



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.

AUG 23 2017

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 611 Bay Street, Victoria, British Columbia which is more particularly known and described as:

Commencing at the southwest corner of *LOT 1, SECTIONS 3 AND 4 AND DISTRICT LOT 121, VICTORIA DISTRICT AND PART OF THE BED OF THE PUBLIC HARBOUR OF VICTORIA, PLAN 48025.*

Thence, 107.8 m at a bearing of 359 degrees 36 minutes 23 seconds.

Thence, 8.8 m at a bearing of 95 degrees 3 minutes 45 seconds.

Thence, 110.9 m at a bearing of 180 degrees 35 minutes 42 seconds.

Thence 7.9 m at a bearing of 299 degrees 26 minutes 16 seconds to the point of commencement, and comprising an area of 796.9 m².

PID: Portion of 013-119-885

The site contains part of a legal parcel depicted in drawing 616224-303 prepared by SNC-Lavalin on February 2016.

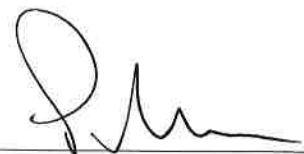
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 26' 2.1"

Longitude: 123° 22' 6.1"

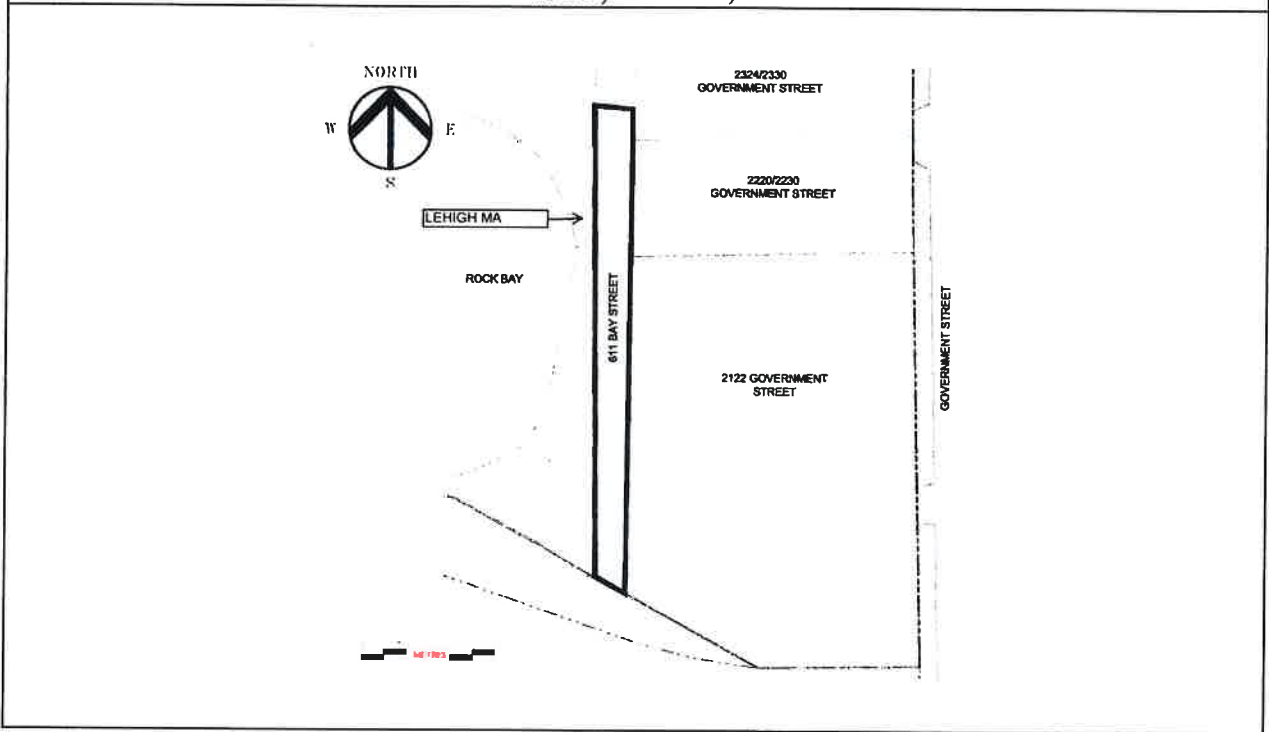
