



**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 Contaminated Sites Regulation standards for residential land soil use, drinking water use and residential vapour use.

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.

November 30, 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 2953 Jacklin Road, Langford British Columbia which is more particularly known and described as:

The MA is defined as a portion of Lot 1 Sections 74 & 75 Esquimalt District Plan VIP77987 as described in the following:

Commencing at a point at a bearing of 20 degrees 50 minutes 57 seconds a distance of 58.4 m from the southwest corner of a portion of Lot 1, Sections 74 and 75, Esquimalt District Plan VIP77987.

Thence, at a bearing of 142 degrees 24 minutes 19 seconds a distance of 49.5 m.

Thence, at a bearing of 201 degrees 2 minutes 42 seconds a distance of 8.4 m.

Thence, at a bearing of 244 degrees 30 minutes 47 seconds a distance of 33.5 m.

Thence, at a bearing of 291 degrees 15 minutes 36 seconds a distance of 19.0 m to the point of commencement, and comprising an area of 1,641.2 m<sup>2</sup>.

The site contains part of legal parcel depicted in an engineering drawing 504604- 203 prepared by SNC-Lavalin Inc., on 2017-02-23

PID: portion of 026-134-250.

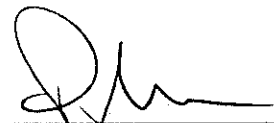
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 26' 26.9"

Longitude: 123° 30' 39.9"

