



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 Contaminated Sites Regulation standards for commercial land soil use, drinking water use and commercial 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 2994 Jacklin Road, Langford British Columbia which is more particularly known and described as:

The management area is defined as a portion of Lot A, Section 80, Esquimalt District Plan 45505 as described in the following:

Commencing at the southeast corner of Lot 47, Section 80, Esquimalt District Plan 12203.

Thence, at a bearing of 200 degrees 53 minutes 20 seconds a distance of 19.4 m.

Thence, at a bearing of 290 degrees 36 minutes 51 seconds a distance of 14.5 m.

Thence, at a bearing of 20 degrees 53 minutes 20 seconds a distance of 19.4 m.

Thence, at a bearing of 110 degrees 36 minutes 51 seconds a distance of 14.5 m the point of commencement, and comprising an area of 280.6 m².

The site contains part of legal parcel depicted in an engineering drawing 504604-203 prepared by SNC-Lavalin Inc., on 2017-01-09.

PID: portion of 008-230-421.

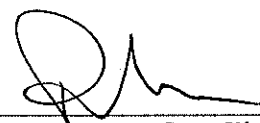
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 26' 27.4"

Longitude: 123° 30' 41.4"

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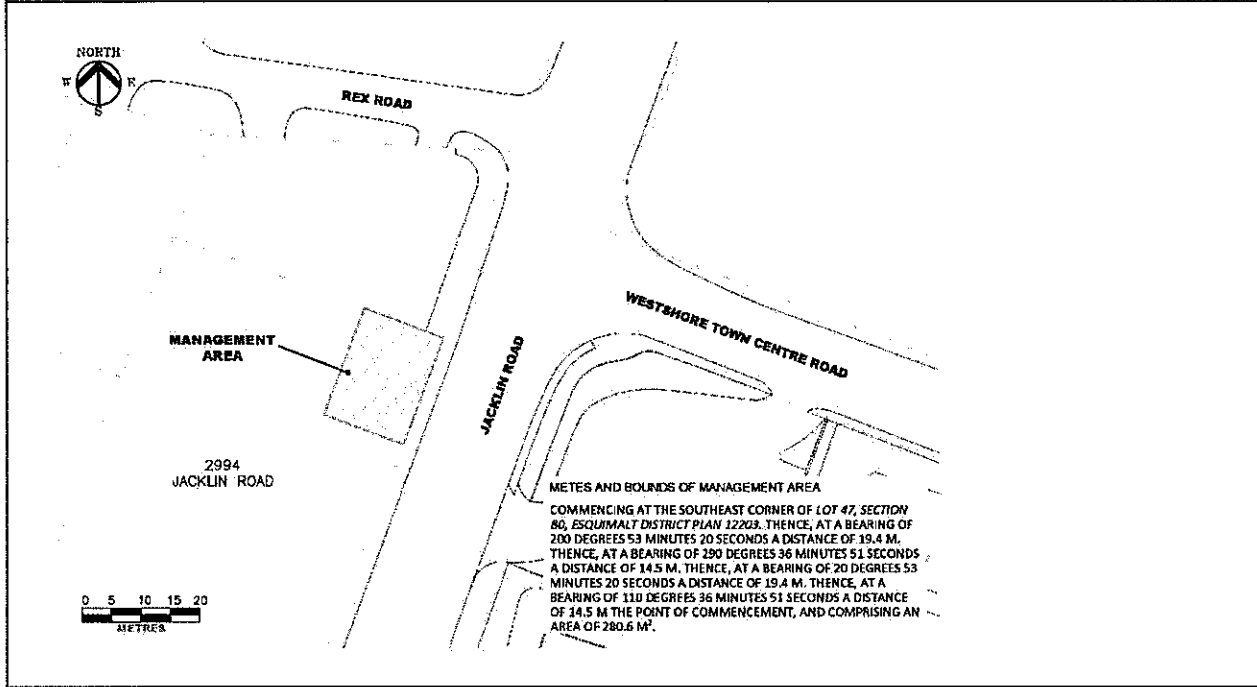
Date Issued



