



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.

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.

February 15, 2018
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 5229 Cordova Bay Road, Saanich, British Columbia which is more particularly known and described as:

Lot A, Section 32, Lakeland District, Plan 14500;

PID: 004-416-015

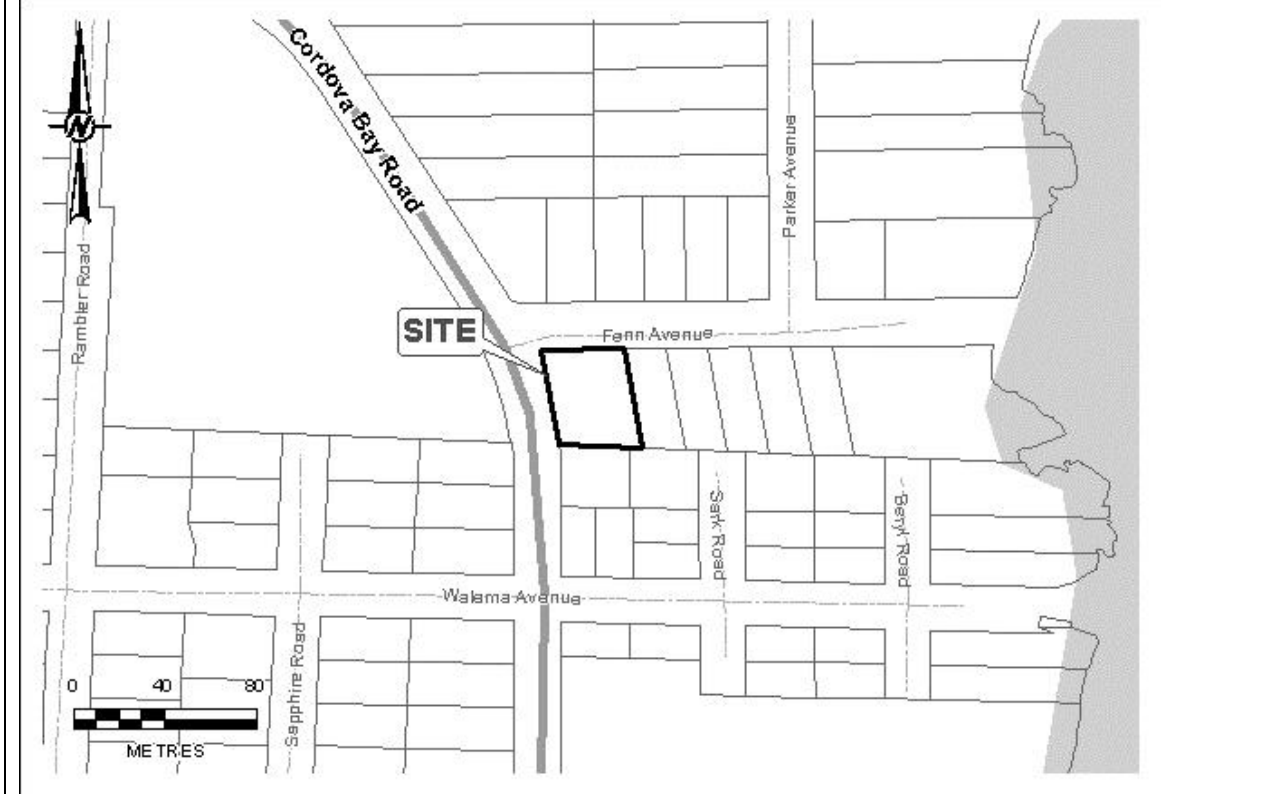
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 31' 36.75"
Longitude: 123° 22' 5.25"