November 30, 2017

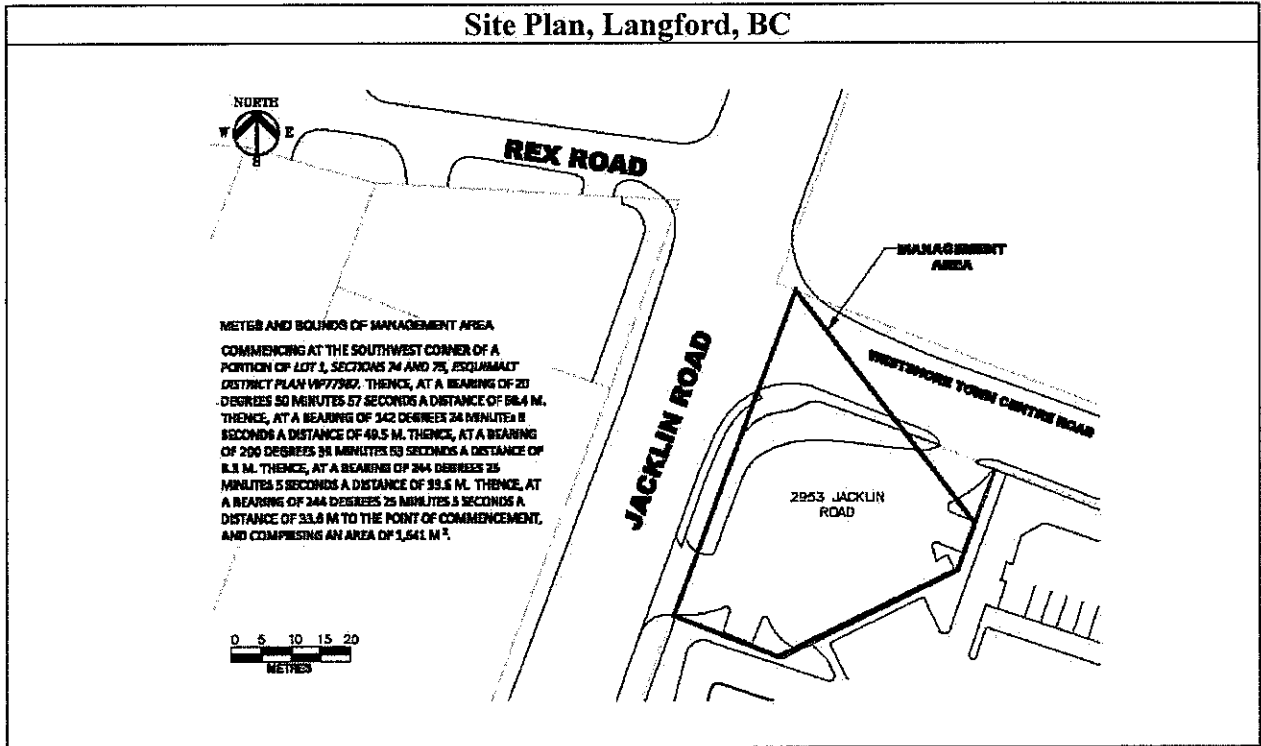
Date Issued



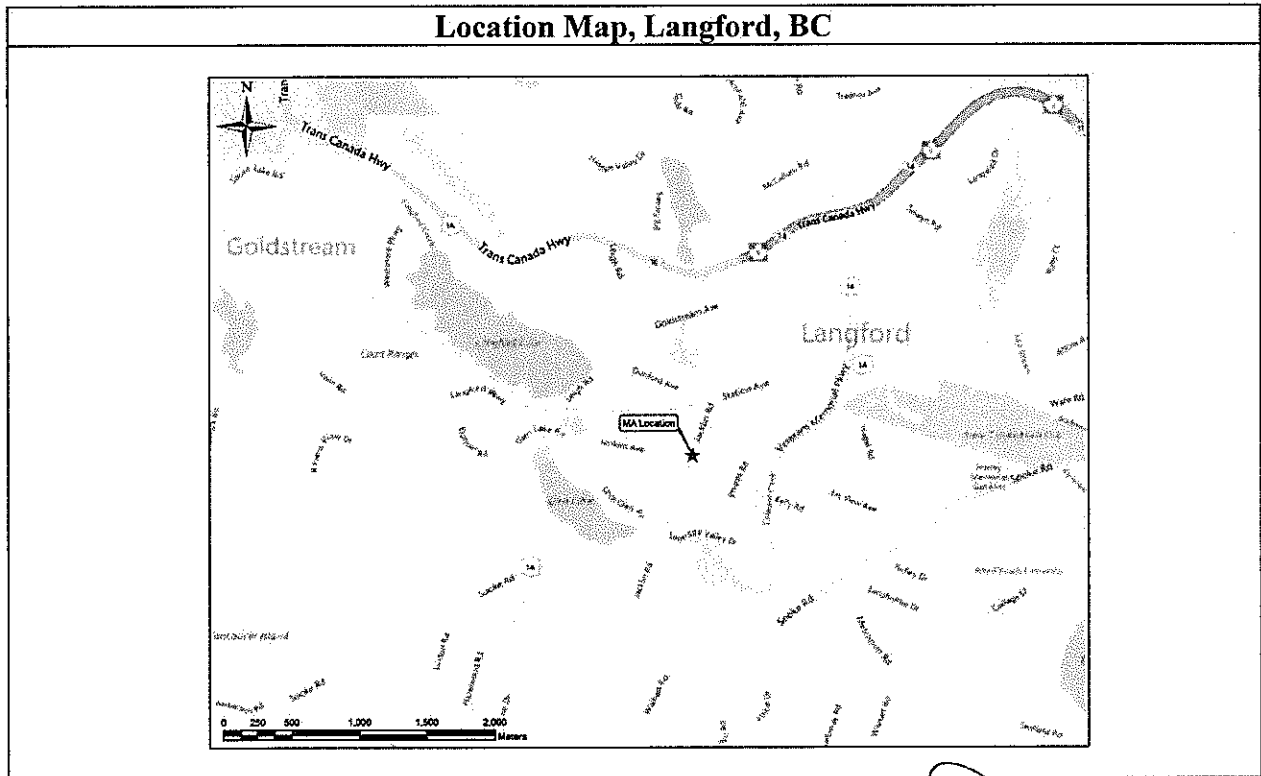
Peter Kickham

For Director, *Environmental Management Act*

## Site Plan, Langford, BC



## Location Map, Langford, BC



November 30, 2017

Date Issued

Peter Kickham  
 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.

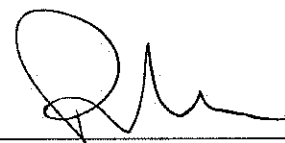
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numeric-based standards at the Management Area. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of trenches expected at the site. These assumptions include the following:

- (a) The foundation slab of any future residential buildings must not be in contact with the groundwater.

Any inconsistencies that arise between the structures, locations and depths of proposed range of structures, 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.

November 30, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

*Substances remediated in water for drinking water use:*

To meet numerical remediation standards:

- Benzene, ethyl-benzene, toluene, xylenes (total); and
- EPH<sub>w10-19</sub>, VH<sub>w6-10</sub>.

November 30, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Communication in Regards to the CofC Application for the Former Shell Site at 2988 Jacklin Rd., Langford, BC (Site) and Adjacent Management Areas, Location Code: C47006 (MoE Site No.1950), by SNC-Lavalin Inc., dated September 15, 2017;*

*Discussion of BCIMC Management Area Results Relative to the Residential Land Use Standards, by SNC-Lavalin Inc., dated September 14, 2017;*

*Summary of Site Condition (for BCIMC Management Area), prepared by SNC-Lavalin Inc., dated September, 2017;*

*Updated Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Remediation Activities, Off-Site Management Areas Adjacent to 2988 Jacklin Road, Langford, BC, Location Code: C47006 prepared by SNC-Lavalin Inc., dated May 15, 2017;*

*September 2016 Groundwater Data Package, in Regards to 2953 Jacklin Road, Langford, BC (Site) (LC:C47006), prepared by SNC-Lavalin Inc., dated October 26, 2016;*

*Preapproval request where Certificates of Compliance are sought for affected parcels but not for associated source parcel – Site 1950, Management Areas Adjacent to 2988 Jacklin Road, Langford BC, prepared by the British Columbia Ministry of Environment, dated June 26, 2015;*

*Protocol 6 Preapproved Application for Management Areas Adjacent to 2988 Jacklin Road, Langford, BC (LC: C47006) prepared by SNC-Lavalin Inc., Environment & Water, dated March 30, 2015;*

*Canwest Esso – On-site Drilling Investigation and Groundwater Sampling Program, October and November 2007 – 2953 Jacklin Road, Langford, BC, prepared by Morrow Environmental Consultants Inc., December 4, 2007; and*

*Hydrocarbon Plume Delineation at Former Payless Station #6, 2988 Jacklin Road, Langford, BC, prepared by Komex International Ltd., dated May 1998.*

November 30, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*