



## **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.

June 20, 2018  
Date Issued

Lavinia Zanini, P.Ge.  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is a portion of Cook Street and Hillside Avenue adjacent to 1301 Hillside Avenue, Victoria, British Columbia which is more particularly known and described by the following metes and bounds:

Starting at the southeast corner of Lot 1 of subdivision Plan of part of Lot 28, Section 4, Plan 263, Victoria District, Plan 10551:

- The Point of Commencement.
- thence  $254^{\circ} 12' 15''$  for 2.068 metres;
- thence  $183^{\circ} 33' 13''$  for 18.137 metres;
- thence  $311^{\circ} 34' 39''$  for 25.443 metres;
- thence  $4^{\circ} 39' 15''$  for 25.293 metres;
- thence southerly being an arc of a 3.016 metre radius curve having a radial bearing of  $274^{\circ} 15' 24''$  to the centre of said curve and a radial bearing of  $169^{\circ} 33' 30''$  to the end of said curve an arc distance of 5.510 metres;
- thence  $259^{\circ} 09' 50''$  for 11.345 metres;
- thence  $346^{\circ} 01' 37''$  for 20.571 metres;
- thence  $79^{\circ} 24' 02''$  for 17.027 metres;
- thence  $38^{\circ} 44' 02''$  for 16.469 metres;
- thence  $116^{\circ} 06' 58''$  for 49.358 metres;
- thence  $254^{\circ} 13' 19''$  for 24.596 metres;
- thence  $223^{\circ} 07' 39''$  for 7.514 metres;
- thence  $186^{\circ} 00' 52''$  for 26.675 metres;
- Returning to the Point of Commencement.

Within the above metes and bounds the soil management area on City of Victoria lands is described by the following metes and bounds: starting at the southwest corner of Lot A, Section 4, Victoria District, Plan 38000:

- The Point of Commencement.
- thence  $254^{\circ} 12' 15''$  for 2.068 metres;
- thence  $279^{\circ} 01' 57''$  for 14.091 metres;
- thence  $359^{\circ} 06' 25''$  for 41.059 metres;
- thence  $85^{\circ} 18' 32''$  for 30.259 metres;
- thence  $135^{\circ} 55' 17''$  for 12.635 metres;
- thence  $254^{\circ} 13' 19''$  for 15.035 metres;
- thence  $223^{\circ} 07' 39''$  for 7.514 metres;

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- thence 186° 00' 52" for 26.675 metres;
- Returning to the Point of Commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on July 12, 2017.

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

Latitude: 48° 26' 25.10"  
Longitude: 123° 21' 6.28"

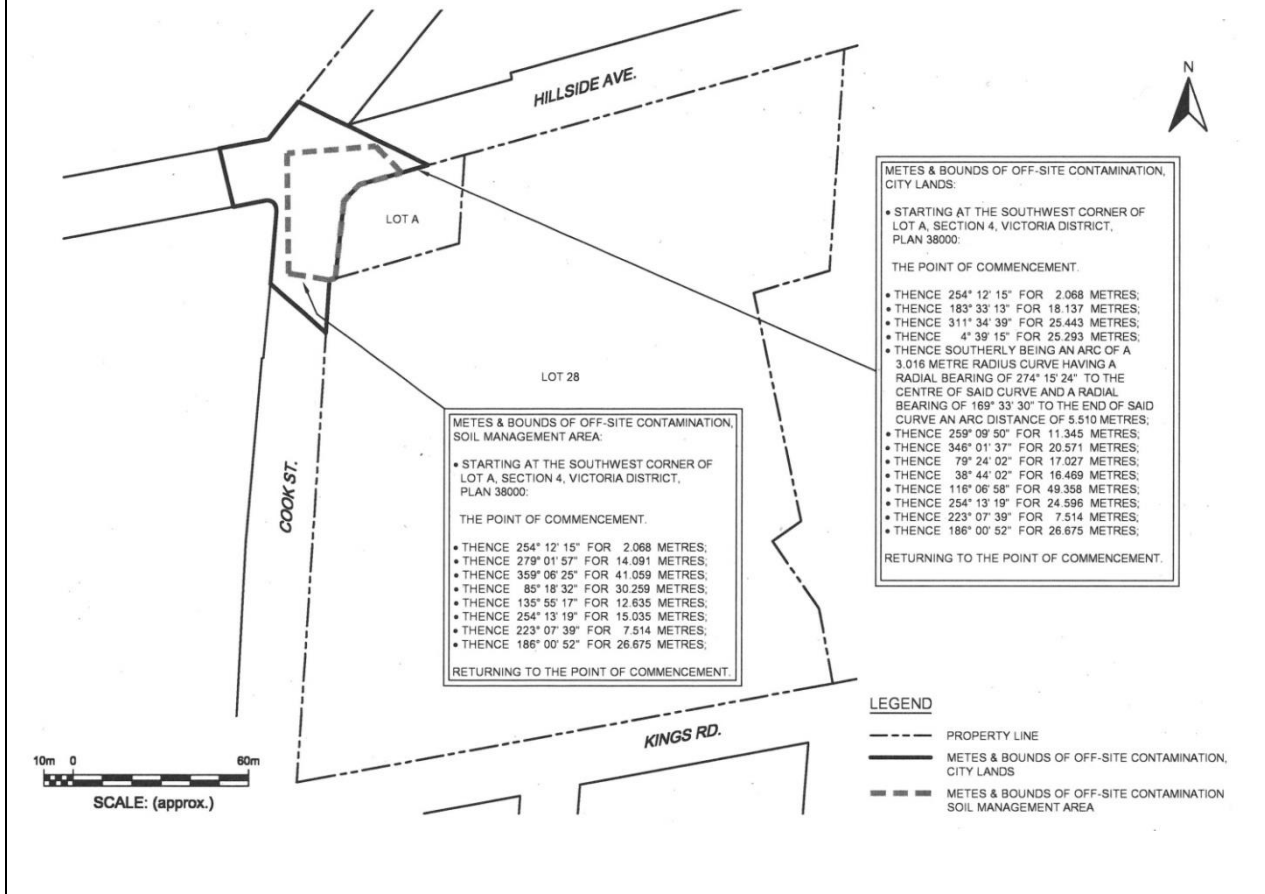
June 20, 2018  
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## Site Plan, Victoria, BC



