



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.

September 26, 2017
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 998 Gorge Road West, Saanich, British Columbia, which is more particularly known and described as:

Portion of Lot A, Section 21, Victoria District, Plan EPP48607, Former Lot 1, Plan 4774 & Part of Former Lot 2, Plan 39718, both in Section 21, Victoria District. Commencing at the most southerly corner of said Lot 1,

Then following along a curve to the left of a radius of 184.008m for an arc distance of 2.134m

Then N68°36'00.00"W 46.162m

Then following along a curve to the right of a radius of 4.479m for an arc distance of 9.310m

Then N50°36'05.00"E 46.886m

Then S10°11'14.00"E 48.000m

Then N79°48'46.00"E 3.000m

Then S10°11'14.00"E 9.945m

Then following along a curve to the left of a radius of 184.008m for an arc distance of 3.572m

The site contains part of a legal parcel as depicted in an engineering drawing prepared by Island Land Surveying Ltd., B.C. Land Surveyor on July 26, 2016.

PID: Part of 029-536-332

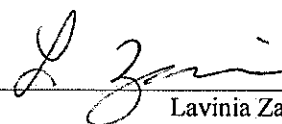
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 27' 12.6" North

Longitude: 123° 25' 11.9" West

September 26, 2017

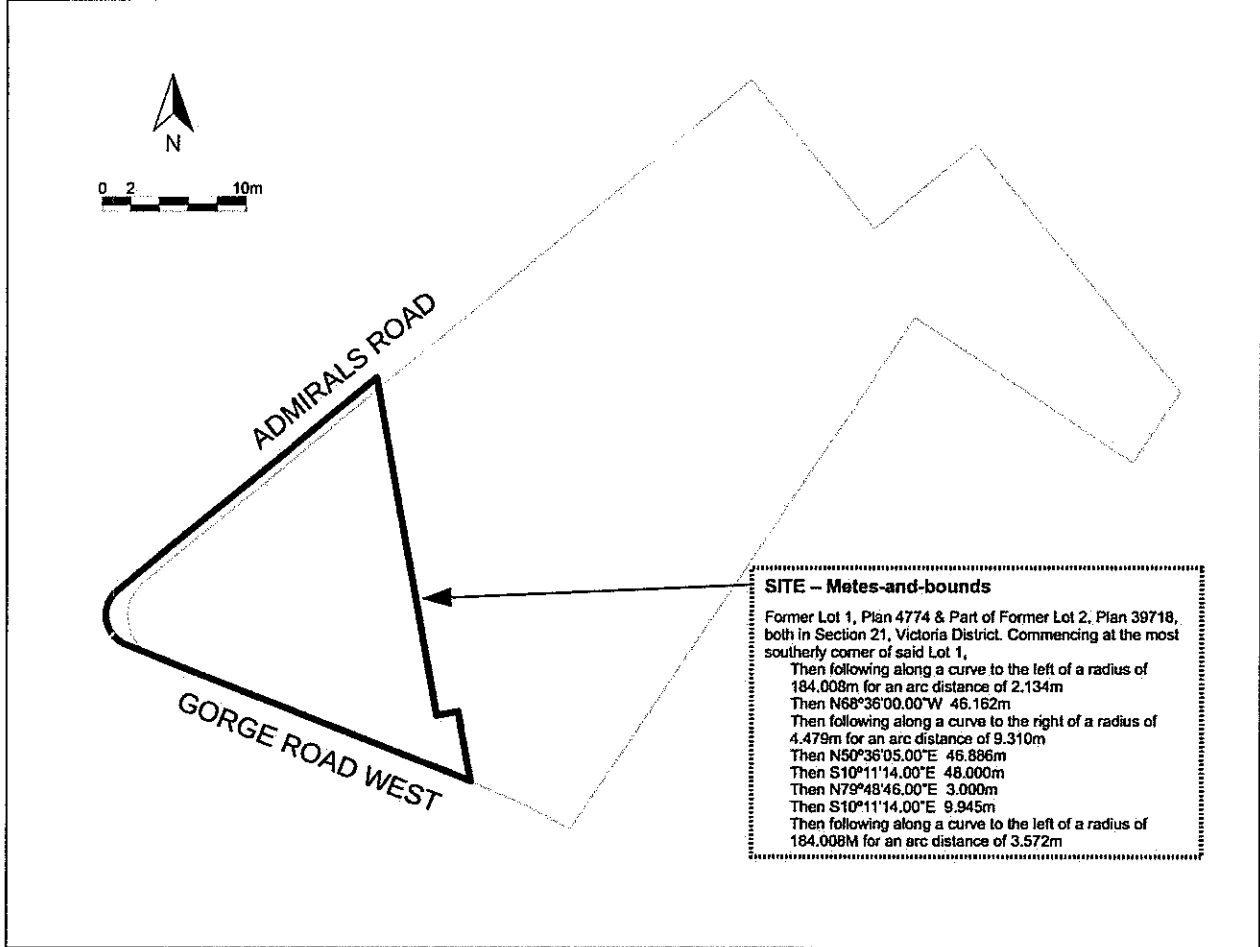
Date Issued



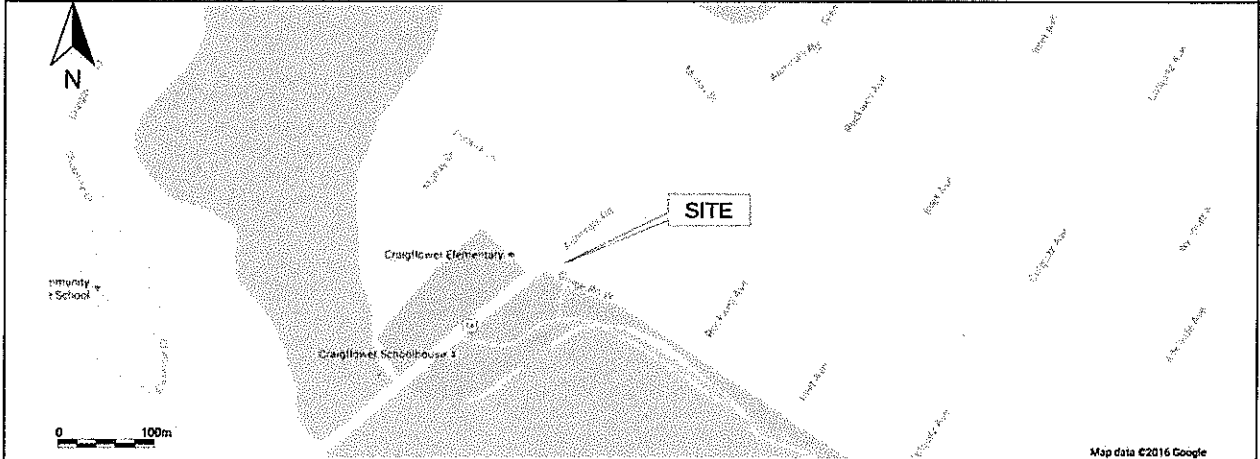
Lavinia Zanini, P.Geo.

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Site Plan, Saanich, BC



Location Map, Saanich, BC



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 For Director, Environmental Management Act

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 risk-based 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) A building with one level of underground parking will be constructed at a distance ranging between 7 to 13m from the off-site Management Area, as shown on Figure 6 of the report titled 'Human Health and Ecological Risk Assessment.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) The current concrete building foundation and its distance from the adjacent Management Area must be maintained.
