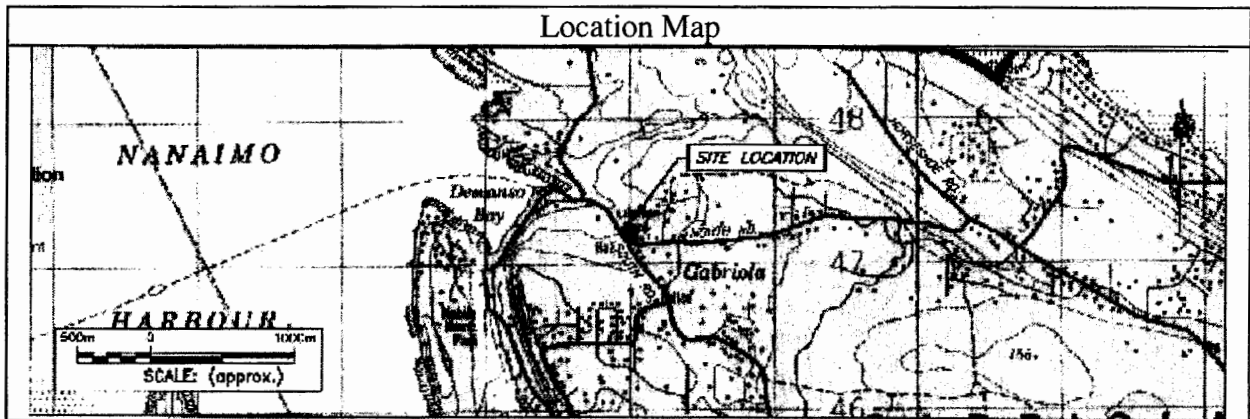
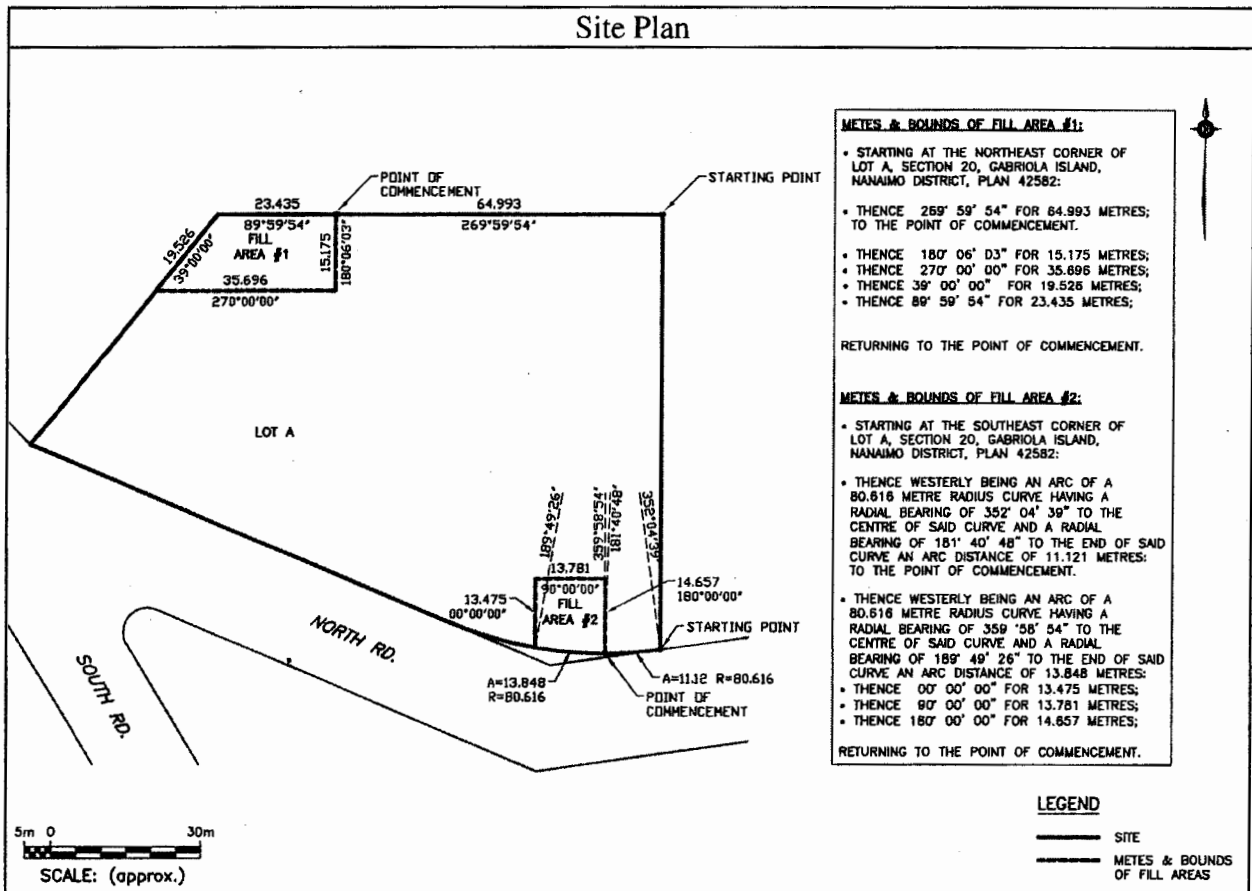
Lot A, Section 20, Gabriola Island, Nanaimo District, Plan 42582
PID: 001-867-253

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

Latitude: 49° 10' 27.0"
Longitude: 123° 50' 59.5"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water 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 a Contaminated Sites Regulation numerical Contaminated Sites Regulation risk-based standard<s> 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:

- Slab on grade buildings will be constructed on the site;
- If any enclosed building is constructed within 30 m of the metes and bounds shown on Figure 1, a minimum of 1 m of soil capping must be maintained over the soils within 30 m.

