



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.

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 Jacklin Road and Rex Road, Langford, British Columbia which is more particularly known and described as:

Commencing at the northeast corner of Lot 47, Section 80, Esquimalt District Plan 12203.
Thence, at a bearing of 273 degrees 26 minutes 58 seconds a distance of 47.5 m.
Thence, at a bearing of 3 degrees 26 minutes 58 seconds a distance of 6.3 m.
Thence, at a bearing of 80 degrees 1 minute 48 seconds a distance of 30.6 m.
Thence, at a bearing of 93 degrees 26 minutes 58 seconds a distance of 28.0 m.
Thence, at a bearing of 110 degrees 35 minutes 44 seconds a distance of 14.6 m.
Thence, at a bearing of 200 degrees 53 minutes 20 seconds a distance of 23.3 m.
Thence, at a bearing of 110 degrees 53 minutes 5 seconds a distance of 3.4 m.
Thence, at a bearing of 200 degrees 50 minutes 57 seconds a distance of 87.5 m.
Thence, at a bearing of 155 degrees 58 minutes 39 seconds a distance of 17.2 m.
Thence, at a bearing of 283 degrees 37 minutes 27 seconds a distance of 12.2 m.
Thence, at a bearing of 341 degrees 55 minutes 44 seconds a distance of 37.5 m.
Thence, at a bearing of 20 degrees 35 minutes 44 seconds a distance of 79.4 m to the point of commencement, and comprising an area of 3,162.7 m².

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

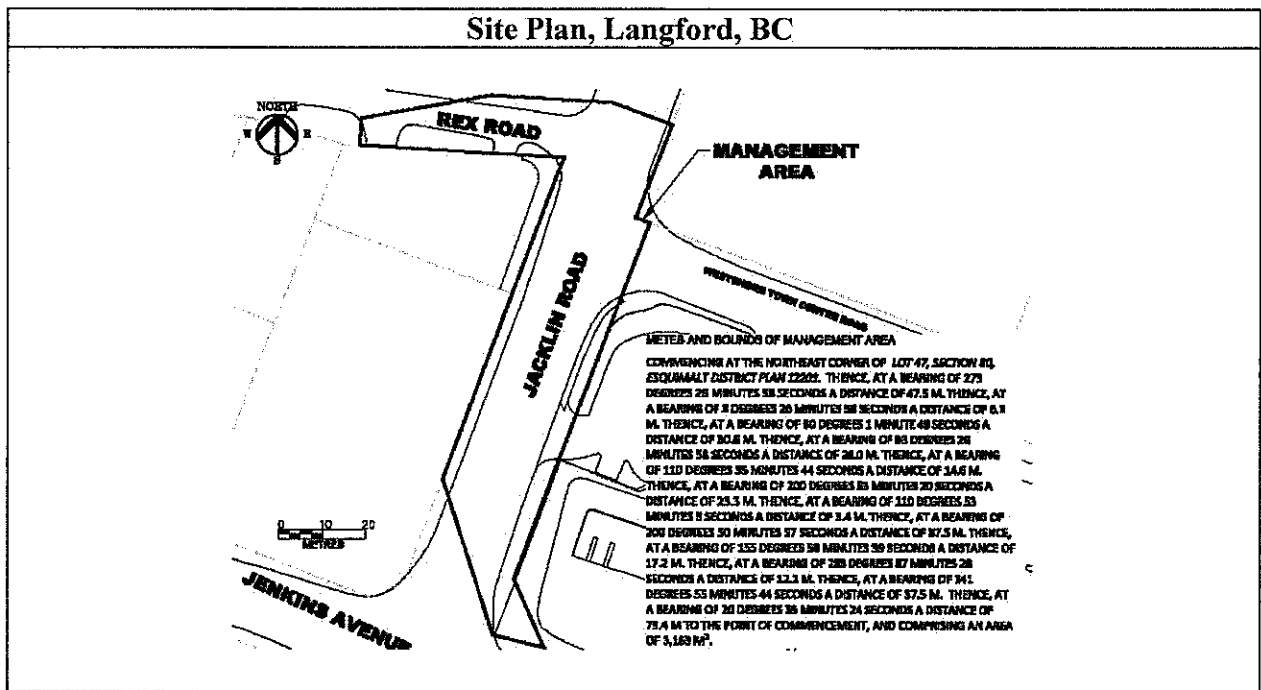
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 26' 27.8"
Longitude: 123° 30' 40.3"