## Location Map, Victoria, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, and 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 standard 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) The subject site's current and future use is roadway (Industrial Use). There will be no future buildings on the site.

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 must remain beneath paved surfaces. (see Schedule A for soil management area).
  - (b) Groundwater from the site must not be used as 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 industrial land soil use:*

##### To meet risk-based remediation standards:

- VPHs and LEPHs; and
- Benzene, ethylbenzene, toluene and xylene.

#### *Substances remediated in water for drinking water use:*

##### To meet numerical remediation standards:

- VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>;

##### To meet risk-based remediation standards:

- Methyl tertiary butyl ether; and
- Benzene, ethylbenzene, toluene and xylenes (total).

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## Schedule D

### Documents

*Summary of Site Condition, Cook Street and Hillside Avenue adjacent to 1301 Hillside Avenue, Victoria, BC, Keystone Environmental Ltd., October 30, 2017;*

*Administrative Guidance 11: Communication Record, 1301 Hillside Avenue, Victoria, BC, Keystone Environmental Ltd., October 2017;*

*Report of Findings – Human Health and Ecological Risk Assessment, 1301 Hillside Avenue, Victoria, Keystone Environmental Ltd., October 27, 2017;*

*Report of Findings – Stage 1 Preliminary Site Investigation Update and Detailed Site Investigation, 1301 Hillside Avenue, Victoria, BC, Keystone Environmental Ltd., October 27, 2017;*

*Revised Protocol 6 Pre-Approval Application for Relief from Delineation, 1301 Hillside Avenue, Victoria, BC, Keystone Environmental Ltd., June 8, 2017;*

*Soil, Groundwater and Soil Vapour Investigation Results, Former Shell Service Station at 1301 Hillside Avenue, Victoria, BC (LC: C47032), SNC Lavalin Inc., July 2, 2015;*

*Protocol 6 Preapproval Application for 1301 Hillside Avenue, Victoria, BC- (LC: C47032), SNC Lavalin Inc., February 18, 2015;*

*Request for Water Use Determination, Former Shell Site and Management Area, 1301 Hillside Avenue, Victoria, BC (LC: C47032), SNC Lavalin Inc., October 8, 2014;*

*Soil, Groundwater and Soil Vapour Data Package in Regards to 1307 Hillside Avenue, Victoria, BC (Shell Location Code C47032), SNC Lavalin Inc., April 7, 2014;*

*Soil, Groundwater and Vapour Data Package, 1301 Hillside Avenue, Victoria, BC (LC: C47032), SNC Lavalin Inc., May 24, 2013;*

*Review of Partial Stage 1 and Stage 2 Preliminary Site Investigation, Facility Decommissioning and Remediation Report, Former Payless Gas Bar, 1301 Hillside Avenue, Victoria, BC, Location Code C47032, SNC Lavalin Inc., March 4, 2010;*

*Partial Stage 1 and Stage 2 Preliminary Site Investigation, Facility Decommissioning and Remediation Report, Former Payless Gas Bar, 1301 Hillside Avenue, Victoria, British Columbia, Location No. C47032, O'Connor Associates Environmental Inc., November 25, 2009;*

June 20, 2018  
Date Issued

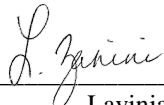
  
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*Field Data Report, Hillside and Cook Payless, 1301 Hillside Avenue, Victoria, BC, Location No. C47032, O'Connor Associates Environmental Inc., November 17, 2003; and,*

*Subsurface Investigation, Payless Service Station, 1301 Hillside Avenue, Victoria, British Columbia, Location No. C47032, O'Connor Associates Environmental Inc., April 2, 2002.*

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