



**VIA E-MAIL:** [stephanie.mahon@esso.ca](mailto:stephanie.mahon@esso.ca)

Victoria File: 26250-20/23187  
Site ID: 23187

May 25, 2020

Stephanie Mahon,  
172965 Canada Limited c/o Imperial Oil Limited  
505 Quarry Park Blvd S.E.  
Calgary, AB, T2C 5N1

Dear Ms. Mahon:

**Re: Certificate of Compliance – 3440-3400 Trans Canada Highway, District of Saanich, British Columbia**

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
6. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 236-468-2209 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc:

Jake Roder, Ministry of Transportation and Infrastructure,  
240 - 4460 Chatterton Way, Victoria, BC, V8X 5J2; [Jake.Roder@gov.bc.ca](mailto:Jake.Roder@gov.bc.ca)

Adriane Pollard, District of Saanich, 770 Vernon Ave., Saanich, BC, V8X 2W7;  
[Adriane.Pollard@saanich.ca](mailto:Adriane.Pollard@saanich.ca)

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CSAP Society (Anna Popova),  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)



**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.

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Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is an off-site management area located in the roadway at 3440-3400 Trans Canada Highway (Douglas Street), adjacent to a former service station near the intersection of Saanich Road and Douglas Street, Saanich, British Columbia which is more particularly known and described as:

All and singular those certain parcels or tracts of land and premises, to be called "MOTI Area" situate, lying, and being in the District of Saanich, Province of British Columbia:

Commencing at geodetic control monument #142166 (79H8768) situated on the southwest corner of the intersection of Trans Canada highway and Culduthel Road in the District of Saanich;

Thence in a southeasterly direction at a bearing of  $140^{\circ}59'33''$  in a straight line 98.82 metres to a lead plug marking the southwest corner of Lot A, Section 7, Victoria District, Plan VIP32585 being the point of beginning,

Thence following the south property line of said Lot A in an easterly direction at a bearing of  $93^{\circ}12'23''$  in a straight line 18.88 metres to an Iron Post,

Thence along the east property line of Lot A, in a northerly direction at a bearing of  $20^{\circ}47'35''$  in a straight line 21.31 metres to a point,

Thence in an easterly direction at a bearing of  $110^{\circ}47'35''$  in a straight line 7.33 metres to a point,

Thence in a southerly direction at a bearing of  $200^{\circ}47'35''$  in a straight line 38.27 metres to a point,

Thence in a southwesterly direction at a bearing of  $237^{\circ}18'36''$  in a straight line 9.69 metres to a point,

Thence in a westerly direction at a bearing of  $276^{\circ}40'56''$  in a straight line 2.43 metres to a point,

Thence in a southerly direction at a bearing of  $155^{\circ}21'19''$  in a straight line 16.45 metres to Monitoring Well 07-4,

Thence in a southerly direction at a bearing of  $174^{\circ}20'34''$  in a straight line 15.04 metres to Monitoring Well 14-3,

Thence in a southwesterly direction at a bearing of  $210^{\circ}54'34''$  in a straight line 5.41 metres to Monitoring Well 07-6,


Thence in a northwesterly direction at a bearing of  $307^{\circ}09'34''$  in a straight line 3.54 metres to Monitoring Well 07-7,

Thence in a northwesterly direction at a bearing of  $306^{\circ}43'44''$  in a straight line 14.74 metres to Monitoring Well 04-3,

Thence in a westerly direction at a bearing of  $250^{\circ}14'28''$  in a straight line 15.45 metres to Monitoring Well 07-1,

Thence in a northwesterly direction at a bearing of  $318^{\circ}38'51''$  in a straight line 11.70 metres to

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Monitoring Well 08-10,  
Thence in a northerly direction at a bearing of 353°17'53'' in a straight line 10.39 metres to  
Monitoring Well 08-3,  
Thence in a northerly direction at a bearing of 332°07'32'' in a straight line 2.83 metres to  
Monitoring Well 14-051,  
Thence in a northerly direction at a bearing of 2°34'00'' in a straight line 8.15 metres to  
Monitoring Well 08-1,  
Thence in a northwesterly direction at a bearing of 323°40'34'' in a straight line 10.06 metres to  
Monitoring Well VP16-3,  
Thence in a northwesterly direction at a bearing of 327°39'03'' in a straight line 5.33 metres to  
Monitoring Well 14-061,  
Thence in an easterly direction at a bearing of 70°03'58'' in a straight line 9.69 metres to  
Monitoring Well 14-07S/1,  
Thence in a north-easterly direction at a bearing of 40°03'01'' in a straight line 11.61 metres to  
Monitoring Well 99-10,  
Thence in an easterly direction at a bearing of 89°34'00'' in a straight line 7.28 metres to  
Borehole 17-15,  
Thence in an easterly direction at a bearing of 97°58'38'' in a straight line 9.44 metres to the  
point of beginning containing of 0.235 hectares more or less.


This site contains part of a legal parcel depicted in an engineering drawing prepared by Binnie  
Land Surveying Ltd. on January 9, 2020 (Binnie File No. 19-1219-01).