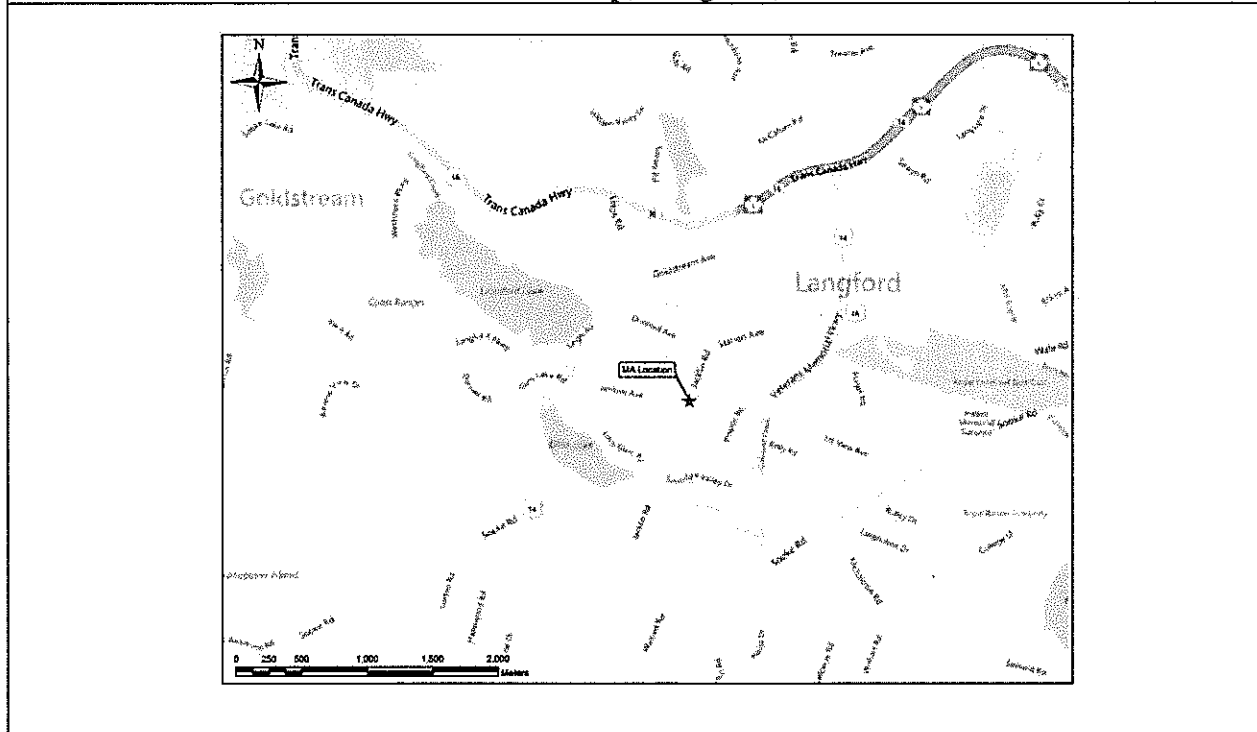
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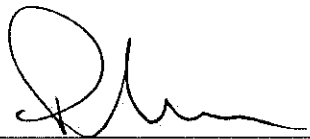
Site Plan, Langford, BC



Location Map, Langford, 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 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 future buildings must not be in contact with 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.

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Schedule C

Substances and Uses

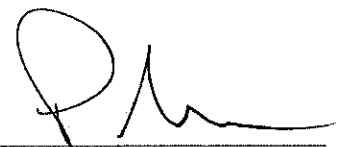
Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Benzene, ethyl-benzene, toluene, xylenes (total); and
- Benzo[a]pyrene.

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Schedule D

Documents

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

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

Updated Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Remediation Activities, Off-Site Management Areas Adjacent the Former Service Station at 2988 Jacklin Road, Langford, BC, Location Code: C47006 prepared by SNC-Lavalin Inc., dated May 15, 2017;

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., dated March 30, 2015; and

Limited Environmental Investigation, Goldstream Mobile Homes Ltd., 2992 – 2996 Jacklin Road, Langford, BC, SEACOR Environmental Engineering Inc., dated February 6, 1998.

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