



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.

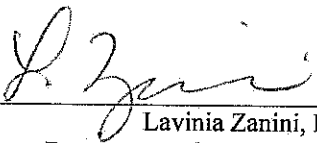
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

April 6, 2017  
Date Issued

  
Lavinia Zanini, P.Geo.  
For Director, *Environmental Management Act*

### Schedule A

The site covered by this Certificate of Compliance is located at 2353 Douglas Street, Victoria, British Columbia which is more particularly known and described as:

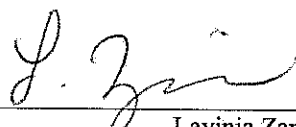
LOT A SECTION 3 VICTORIA DISTRICT PLAN EPP52585  
PID: 029-627-354

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

Latitude: 48° 26' 4.73"  
Longitude: 123° 21' 52.55"

April 6, 2017  
Date Issued

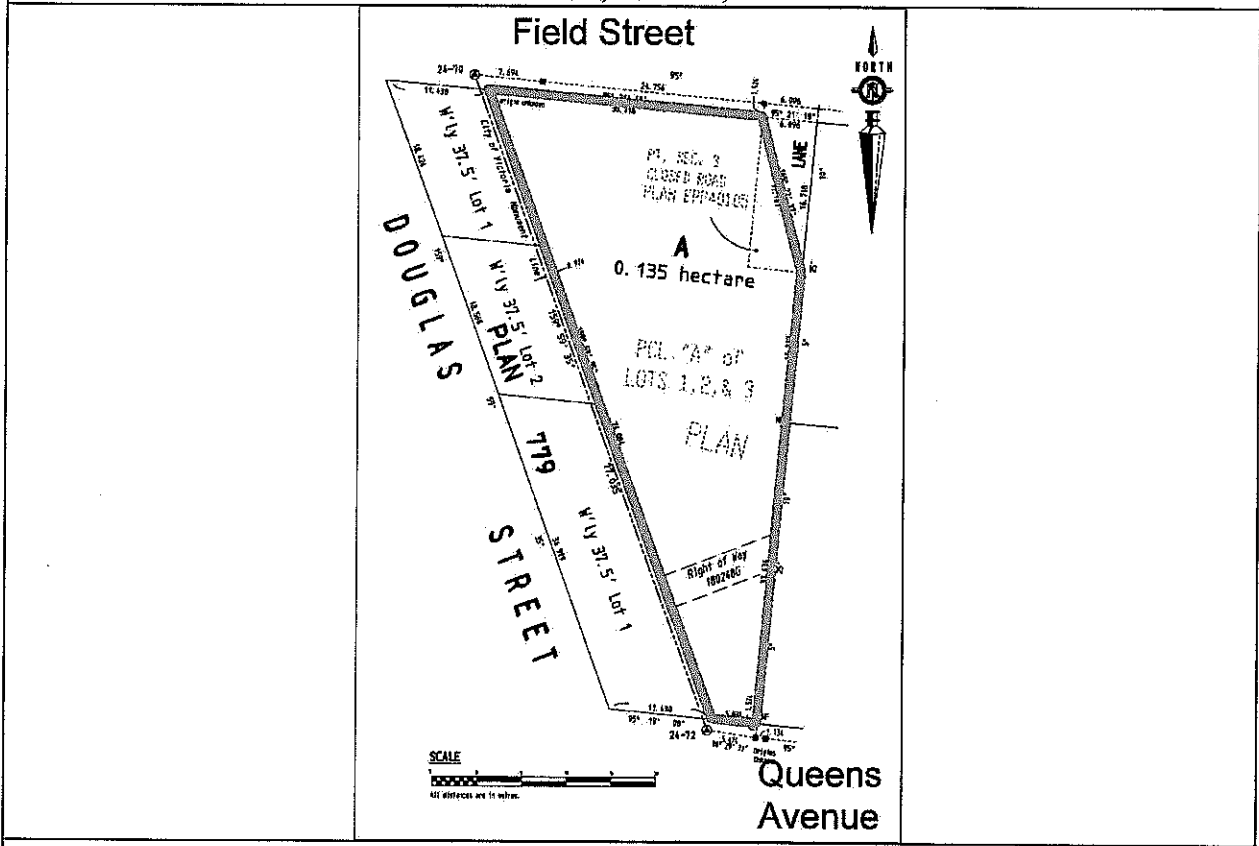
---

  
Lavinia Zanini, P. Geo.  
For Director, *Environmental Management Act*

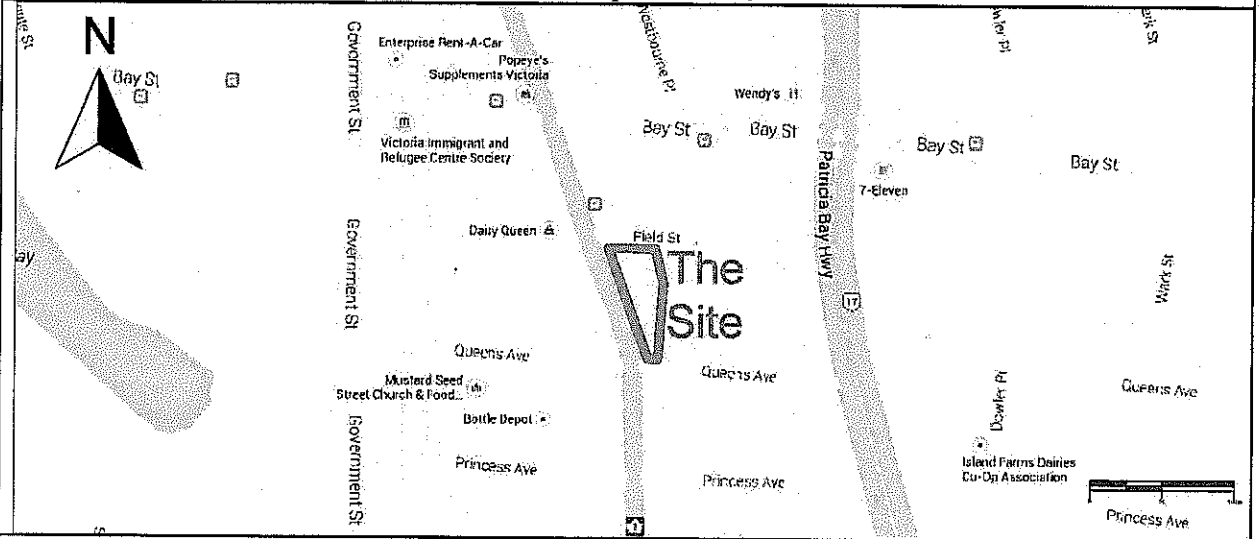
Site Identification Number: 8855  
Version 8.0 R

2 of 7

Site Plan, Victoria, BC



Location Map, Victoria, BC



April 6, 2017  
Date Issued

*L. Zanini*  
Lavinia Zanini, P. Geo.  
For Director, *Environmental Management Act*

## Schedule B

### Requirements and Conditions

1. Any changes in land, and 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 to exist at the site. These assumptions include the following:

- a. A building will exist on the Site with either a concrete slab at current grade or a concrete foundation at a depth of no more than 3.0 meters below current grade.
- b. No trench work will be conducted as depths greater than 1.5 m below current grade.

Any inconsistencies that arise between the structures or depths of proposed or constructed buildings or trenches at the site assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person<s> in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

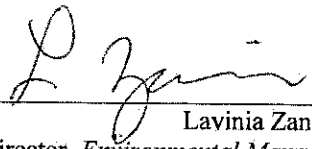
2. The principal risk control which must be present or implemented and must be maintained at the site include the following:
  - a. Groundwater must not be used for drinking water purposes.
3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the 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.

April 6, 2017  
Date Issued

  
Lavinia Zanini, P. Geo.  
