



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.

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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 north of 3910 Royston Road which is more particularly known and described as:

Portions of Royston Road and Marine Drive described in the metes and bounds survey:

Metes & Bounds Description for Part 1 – BC Ministry of Transportation & Infrastructure

Part of Royston Road, Section 4, Nelson District, as shown as Public Road on Plan 1478 and more particularly described as follows:

Commencing at a point on the easterly boundary of Lot 20, said point 207 degrees 58 minutes 33 seconds 15.70 metres distant from the iron post at the north east corner of Lot 20,
Thence at a bearing of 207 degrees 58 minutes 33 seconds a distance of 8.06 metres along the easterly boundary of lot 20,
Thence at a bearing of 57 degrees 15 minutes 8 seconds a distance of 6.55 metres,
Thence at a bearing of 334 degrees 18 minutes 43 seconds a distance of 3.97 metres to the point of commencement and containing an area of 13 square metres.

Metes & Bounds Description for Part 2 – B.C. Ministry of Transportation & Infrastructure

Part of Royston Road and Marine Drive, Section 4, Nelson District, as Shown as Public Road on Plan 1478 and more particularly described as follows:

Commencing at an iron post at the north east corner of Lot 20, thence at a bearing of 207 degrees 58 minutes 33 seconds a distance of 8.56 metres along the easterly boundary of lot 21,
Thence at a bearing of 100 degrees 39 minutes 20 seconds a distance of 3.51 metres,
Thence at a bearing of 35 degrees 18 minutes 14 seconds a distance of 5.76 metres,
Thence at a bearing of 354 degrees 29 minutes 11 seconds a distance of 5.84 metres,
Thence at a bearing of 14 degrees 29 minutes 8 seconds a distance of 4.92 metres,
Thence at a bearing of 74 degrees 25 minutes 44 seconds a distance of 2.22 metres,
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 205 degrees 55 minutes 6 seconds a distance of 8.95 metres,
Thence at a bearing of 301 degrees 10 minutes 14 seconds a distance of 2.63 metres,
Thence at a bearing of 221 degrees 4 minutes 38 seconds a distance of 6.27 metres,
Thence at a bearing of 294 degrees 33 minutes 52 seconds a distance of 3.41 metres,

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Thence at a bearing of 208 degrees 36 minutes 28 seconds a distance of 3.85 metres,
Thence along the northerly boundary of Block E, Plan 1478 at a bearing of 110 degrees 4
minutes 16 seconds a distance of 56.37 metres,
to the point of commencement and containing an area of 830 square metres.

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:

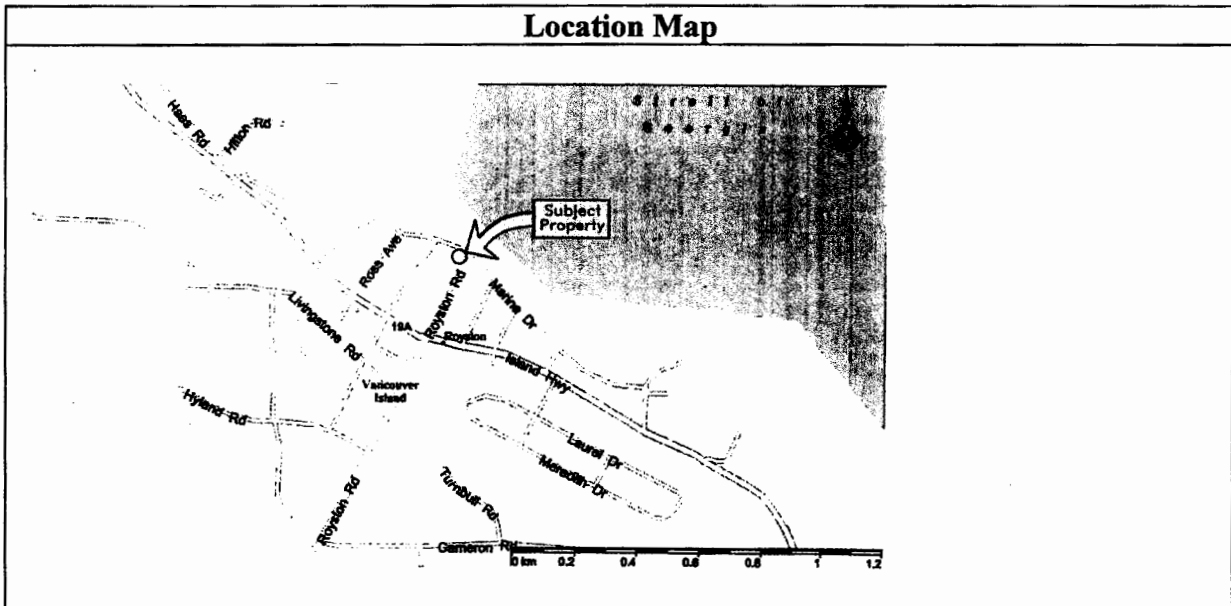
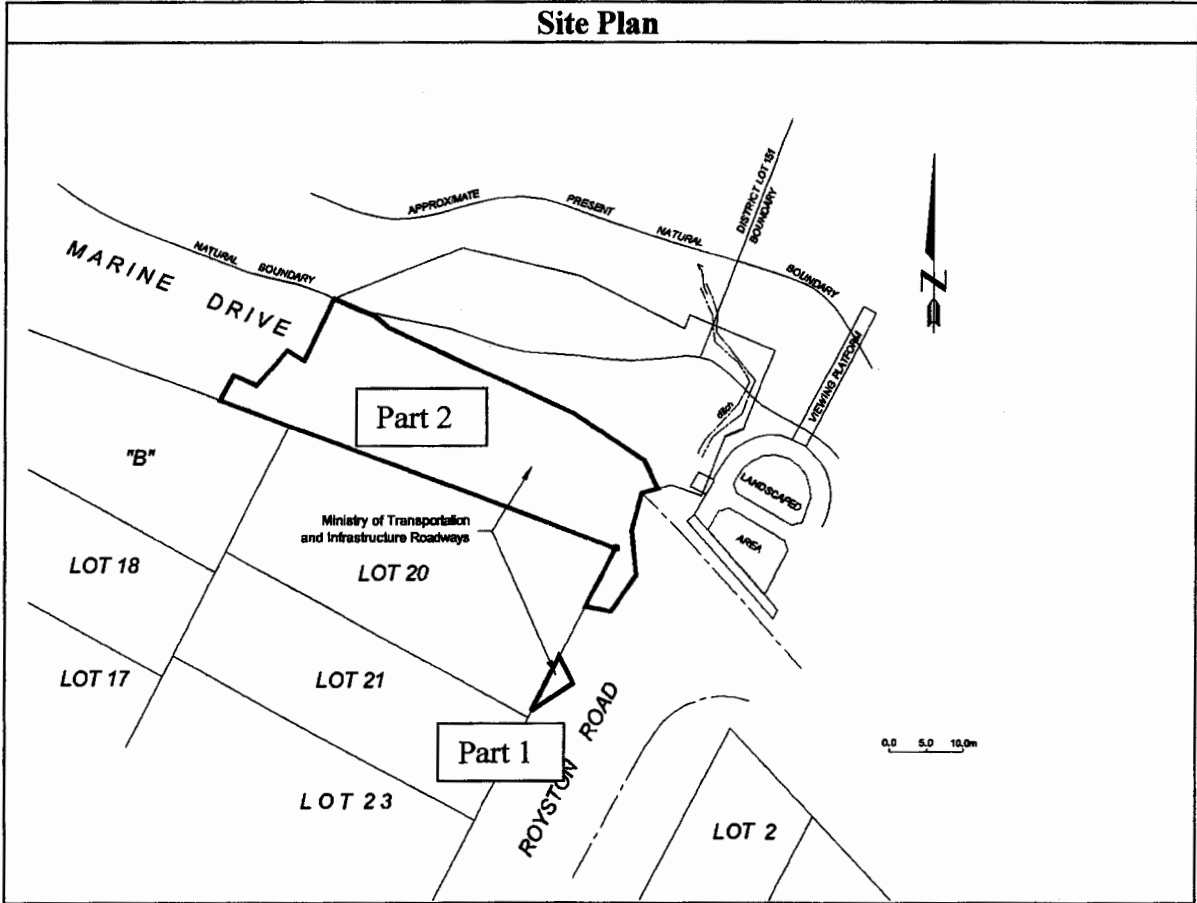
Latitude: 49° 38' 54.92"
Longitude: 124° 56' 41.53"

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Signing Authority
For Director, *Environmental Management Act*



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[Signature]

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

- (a) The Site will remain roadways.

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 industrial land soil use:

To meet numerical remediation standards:

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

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- EPH_{w10-19}; and
- Benzene, ethylbenzene, toluene and xylenes (total).

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- LEPH_w and VPH_w.

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Joe Howard
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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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Joe Edward
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