



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.

Nov 10/14
Date Issued

John E. H. Ward
John E. H. Ward
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at lands North of 3910 Royston Road which is more particularly known and described as:

Part of Marine Drive, Section 4, Nelson District, as shown as Public Road on Plan 1478 and Provincial Crown Land Shown as Part of Comox Harbour on Plan 1478, more particularly described as follows:

Commencing at a point in Marine Drive as shown as Public Road on Plan 1478, said point 36 degrees 4 minutes 37 seconds 9.48 metres distant from the iron post at the north east corner of Lot 20,

Thence at a bearing of 334 degrees 6 minutes 13 seconds a distance of 4.10 metres,
Thence at a bearing of 303 degrees 27 minutes 33 seconds a distance of 11.28 metres,
Thence at a bearing of 294 degrees 48 minutes 41 seconds a distance of 27.24 metres,
Thence at a bearing of 309 degrees 56 minutes 16 seconds a distance of 2.25 metres,
Thence at a bearing of 292 degrees 1 minutes 2 seconds a distance of 6.09 metres,
Thence at a bearing of 68 degrees 49 minutes 3 seconds a distance of 18.31 metres,
Thence at a bearing of 103 degrees 21 minutes 20 seconds a distance of 16.12 metres,
Thence at a bearing of 115 degrees 50 minutes 03 seconds a distance of 15.44 metres,
Thence at a bearing of 22 degrees 5 minutes 3 seconds a distance of 1.86 metres,
Thence at a bearing of 112 degrees 1 minutes 20 seconds a distance of 12.31 metres,
Thence at a bearing of 202 degrees 5 minutes 5 seconds a distance of 11.26 metres,
Thence at a bearing of 245 degrees 27 minutes 58 seconds a distance of 2.60 metres,
Thence at a bearing of 202 degrees 3 minutes 19 seconds a distance of 8.35 metres,
Thence at a bearing of 288 degrees 57 minutes 9 seconds a distance of 4.27 metres,
Thence at a bearing of 254 degrees 25 minutes 44 seconds a distance of 1.76 metres,
to the point of commencement and containing an area of 836 square metres.

PIN: 120-590-41

The site contains part of a legal parcel depicted in a legal sketch plan prepared by Chicalo Burrige Land Surveying & Geomatics Ltd. on June 10, 2014.

