



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.

2016-04-18  
Date Issued

A handwritten signature in black ink, appearing to read "Alan W. McCammon".

Alan W. McCammon  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 643 Latoria Road, Victoria, British Columbia and is described by the following metes and bounds:

All that portion of Lot 7, Section 59, Esquimalt District, Plan VIP68773 (PID: 024-545-996) described as follows:

Commencing at the northwest corner of said Lot 7;  
Thence, 110° 36' 51" 92.53m;  
Thence, 174° 22' 24" 156.09m;  
Thence, 113° 26' 13" 138.41m;  
Thence, 155° 58' 49" 81.34m;  
Thence, 59° 35' 17" 84.17m;  
Thence, 18° 33' 07" 113.84m;  
Thence, 104° 50' 37" 298.41m more or less to the southeast corner of Lot 6, Plan VIP68773;  
Thence 19° 45' 42" 186.34m more or less to the point of commencement.  
Containing by a measurement 2.92 ha more or less.

The site contains part of a legal parcel depicted in an engineering drawing prepared by McElhanney Consulting Services Ltd. dated October 2015 (Drawing #: 2113-02645-SK).

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

Latitude: 48° 24' 15.45"  
Longitude: 123° 30' 53.4"

With reference to the Site Plan and Schedule B, two sub-parts of the site are described by the following metes and bounds:

### Sub-Part 1 (SP1):

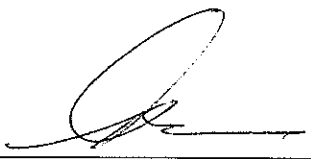
All that portion of Lot 7, Section 59, Esquimalt District, Plan VIP68773 (PID: 024-545-996) described as follows;

Commencing at a point 104° 50' 37" distant 60.00m from the southeast corner of Lot 6, Plan VIP68773;

Thence 30° 59' 08" 45.55m;

Thence 113° 26' 13" 90.80m;

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Thence 174° 22' 24" 32.23m;

Thence 104° 50' 37" 113.71m more or less to the point of commencement.

Sub-Part 2 (SP2):

All that portion of Lot 7, Section 59, Esquimalt District, Plan VIP68773 (PID: 024-545-996) described as follows;

Commencing at a point 104° 50' 37" distant 298.41 m from the southeast corner of Lot 6, Plan VIP68773;

Thence 18° 33' 07" 17m;


Thence 155° 58' 49" 81.34m;

Thence 59° 35' 17" 84.17m;

