



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.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

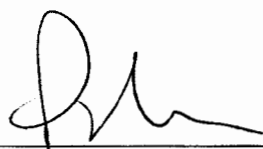
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

September 26, 2014  
Date Issued

  
Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is a management area located on a portion of Island Highway, Black Creek, British Columbia which is more particularly known and described as:

Commencing at the northeast corner of Lot A, Block 29, Comox District, Plan 9954, Except Parcel A (DD41465W) and Parcel A (DD41465W) of Lot A, Block 29, Comox District, Plan 9954.

Thence, at a bearing of 0 degrees 33 minutes 37 seconds a distance of 1.27 m.

Thence, at a bearing of 66 degrees 5 minutes 0 seconds a distance of 26.19 m.

Thence, at a bearing of 118 degrees 8 minutes 20 seconds a distance of 3.34 m.

Thence, at a bearing of 180 degrees 0 minutes 0 seconds a distance of 21.39 m.

Thence, at a bearing of 222 degrees 27 minutes 4 seconds a distance of 8.15 m.

Thence, at a bearing of 180 degrees 0 minutes 0 seconds a distance of 8.31 m.

Thence, at a bearing of 231 degrees 46 minutes 30 seconds a distance of 27.78 m.


Thence, at a bearing of 0 degrees 33 minutes 37 seconds a distance of 42.58 m to the point of commencement, and comprising an area of 1,000 m<sup>2</sup>.

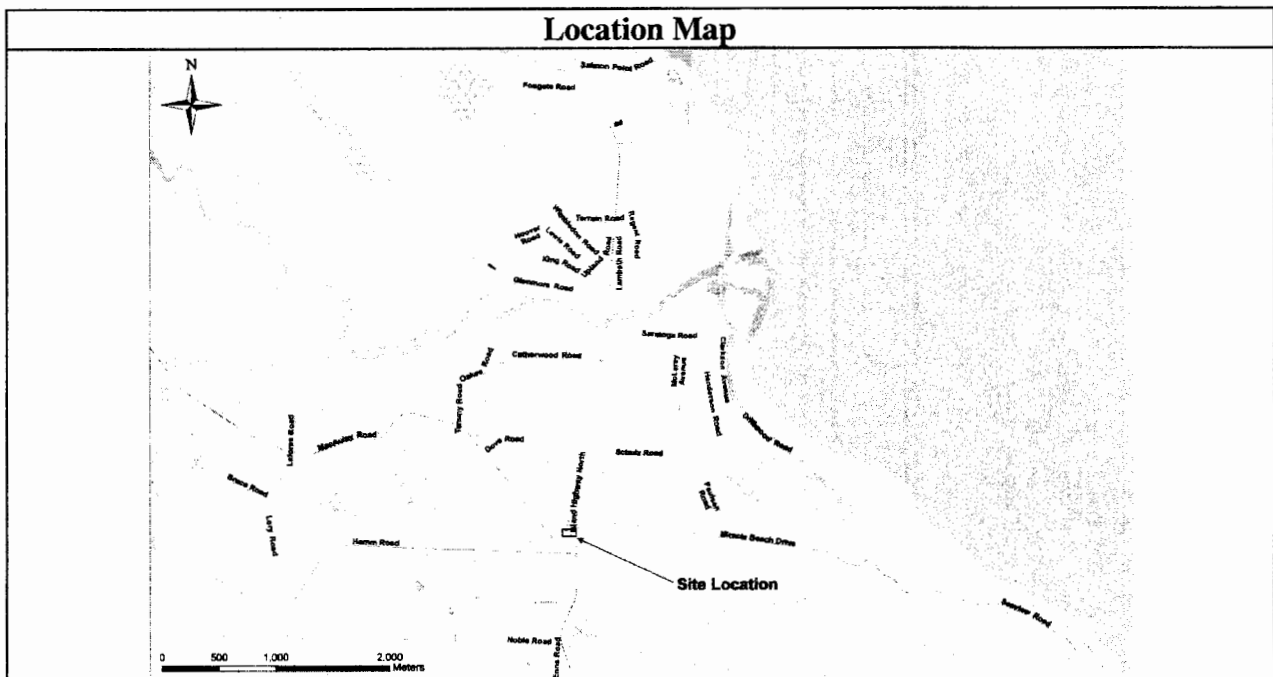
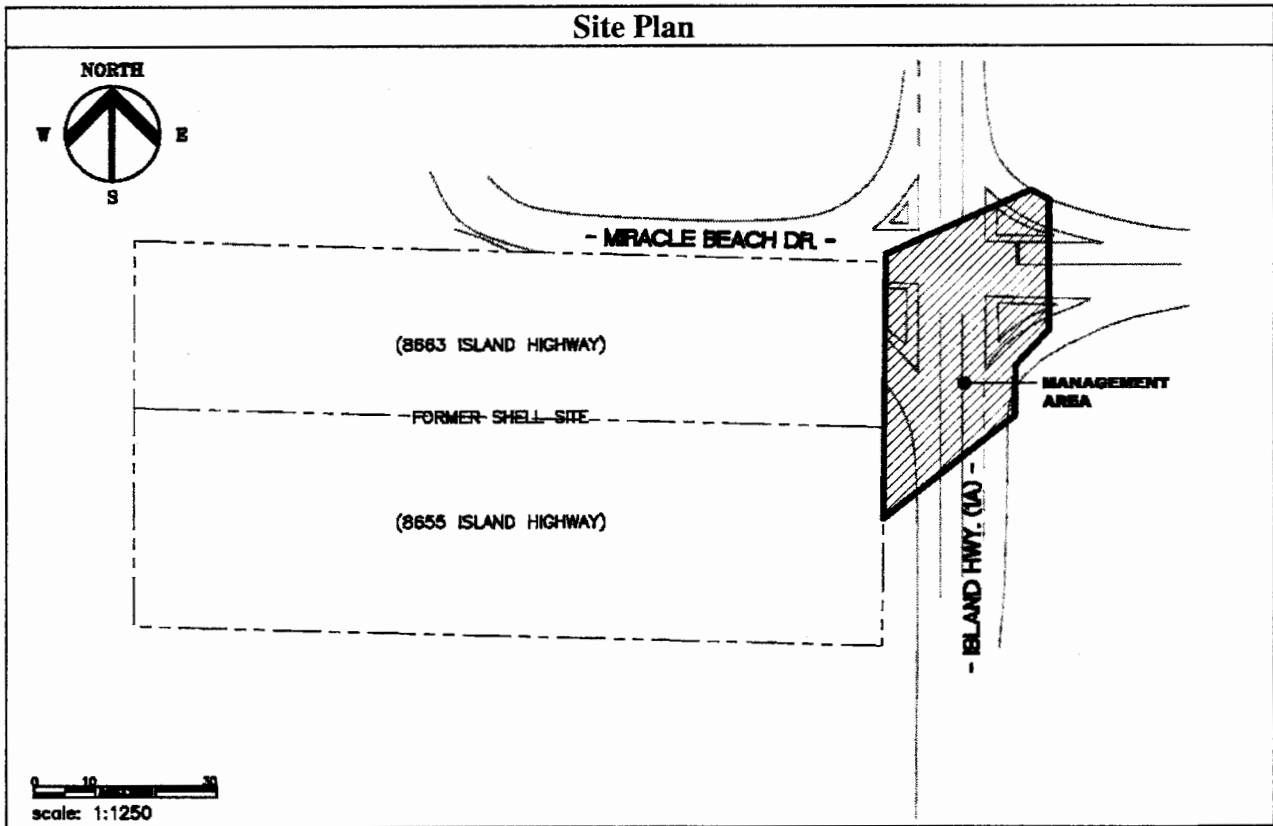
The site contains part of a legal parcel depicted in an engineering drawing 130424-002 prepared by SNC-Lavalin Inc. on March 31, 2014.