3. If requested by the Director, the responsible person 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.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Barium, copper, tin and zinc;
- HEPHs, LEPHs and VPHs;
- Ethylbenzene and xylene; and
- Naphthalene.

Substances remediated in vapour for residential land vapour use:

To meet risk-based remediation standards:

- Chloroform, n-hexane, methylcyclohexane, naphthalene, TCE (trichloroethylene), VPHv and xylenes, mixture.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- VPHw and LEPHw.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Wittich Environmental Services Ltd. and Trillium Environmental Ltd., dated July 5, 2017;
- *Administrative Guidance 11 Communication Documentation*, prepared by Wittich Environmental Services Ltd., dated April 20, 2017;
- *Human Health and Ecological Risk Assessment – Portions of 998 Gorge Road West and Adjacent Roadway, Saanich, BC*, prepared by Trillium Environmental Ltd., dated April 7, 2017;
- *Performance Verification Plan – Portion of 998 Gorge Road West, Saanich, BC Site ID 4932*, prepared by Trillium Environmental Ltd., dated April 7, 2017;
- *Stage 1 Preliminary Site Investigation Addendum Report: 998 Gorge Road West, Saanich, BC*, prepared by Wittich Environmental Services Ltd., dated November 15, 2016;
- *Supplementary DSI Report: 998 Gorge Road West, Saanich, BC*, prepared by Wittich Environmental Services Ltd., dated August 2016;
- *Supplementary COR Report: 998 Gorge Road West, Saanich, BC*, prepared by Wittich Environmental Services Ltd., dated April 4, 2016;
- *Confirmation of Remediation Report: 998 Gorge Road West, Saanich, BC*, prepared by Wittich Environmental Services Ltd., dated February 22, 2016;
- *Detailed Site Investigation Report: 998 Gorge Road West, Saanich, BC*, prepared by Wittich Environmental Services Ltd., dated June 30, 2016; and
- *Stage I Preliminary Site Investigation Report: 998 Gorge Road West, Saanich, BC*, prepared by Wittich Environmental Services Ltd., dated July 30, 2014.

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