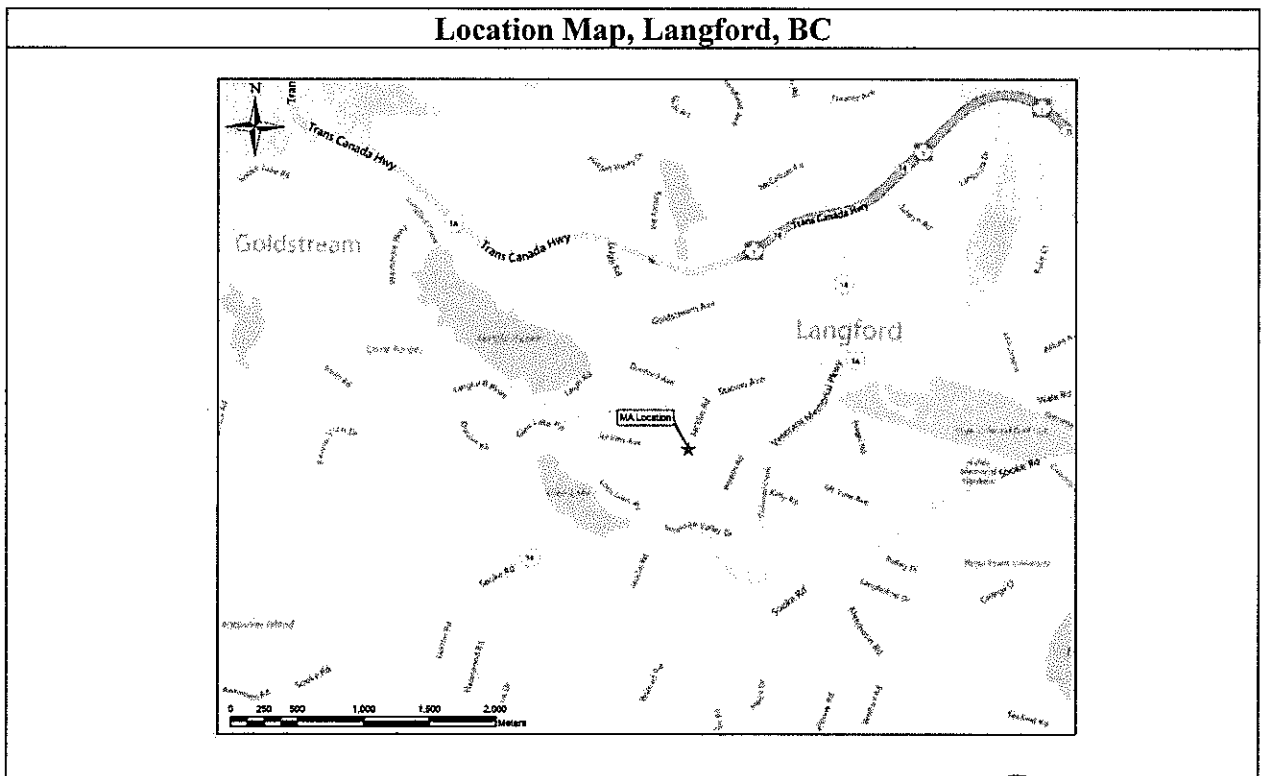
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Site Plan, Langford, BC



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 risk-based standards at the Management Area. These vapour attenuation factors were selected based on assumptions about the structures expected at the site. These assumptions include the following:

- (a) The MA will continue to be used as a roadway and sidewalk with no buildings constructed in the future;

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 soil for industrial land soil use:

To meet risk-based remediation standards:

- Benzene, ethyl-benzene, toluene, xylene;
- LEPHs, VPHs.

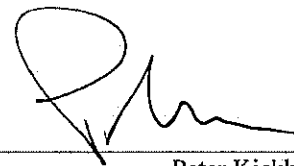
Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Antimony, lead;
- Benzene, ethyl-benzene, toluene, xylenes (total);
- EPH_{W10-19}, VH_{W6-10};
- Benzo[a]pyrene.

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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), prepared by SNC-Lavalin Inc., dated September 15, 2017;

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

Human Health and Ecological Risk Assessment, Management Area Associated with Former Shell Service Station, at 2988 Jacklin Road, Langford, BC, Location Code: C47006, prepared by SNC-Lavalin Inc., dated May 31, 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;

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;

Drilling Along Proposed Sewage Line on Jacklin Road, Former Jacklin Road Payless Service, 2988 Jacklin Rd, Langford, British Columbia, Location No. C47006, BCMWLAP File 26250-20/1950, O'Connor Associates Environmental Inc., April 2, 2004;

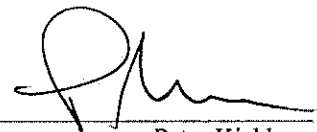
Detailed Site Investigation and Remedial Action Plan Report, 2988 Jacklin Road, Langford, BC, O'Connor Associates Environmental Inc., April 30, 2002;

Approval In Principal for the lands located at 2988 Jacklin Rd., Victoria, BC, Issued by BCMELP, May 17, 2001;

Hydrocarbon Plume Delineation and Groundwater Monitoring at the Former Payless Station #6, 2988 Jacklin Road, Langford, BC, Komex International Ltd., January 26, 1999;

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Approval in Principal for the Site and adjacent lands at 2988 Jacklin Road, Langford, BC
Issued by the BCMELP, May 8, 1998;

Hydrocarbon Plume Delineation at the Former Payless Station #6, 2988 Jacklin Road,
Langford, BC, Komex International Ltd., May 1998;

Revised Remedial Action Plan, Payless Station #6, 2988 Jacklin Road, Langford, BC,
Seacor Environmental Engineering Inc., May 22, 1996;

Environmental Site Review and Proposed Remedial Action Plan, Payless Station #6,
2988 Jacklin Road, Langford, BC, Seacor Environmental Engineering Inc.,
November 17, 1995; and

Environmental Site Review, Payless Station #6, 2988 Jacklin Road, Langford, BC,
Seacor Environmental Engineering Inc., August 8, 1995.

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