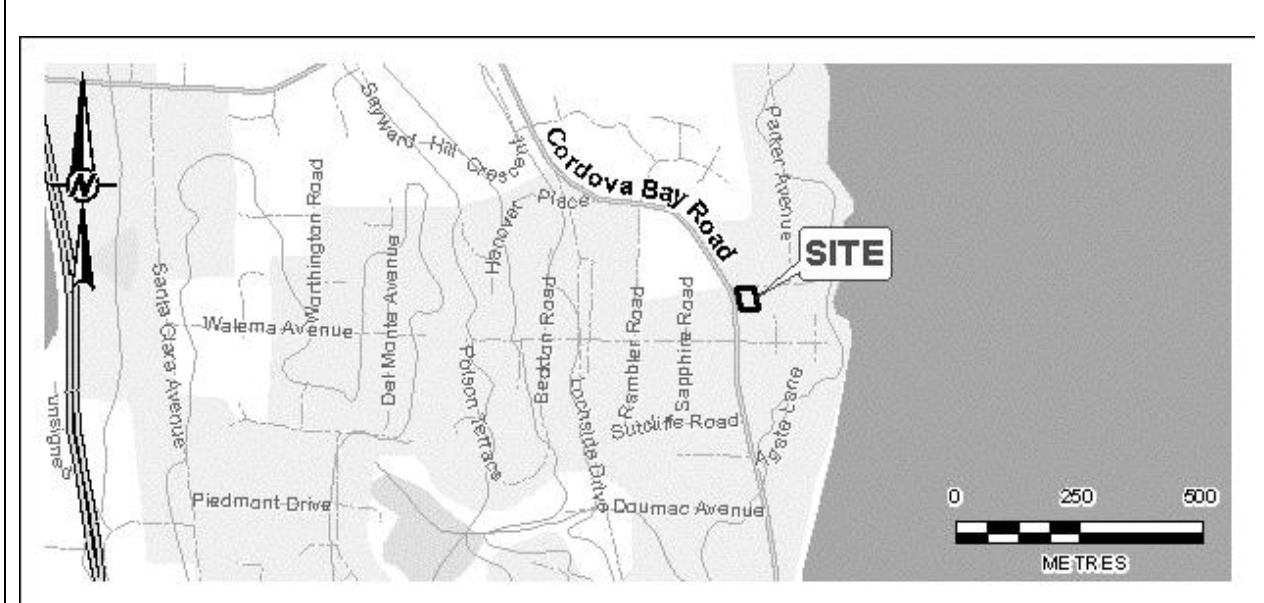
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Site Plan, Saanich, BC



Location Map, Saanich, 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 numerical standards at and 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) On-site commercial buildings will be limited to slab-on-grade construction

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) Groundwater from the site will not be used as a source of drinking water.
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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- VPHs and LEPHs; and
- Cadmium.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- VPHw, LEPHw, VHw₆₋₁₀; and
- Naphthalene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Arsenic;
- Toluene and xylenes (total); and
- Benz[a]pyrene.

To meet risk based remediation standards:

- Ethylbenzene.

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Schedule D

Documents

Summary of Site Condition, Golder Associates Ltd., October 26, 2017.

Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Summary of Remediation, Former Service Station 5229 Cordova Bay Road, Saanich, BC, SAP NO. 88005036, Golder Associates Ltd., October 25, 2017.

Detailed Quantitative Risk Assessment, Former Service Station, 5229 Cordova Bay Road, Saanich, BC, SAP No. 88005036, Golder Associates Ltd., October 25, 2017.

Confirmation of Remediation, Former Service Station, 5229 Cordova Bay Road, Saanich, BC, SAP No. 88005036, Golder Associates Ltd., October 6, 2017.

Data Report for Post-Remedial Assessment, Former Service Station, 5229 Cordova Bay Road, Saanich, BC, SAP No. 88005036, Golder Associates Ltd., October 17, 2017.

Data Report for a Residential Parcel Adjacent to 5229 Cordova Bay Road, Saanich, BC, Golder Associates Ltd., October 20, 2017.

Letter to Mr. and Mrs Kemp, Notification of Likely Off-Site Migration of Contamination, 5229 Cordova Bay Road, Saanich, BC, Golder Associates Ltd., October 20, 2017.

Data Report for the Former Service Station, 5229 Cordova Bay Road, Saanich, BC, SAP No. 88005036, Golder Associates Ltd., November 30, 2015.

Data Report for the Confirmation of Remediation and Post-Remediation Assessment, Former Service Station, 5229 Cordova Bay Road, Saanich, BC, SAP No. 88005036, Golder Associates Ltd., December 16, 2014.

Data Report for Groundwater Sampling, Former Service Station, 5229 Cordova Bay Road, Saanich, BC, SAP No. 88005036, Golder Associates Ltd., June 2, 2014.

Data Report for Groundwater and Soil Vapour Sampling, Former Service Station, 5229 Cordova Bay Road, Saanich, BC, SAP No. 88005036, Golder Associates Ltd., December 13, 2013.

Data Report for Former Service Station, 5229 Cordova Bay Road, Saanich, BC, SAP No. 88005036, Golder Associates Ltd., August 26, 2013.

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Stage 1 and 2 Preliminary Site Investigation, Former Service Station, 5229 Cordova Bay Road, Saanich, BC, SAP No. 88005036, Golder Associates Ltd., March 25, 2013.

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