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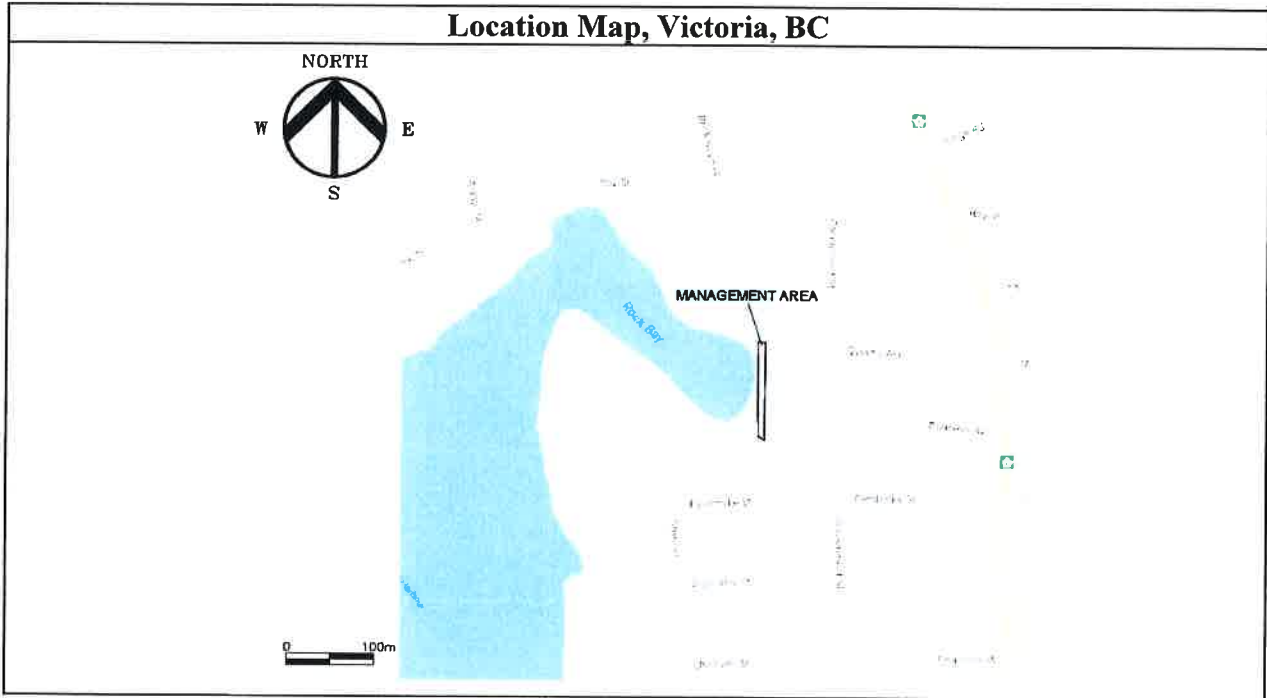


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Site Plan, Victoria, BC



Location Map, Victoria, BC



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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(s) 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 and trenches existing or expected at the site. These assumptions include the following:

- (a) The Management Area would continue to be used as a commercial property with current and future buildings at grade

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Cadmium, copper, lead, and zinc;
- Benzene, and xylene;
- LEPHs, and HEPHs; and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, , dibenz[a,h]anthracene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene.

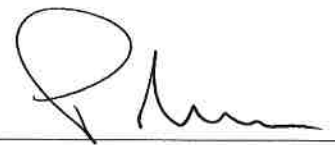
Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- Ammonia and cadmium;
- Benzene;
- VPH_w, EPH_{w10-19}, and LEPH_w; and,
- Acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, and pyrene.