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

Latitude:	48°	27'	10"
Longitude:	123°	22'	34"

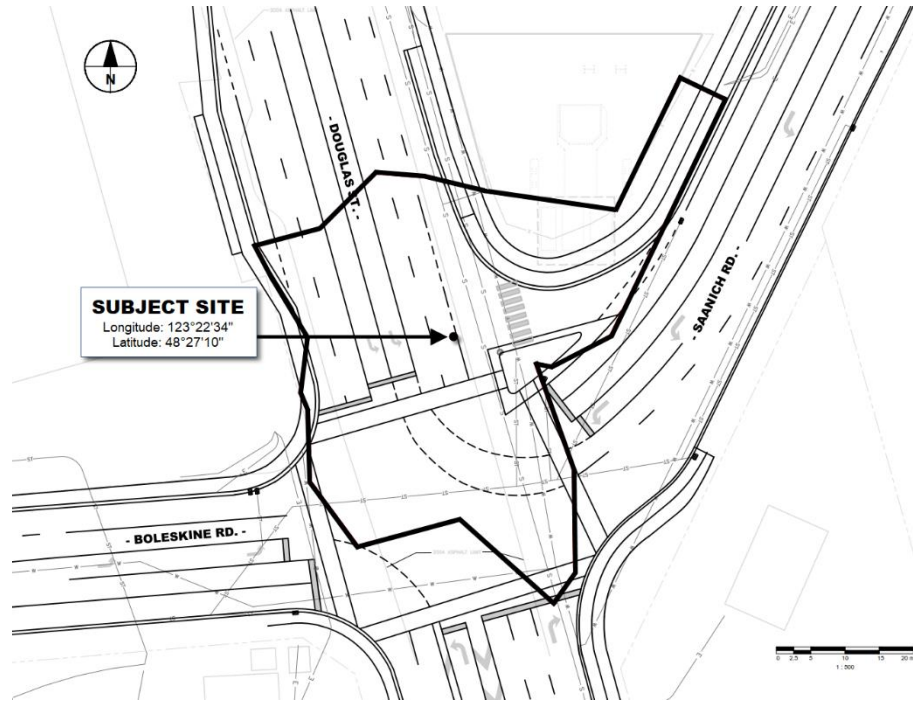
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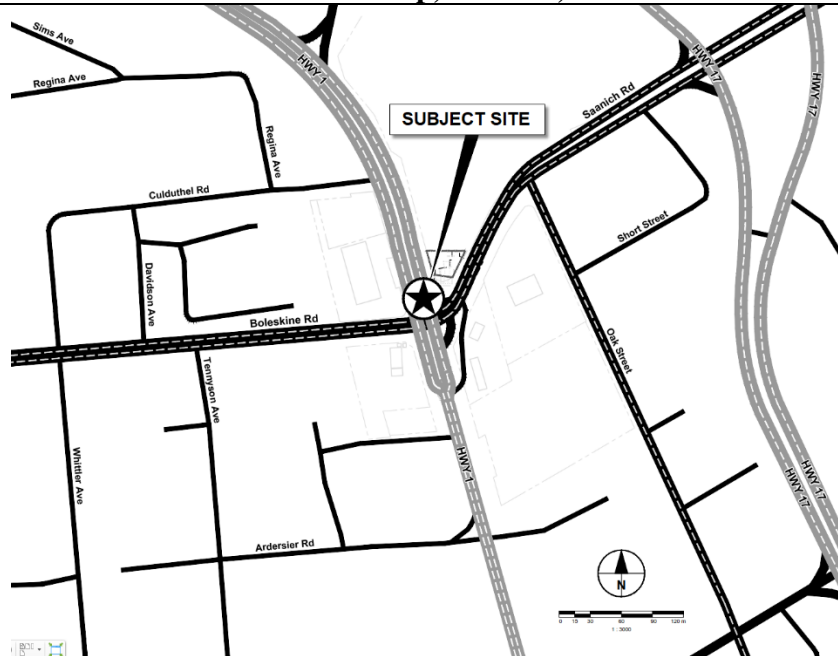
  
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### Site Plan, Saanich, BC



### Location Map, Saanich, BC



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## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, 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) The site is a road way and will remain a road.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and 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 or persons 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 must not be used as a drinking water source*
  - b) A cap will be maintained on the roadways (ie. asphalt) to prevent human/ecological exposure to shallow soil impacts in the upper one metre.*
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:

<b>Substance</b>	<b>CAS Number</b>
Benzene	71-43-2
Ethylbenzene	100-41-4
Toluene	108-88-3
VPHs	N/A
Xylenes	1330-20-7

To meet local background concentrations:

<b>Substance</b>	<b>CAS Number</b>
Chromium	7440-47-3

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

To meet numerical remediation standards:

<b>Substance</b>	<b>CAS Number</b>
Benzo(b+j)fluoranthene	205-99-2 & 205-82-3
Dibenz(a,h)anthracene	53-70-3
VHw6-10	N/A

To meet risk-based remediation standards:

<b>Substance</b>	<b>CAS Number</b>	<b>Substance</b>	<b>CAS Number</b>
Arsenic	7440-38-2	Toluene	108-88-3
Lead	7439-92-1	Xylenes, Total	1330-20-7
Benz(a)anthracene	56-55-3		
Benzene	71-43-2		
Benzo(a)pyrene	50-32-8		
Ethylbenzene	100-41-4		
1-Methylnaphthalene	90-12-0		
2-Methylnaphthalene	91-57-6		
Naphthalene	91-20-3		

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## Schedule D

### Documents

*Summary of Site Condition Site ID: 23187, AECOM Canada Ltd., March 26, 2020;*

*Detailed Risk Assessment Report, 3415 Douglas St., Saanich, British Columbia, JF.00123, Former Fuel Service Station, AECOM Canada Ltd., March 12, 2020;*

*Stage 2 PSI, Detailed Site Investigation and Confirmation of Remediation Report, 3415 Douglas St., Saanich, BC, JF.00123, Former Fuel Service Station, AECOM Canada Ltd., February 20, 2020;*

*2019 Stage I Preliminary Site Investigation, 3415 Douglas St., Saanich, BC, JF.00123, AECOM Canada Ltd., February 13, 2020;*

*AG 11 Communication - Regarding Legal Instrument for 3415 Douglas Street, Saanich, BC for contamination which has migrated to the Ministry of Transportation & Infrastructure (MOTI) property east, south and west of the Imperial Oil Lands, AECOM Canada Ltd., December 23, 2019;*

*2019 Spring Data Package, 3415 Douglas St., Victoria, BC, Former Service Station, AECOM Canada Ltd., June 28, 2019;*

*2019 Winter Data Package, 3415 Douglas St., Victoria, BC, Former Service Station, AECOM Canada Ltd., April 17, 2019;*

*2018 Monitoring Well/Vapour Point Decommissioning, 3415 Douglas St., Victoria, BC, JF.00123, Former Service Station, AECOM Canada Ltd., August 24, 2018;*


*April 2018 Groundwater Monitoring and Sampling Report, 3415 Douglas St., Victoria, BC, JF.00123, Former Service Station, AECOM Canada Ltd., May 23, 2018;*

*2018 Groundwater Sampling Program, 3415 Douglas St., Victoria, BC, JF.00123, Former Service Station, AECOM Canada Ltd., March 16, 2018;*

*2017 Groundwater and Vapour Sampling Program, 3415 Douglas St., Victoria, BC, JF.00123, Former Service Station, AECOM Canada Ltd., October 31, 2017;*

*2017 Site Investigation – Draft, 3415 Douglas St., Victoria, BC, JF.00123, Former Service Station, AECOM Canada Ltd., August 1, 2017;*

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*2017 Vapour Sampling Program, 3415 Douglas St., Victoria, BC, JF.00123, Former Service Station, AECOM Canada Ltd., March 22, 2017;*

*2016 Site Investigations, 3415 Douglas St., Victoria, BC, JF.00123, Former Service Station, AECOM Canada Ltd., December 22, 2016;*

*Data Package – Additional Soil and Groundwater Investigation (Draft) - 3415 Douglas Street, Victoria, BC, SNC Lavalin Inc., April 17, 2015;*

*Data Gap Review – Former Imperial Oil Service Station - 3415 Douglas Street, Victoria, BC (Town & Country), SNC Lavalin Inc., November 5, 2014;*

*March/April 2014 Groundwater Monitoring and Sampling Results, Former Imperial Service Station, 3415 Douglas Street, Victoria, BC (Town & Country), SNC Lavalin Inc., May 30, 2014;*

*March 2013 Groundwater Sampling and Response Testing Results, Former Imperial Service Station, 3415 Douglas Street, Victoria, BC (Town & Country), SNC Lavalin Inc., April 30, 2013;*

*Site Monitoring & Sampling Report, 3415 Douglas Street, Victoria, BC, Q.02160, SNC Lavalin Inc., April 27, 2010;*

*Site Monitoring & Sampling Report, 3415 Douglas Street, Victoria, BC, Q.02160, SNC Lavalin Inc./Morrow Environmental, December 23, 2009;*

*Off-Site Drilling Investigation and Groundwater Investigation, 3415 Douglas Street, Saanich, BC, Q.02160, SNC Lavalin Inc./Morrow Environmental, August 13, 2009;*


*Off-Site Groundwater Monitoring / Sampling and Well Repair, 3415 Douglas Street, Saanich, BC, Q.02160, SNC Lavalin Inc./Morrow Environmental., October 4, 2007;*

*Off-Site Drilling Investigation and On and Off-Site Groundwater Investigation, 3415 Douglas Street, Saanich, BC, Q.02160, SNC Lavalin Inc. Morrow Environmental, April 9, 2007; and,*

*Site Investigation and Remediation (Draft), Esso Service Station 3415 Douglas Street, Victoria, BC, Q.02160, Morrow Environmental Consultants Inc., November 20, 2003.*

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