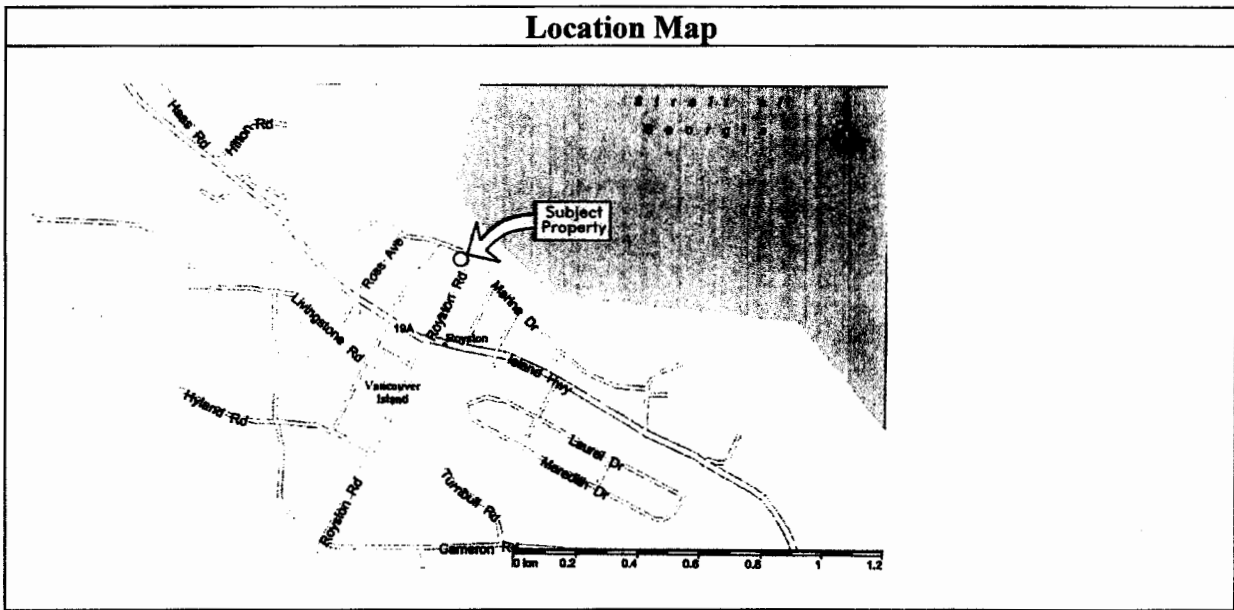
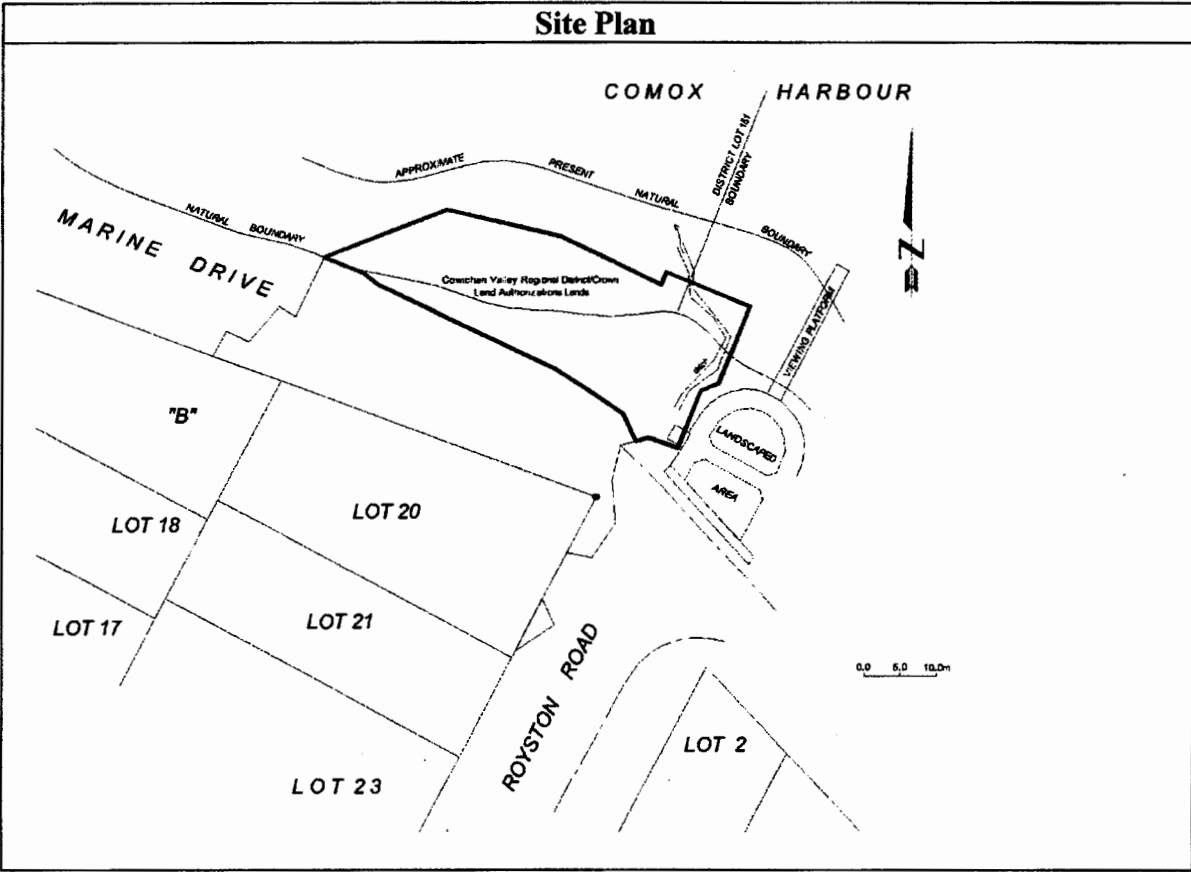
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 38' 55.16"
Longitude: 124° 56' 41.53"

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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 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) The Site will remain an urban park or
- (b) Any development on the site will be slab-on-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 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 C

Substances and Uses

Substances remediated in soil for urban park land soil use:

To meet numerical remediation standards:

- HEPHs, LEPHs and VPHs; and
- Benzene, toluene and xylene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- EPHW₁₀₋₁₉; and
- Benzene, ethylbenzene, toluene and xylenes (total).

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- LEPHw and VPHw.

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Schedule D

Documents

Summary of Site Conditions, 3910 Royston Road, Royston, British Columbia by Parsons Canada Ltd., dated Oct 7, 2014;

Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 3910 Royston Road, Royston, British Columbia by Parsons Canada Ltd., dated Oct 7, 2014;

Detailed Site Investigation and Remediation Completion Report, Residential Property Adjacent to the Former Royston Esso Bulk Plant, 3943 Marine Drive, Royston B.C. by O'Connor Associates Environmental Inc/ Parsons Canada Ltd., dated Dec 12, 2003;

Detailed Site Investigation Report, Former Royston Esso Bulk Plant, 3910 Royston Road, Royston B.C. by O'Connor Associates Environmental Inc/ Parsons Canada Ltd., dated Dec 12, 2003;

Stage 1 Preliminary Site Investigation Report, Former Royston Esso Bulk Plant, 3910 Royston Road, Royston B.C. by O'Connor Associates Environmental Inc/ Parsons Canada Ltd., dated Dec 12, 2003;

Human Health and Ecological Risk Assessment for Area Adjacent to Former Shell Bulk Plant, Royston, B.C., Location Code: P00217 by Morrow Environmental Consultants Inc. dated Oct 18, 2002; and

Investigation and Remediation, Former Shell Bulk Plant, Royston, B.C., Location Code: P00217 by Morrow Environmental Consultants Inc. dated June 13, 2001.

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