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Schedule D

Documents

Summary of Site Condition (for Lehigh Management Area). SNC-LAVALIN INC., June 2017,

Confirmation of Remediation, Rock Bay Remediation Project Working Area 3, 2122 and 2220/2230 Government Street and portions of 2324 Government Street and 611 Bay Street, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., June 2017.

Summary of Post Remediation Sulphate Groundwater Results, Working Area 3, Rock Bay Remediation Project, Victoria, BC, prepared for BC Hydro and Power Authority. BC MINISTRY OF ENVIRONMENT, February 2017.

Protocol 6 Approval Application Request Not to Delineate HEPH (soil) and PAH (groundwater) contamination to the North and East of Working Area 3, Rock Bay Remediation Project, Victoria, British Columbia, prepared for BC Hydro & Power Authority. BC MINISTRY OF ENVIRONMENT, December 2016.

Summary of Post Remediation Sulphate Groundwater Results, Working Area 3, Rock Bay Remediation Project, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., October 2016.

Request for Approval Not to Delineate HEPH (soil) and PAH (groundwater) Contamination Off-Site to the North and East, Working Area 3, Rock Bay Remediation Project, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., October 2016.

Site Risk Reclassification, 611 Bay Street, Victoria, BC, PID: 013-119-885. BC MINISTRY OF ENVIRONMENT, March 2016.

2014 and 2015 Remedial Excavation, Rock Bay Remediation Project – Working Area 3, 2122 and 2220/2230 Government Street and Portions of 2324 Government Street and 611 Bay Street, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., February 2016.

WA3 Stage 2 Preliminary Site Investigation / Detailed Site Investigation, Rock Bay Remediation Project – Working Area 3, 2122 and 2220/2230 Government Street and Portions of 2324 Government Street and 611 Bay Street, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., February 2016.

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Stage 1 Preliminary Site Investigation, Rock Bay Remediation Project – Working Area 3, 2122 and 2220/2230 Government Street and Portions of 2234 Government Street and 611 Bay Street, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., November 2015.

Site 4991 – Water Use Determination Request for the Lehigh Drinking Water Management Area, Victoria, BC. BC MINISTRY OF ENVIRONMENT, 2014.

Water Use Determination Request for the Lehigh Drinking Water Management Area, Victoria, BC, prepared for BC Hydro and Power Authority. SNC-LAVALIN INC., March 2014.

Detailed Site Investigation, Ocean Concrete Ltd., 611 Bay Street, Victoria, BC. Prepared for Lehigh Hanson Materials Limited. SLR Consulting (Canada) Ltd., 2013.

Report of Findings, Preliminary Site Investigation - Stage 1, 611 Bay Street, Victoria, BC. Prepared for Lehigh Hanson Materials Ltd. KEYSTONE ENVIRONMENTAL LTD., 2013.

Site History of Contaminant Origin, Ocean Concrete Facility, 611 Bay Street, Victoria, BC. Prepared for Lehigh Hanson Materials Ltd. KEYSTONE ENVIRONMENTAL LTD., 2004.

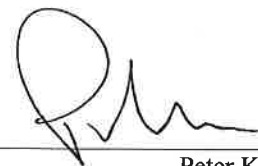
Stage 2 Preliminary Site Investigation, Ocean Concrete Limited, 611 Bay Street, Rock Bay, Victoria, BC. Prepared for Lawson Lundell, Barristers and Solicitors. FRANZ ENVIRONMENTAL INC., 2003.

Rock Bay Victoria Harbour, Detailed Site Investigation prepared for Transport Canada and BC Hydro. HEMMERA ENVIROCHEM INC. AND GOLDBER ASSOCIATES LTD., October 2001.

Hydrochemical and Hydrogeological Investigations for Contaminated Groundwater Management of Canadian Coast Guard Property, Rock Bay, Victoria, B.C. Prepared for Public Works Canada. ENVIROCHEM SPECIAL PROJECTS, INC., 1994,

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