For Director, *Environmental Management Act*

5. Where required under a Performance Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person<s> responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of 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. 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/or 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.

April 6, 2017  
Date Issued

  
Lavinia Zanini, P.Geo.  
For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

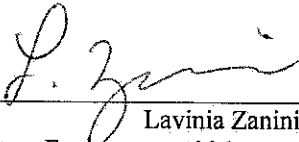
##### To meet numerical remediation standards:

- Barium, copper, lead and zinc.

##### To meet risk-based remediation standards:

- Arsenic;
- VPHs; and
- Benzene.

April 6, 2017  
Date Issued

  
Lavinia Zanini, P.Ge.  
For Director, *Environmental Management Act*

Site Identification Number: 8855  
Version 8.0 R

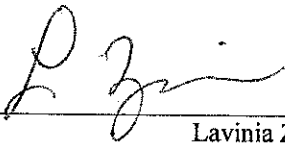
6 of 7

## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Lori C. Larsen, P.Ag., dated 17 February 2017;
- *Performance Verification Plan - 2353 Douglas Street, Victoria, British Columbia*, prepared by TRI Environmental Consulting, dated 17 February 2017.
- *Confirmation of Remediation (COR), Detailed Site Investigation (DSI) and Screening Level Risk Assessment (SLRA) – 2353 Douglas Street, Victoria, British Columbia*, prepared by TRI Environmental Consulting Inc., dated 17 February 2017;
- *Stage 1 and Stage 2 Preliminary Site Investigation - 2353 Douglas Street, Victoria, British Columbia*, prepared by TRI Environmental Consulting Inc., dated 17 February 2017;
- *Environmental Site Investigation – 2353 Douglas Street, Victoria, British Columbia; Project No.: 15047*, prepared by Pacific EHS , dated 14 July 2014;
- *Phase 2 Environmental Site Assessment – 2353 Douglas Street, Victoria, British Columbia; Project No.: 010-060*, prepared by E-Pro Enterprises Inc., dated 16 November 2010; and
- *Phase 1 Environmental Site Assessment – 2353 Douglas Street, Victoria, British Columbia; Project No.: 010 060*, prepared by E-Pro Enterprises Inc., dated 14 July 2010.

April 6, 2017  
Date Issued

  
Lavinia Zanini, P.Geo.  
For Director, *Environmental Management Act*