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

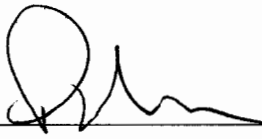
Latitude:	49°	51'	5.4"
Longitude:	125°	08'	0.6"

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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour or 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 these conditions apply 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 risk-based standards at the Management Area. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of trenches expected at the site. These assumptions include the following:

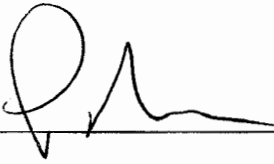
- (a) That the highway would continue to be used as a roadway with no buildings constructed in the future;
- (b) That surrounding land use would remain the same on those properties as is currently present (e.g. RL or CL as present currently, per property) and will include outdoor land use, and current or future buildings, built at grade.

Any inconsistencies that arise between the structures, locations and depths of proposed range of structures, 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 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) A worker health and safety plan with provisions to prevent vapour inhalation exposures must be developed in the event that trenches (excavations that are deeper than they are wide, > 1.5 m below grade and suitable for human entry) are advanced at the Management Area.
  - (b) Groundwater must not be used as a drinking water source at the Management Area.
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.

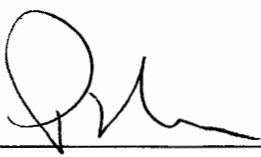
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5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.

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## Schedule D

### Documents

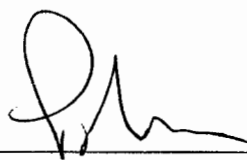
*Summary of Site Condition (for Management Area)*, prepared by SNC-Lavalin Inc., Environment & Water., dated August 12, 2014;

*Performance Verification Plan, Management Area Adjacent to Decommissioned Service Station, 8655 and 8663 Island Highway, Black Creek, BC, Location Code: C47069* prepared by SNC-Lavalin Inc., Environment and Water, August 1, 2014;

*Human Health and Ecological Risk Assessment Management Area Adjacent to Decommissioned Service Station at 8655 and 8663 Island Highway, Black Creek, BC, Location Code C47069*, prepared by SNC-Lavalin Inc., Environment and Water, August 1, 2014; and

*Updated Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigation, Decommissioning And Remediation Activities, Location Code: C47069* prepared by SNC-Lavalin Inc., Environment & Water, dated July 21, 2014.

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