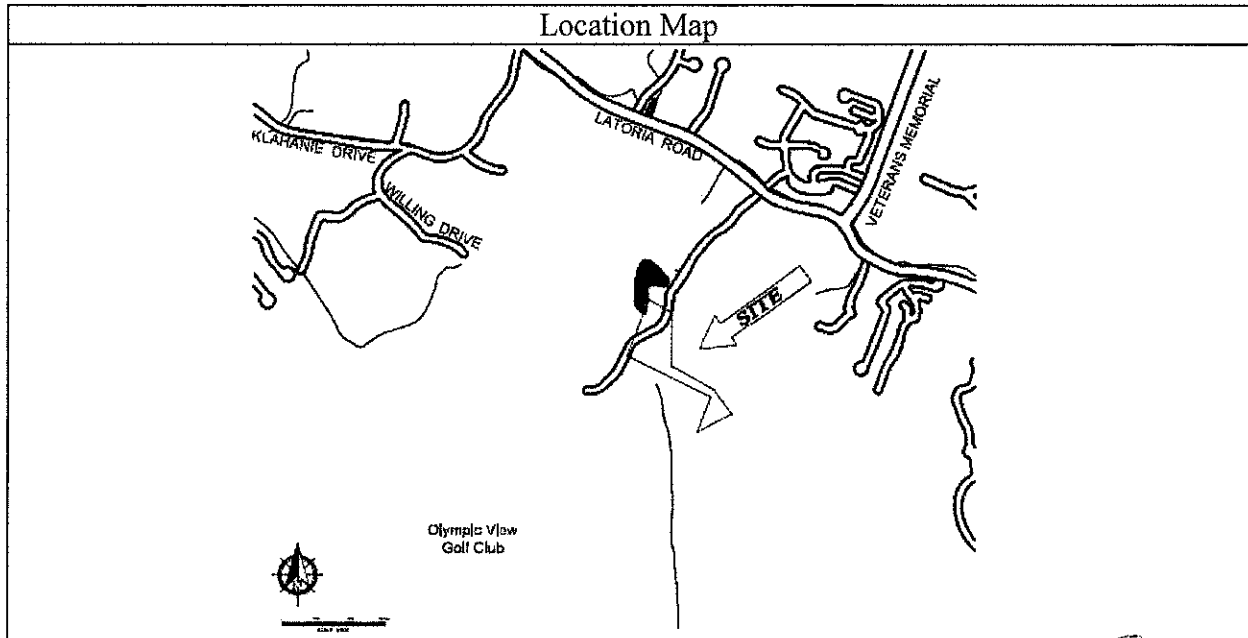
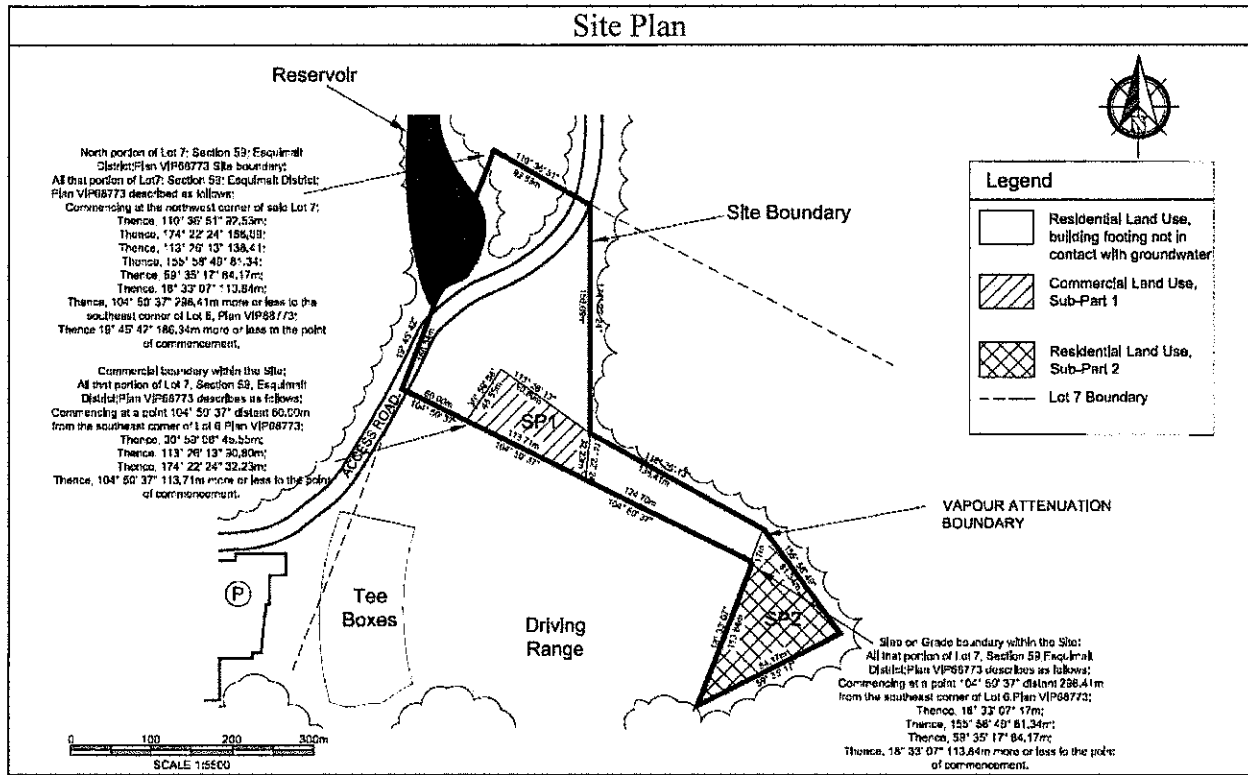
Thence 18° 33' 07" 113.84 m more or less to the point of commencement.

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## Schedule B

### Requirements and Conditions

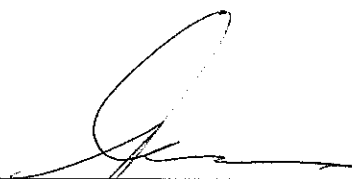
1. Any changes in land or vapour uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Any building erected within Sub-Part 2 (SP2; residential land use) of the site must be slab-on-grade only.
- (b) Any building erected outside of Sub-Part 2 (residential or commercial land use as per Site Plan) of the site must have a foundation (e.g., basement, slab) that is not in contact with groundwater.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and adjacent to 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 person or 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 residential land soil use:*

To meet numerical remediation standards:

- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, and phenanthrene.

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Tadd Berger, P.Ag. of Pinchin West Ltd. , dated 15 April 2016;
- *Stage 1 Preliminary Site Investigation, Stage 2 Preliminary Site Investigation/Groundwater Sampling Investigation, Detailed Site Investigation and Confirmation of Remediation* , prepared by Pinchin West Ltd. , dated 7 Oct 2015;
- *Detailed Site Investigation and Ecological Risk Assessment, Olympic View Golf Course- Western portion of the Lot, Colwood, British Columbia*, prepared by Environmental Resources Management, dated Jun 2006;
- *Detailed Site Investigation, Olympic View Golf Course- Infilled Ravine in Lot 7, Langford, British Columbia*, prepared by Earth Tech Canada Inc., dated 12 Mar 2004;
- *Detailed Site Investigation, Olympic View Golf Course, Langford, British Columbia*, prepared by Earth Tech/ Reid Crowther Consulting Engineering Worldwide, dated 15 Feb 2001;
- *Stage 2 Preliminary Site Investigation of the Proposed Olympic View Development Property*, prepared by Reid Crowther & Partners Ltd., dated Jun 1998; and
- *Stage 1 Preliminary Site Investigation of the Happy Valley Timber Property*, prepared by Reid Crowther & Partners Ltd., dated Jan 1998.

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