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 assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or 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) Quarterly monitoring of benzene, toluene, ethylbenzene, xylenes, VPHw, LEPHw, naphthalene, benzo[a]pyrene, methylene chloride, arsenic, sodium and uranium in drinking water sourced from the on-Site drinking water well (Well Tag Number 55187; prior to treatment) once the drinking water well becomes active. Monitoring is to continue until sufficient data are available to demonstrate an incomplete pathway through stable or diminishing contaminant concentrations (see following condition below), or hydraulic disconnection. This monitoring is in addition to monitoring that may be required by the Drinking Water Protection Regulation.
 - b) Quarterly monitoring of gasoline constituents, diesel constituents, PAHs, and metals in a sentinel groundwater monitoring well located at MW10-44 for two years after initiation of pumping from the on-site drinking water well or until data are sufficient to demonstrate that the

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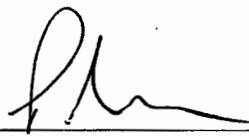
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extent of dissolved contamination in the direction of the drinking water well is stable or diminishing, or if it can be demonstrated that the hydraulic gradient remains away from the drinking water well.

- c) Mitigation measures are to be implemented to treat groundwater or the drinking water sourced from the on-Site drinking water well should Site-related contamination be identified during monitoring events summarized in the first bullet above, or if results from sentry well monitoring indicate contamination of the drinking water well is likely to occur. As an alternative to treatment, the decommissioning of the well may be the preferred measure to mitigate risk associated with the presence of elevated contaminant concentrations.
 - d) It must be demonstrated that the drinking water pathway remains incomplete for any new drinking water well installed within the area of the existing drinking water wells evaluated as long as residual concentrations remain above CSR DW standards.
 - e) Future enclosed on-Site buildings must not be constructed within 30 m of fill material placed at Fill Areas 1 and 2 unless a minimum of 1 m of clean fill capping is maintained on the fill area. Future buildings must also be constructed at-grade.
 - f) Should any construction or underground utility maintenance activities involved with trench excavations take place on-Site, both currently and in the future, that intersect with contaminated excavation vapour, a health and safety plan must be prepared by a qualified health and safety officer to mitigate incidental excavation vapour inhalation by excavation workers.
 - g) The second on-Site drinking water well (Well Tag Number 21043), if found, must be decommissioned unless it is deemed safe for use as a drinking water source by a risk assessment.
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.
 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 person or their agent. The records must be available for inspection by the Director.
 6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of

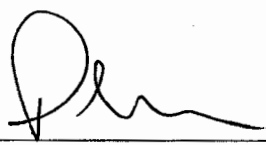
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this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:

- (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion<s>;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director every 5 years within 90 days of the anniversary of the date of issuance of this Certificate of Compliance or as otherwise approved by the Director.
8. 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) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Benzene, ethylbenzene, toluene, and xylenes (total);
- Cadmium; and
- HEPHs, LEPHs, and VPHs.

Substances remediated in soil vapour for commercial land soil use:

To meet risk-based remediation standards:

- Benzene, and
- VPHv

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

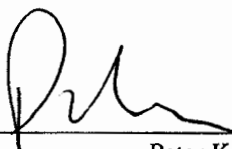
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Arsenic, sodium and uranium;
- Benz[a]pyrene; and
- Methylene chloride.

Substances remediated in water for freshwater and marine aquatic life water use:

To meet risk-based remediation standards:

- LEPHw, and VPHw; and
- Naphthalene

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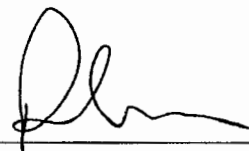
Schedule D

Documents

- *Summary of Site Condition*, prepared by Keystone Environmental Ltd., dated 23 July 2014;
- *Performance Verification Plan for Certificate of Compliance, 480 North Road, Gabriola Island, BC*, prepared by Keystone Environmental Ltd., dated 25 July 2014;
- *Human Health and Ecological Risk Assessment, 480 North Road, Gabriola Island, BC*, prepared by Keystone Environmental Ltd., dated July 2014;
- *Preliminary Site Investigations – Stage 1 Update, Detailed Site Investigation and Confirmation of Remediation Report, 480 North Road, Gabriola Island, BC*, prepared by Keystone Environmental Ltd., dated July 2014;
- *Off-Site Investigation, 440 North Road, Gabriola Island, BC*, prepared by Keystone Environmental Ltd., dated 16 March 2011;
- *Preliminary Site Investigation – Stage 2, 480 North Road, Gabriola Island, BC*, prepared by Keystone Environmental Ltd., dated 27 Apr 2009;
- *Preliminary Site Investigation – Stage 1, 480 and 520 North Road, Gabriola Island, BC.*, prepared by Keystone Environmental Ltd., dated 11 July 2008; and
- *Soil Hydrocarbon Sampling and Analysis for Gasoline Contamination – UST Removal at T&T Texaco Service, 480 North Road, Gabriola Island, BC*, prepared by Agra Earth & Environmental Limited, dated 03 August 1999.

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