



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.

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 adjacent to 998 Gorge Road West, Saanich, British Columbia, which is more particularly known and described as:

### Management Area

That portion of Gorge Road West within Section 21, Victoria District, Commencing at a point S63°06'40.00"W 24.019m from the most southerly corner of Lot A, Section 21, Victoria District, Plan EPP48607,

Then N68°15'33.00"W 32.000m

Then N21°44'27.00"E 19.000m

Then S68°15'33.00"E 32.000m

Then S21°44'27.00"W 19.000m

The site contains a portion of Gorge Road West as depicted in an engineering drawing prepared by Island Land Surveying Ltd., B.C. Land Surveyor on July 26, 2016.

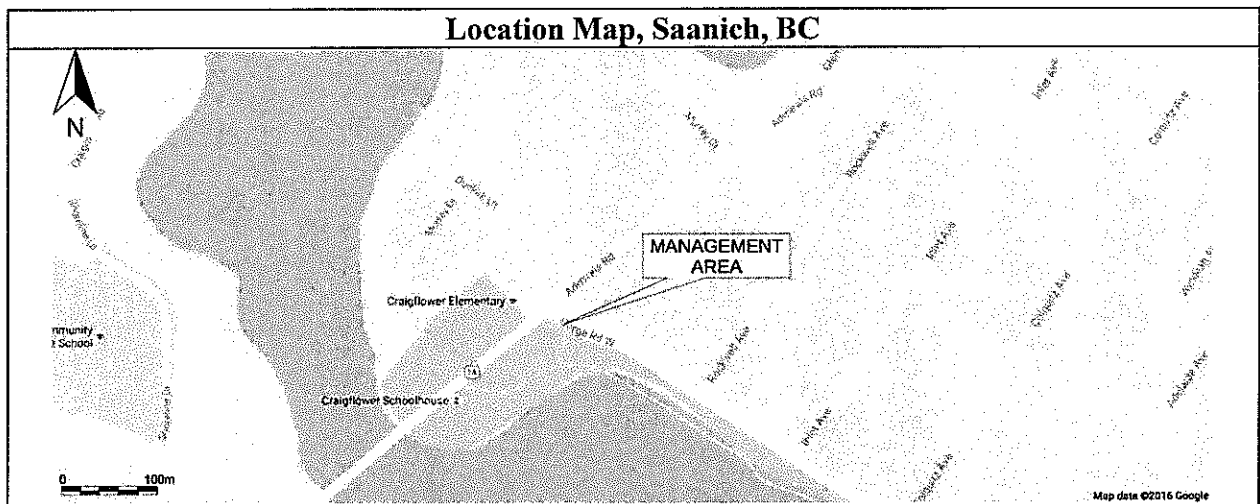
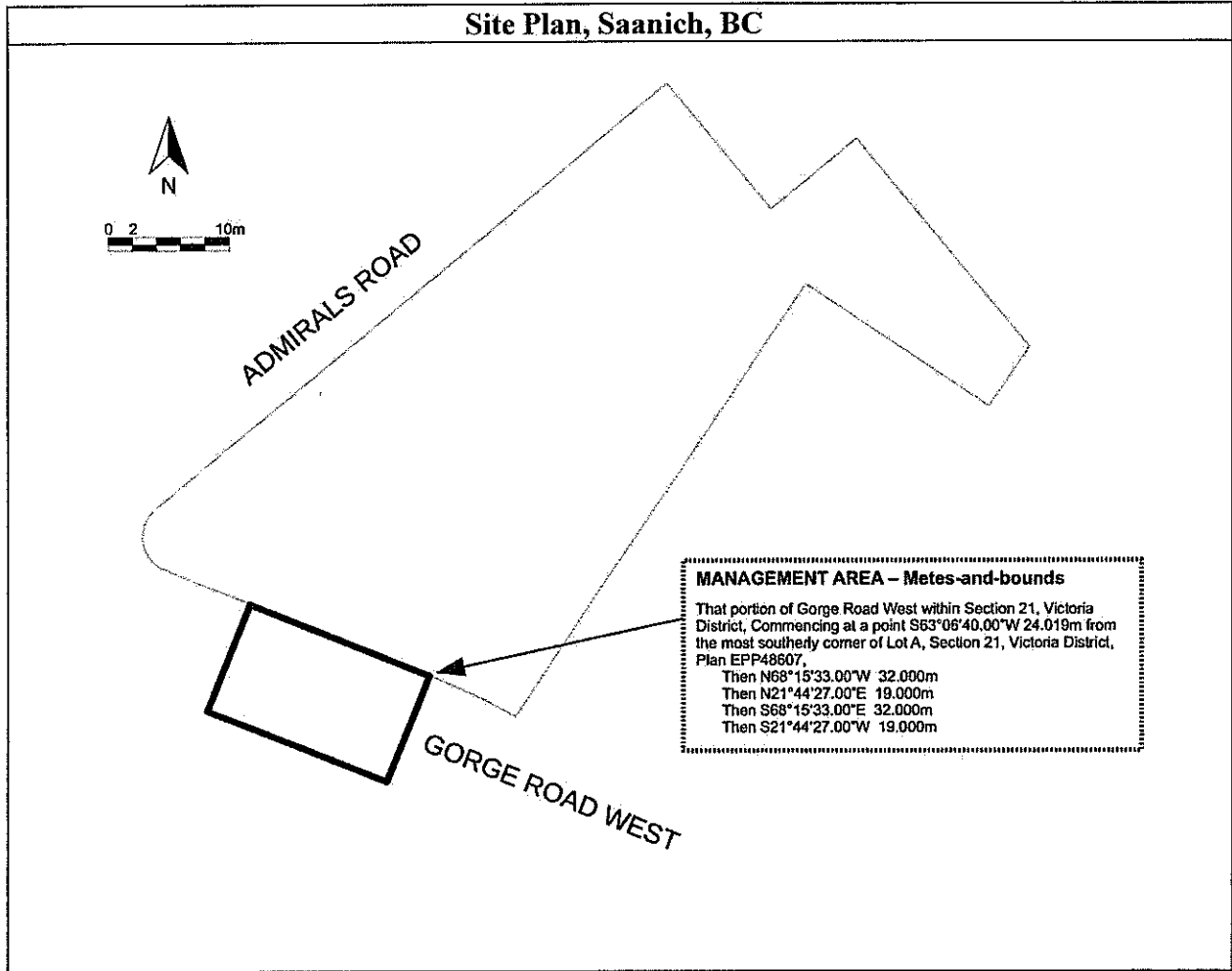
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	48°	27'	11.8"	North
Longitude:	123°	25'	11.1"	West

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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water use 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 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:

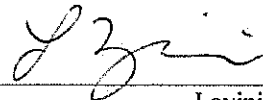
- (a) The Management Area remains a roadway.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or 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 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) Soil contamination will remain at depths of 0.9m or greater, below ground surface.
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 commercial land soil use:***

To meet risk-based remediation standards:

- Barium;
- VPHs; and
- Benzene and ethylbenzene.

***Substances remediated in water for marine aquatic life water use:***

To meet numerical remediation standards:

- LEPHw and VPHw; and
- Pyrene.

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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 17806*, 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 April 2017;
- *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 1 Preliminary Site Investigation Report: 998 Gorge Road West, Saanich, BC*, prepared by Wittich Environmental Services Ltd., dated July 30, 2014,

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