



Victoria File: 26250-20/11242
Site ID: 11242

Date: October 8, 2020

Jeremy Klarenbach
Harbour Resource Partners
337 Victoria View Road
Esquimalt, BC V9A 3Z3
By Email: Jeremy.Klarenbach@graham.ca

Dear Mr. Klarenbach:

Re: Certificate of Compliance - 337-343 Victoria View Road, Esquimalt, 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.

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 236-468-2258 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,

A handwritten signature in black ink, appearing to read "Vincent Hanemayer". The signature is fluid and cursive, with the first name "Vincent" written in a larger, more prominent script than the last name "Hanemayer".

Vincent Hanemayer
Sr. Contaminated Sites Officer

Enclosure

cc: Township of Esquimalt, 1229 Esquimalt Road, Esquimalt, BC V9A 3P1, Attention: Jeff Miller – Director of Engineering and Public Works (jeff.miller@esquimalt.ca)

Capital Regional District

Attention: Peter Kickham – Manager Regulatory Services, Environmental Protection
625 Fisgard Street, PO Box 1000 Victoria, BC V8W 2S6 (pkickham@crd.bc.ca)

CSAP Society (apopova@csapsociety.bc.ca)

Reidar Zapf-Gilje, Approved Professional, reidar.geoenvirologic@gmail.com

Site Information Advisor, ENV, Victoria Advisor.SiteInformation@gov.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 and Hazardous Waste Regulation 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.

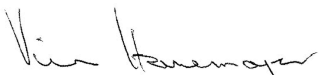
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

2020-10-08

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 337-343 Victoria View Road, Esquimalt, British Columbia which is more particularly known and described as:

Lot 1 Section 11 and Part of the Bed of Victoria Harbour, Esquimalt District, Plan EPP 36468
PID: 030-006-813

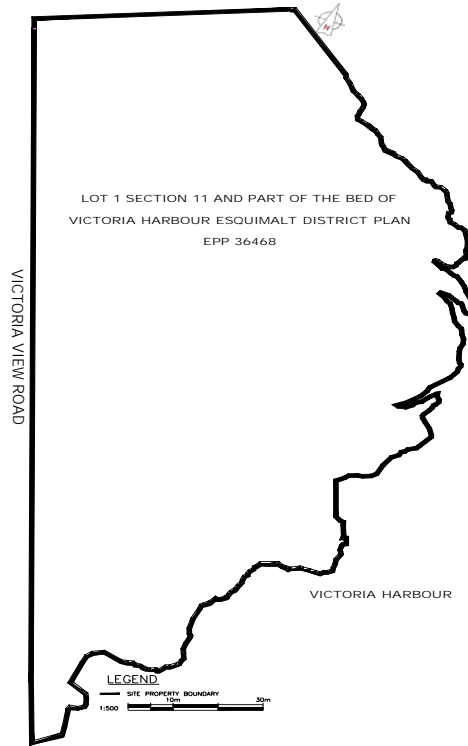
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 25' 14.4"
Longitude: 123° 23' 49.9"

2020-10-08
Date Issued


Signing Authority
For Director, *Environmental Management Act*

Site Plan, Esquimalt, BC



Location Map, Esquimalt, BC



2020-10-08

Date Issued

Signing Authority

For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, uses must be promptly identified by the responsible person<s> 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.

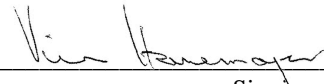
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) The existing Victoria Waste Water Treatment Facility shall exist on the Site. Any modifications shall not have a foundation invert deeper than 1.9 masl.*

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 persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2020-10-08

Date Issued



Signing Authority

For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

Benzene (71-43-2), ethylbenzene (100-41-4), lead (7439-92-1), naphthalene (7439-92-1), selenium (7782-49-2), xylenes (1330-20-7), zinc (7440-66-6), HEPHs, LEPHs, and VPHs.

To meet risk-based remediation standards:

Arsenic (7440-38-2), chromium (7440-47-3), copper (7440-50-8), and nickel (7440-02-0).

To meet Hazardous Waste Regulation standards:

Leachable Ethylbenzene, Leachable Lead

Substances remediated in water for marine and estuarine aquatic life water use:

To meet numerical remediation standards:


Cobalt (7440-48-4), copper (7440-50-8), and nickel (7440-02-0).

To meet risk-based remediation standards:

EPHw10-19, LEPHw, naphthalene (7439-92-1), phenanthrene (85-01-08), pyrene (129-00-0), uranium (7440-61-1), VPHw, and xylenes, total (1330-20-7).

2020-10-08

Date Issued



Signing Authority
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Conditions, prepared by Reidar Zapf-Gilje, GeoEnviroLogic Consulting Ltd., September 03, 2020;

Addendum to “Stage 1 Preliminary Site Investigation Update, Supplementary Site Investigation & Confirmation of Remediation 337-343 Victoria View Road, Esquimalt BC”. Prepared by Islander Engineering Ltd., July 27, 2020;

Addendum to Problem Formulation and Aquatic Ecological Risk Assessment. Prepared by AECOM Canada Ltd., July 27, 2020;

Problem Formulation and Aquatic Ecological Risk Assessment: 337 Victoria View Road, Esquimalt BC, prepared by AECOM Canada Ltd., April 2020;

Stage 1 Preliminary Site Investigation Update, Supplementary Site Investigation & Confirmation of Remediation, prepared by Islander Engineering Ltd., April 2020;

Confirmation of Remediation DND Lands East Side of Victoria View Road Along the Western Property Line of the McLoughlin Point WWTP, Esquimalt BC, prepared by Islander Engineering Ltd., April 2020;

Protocol 6 Approval Application for Relief from Delineation, 337-343 Victoria View Road, Esquimalt, BC, prepared by Heather Osachoff, For Director, Environmental Management Act / BC Ministry of Environment and Climate Change Strategy, March 25, 2020;

Protocol 6 Pre-Approval Application for Relief from Delineation for 337-334 Victoria View Road, Esquimalt, BC, prepared by Lori C. Larsen, P.Ag / TRI Environmental Consulting Inc. and Islander Engineering Ltd., May 27, 2019;


Hydrogeological Conceptual Model of Mcloughlin Point Waste Water Treatment Plan, prepared by AECOM Canada Ltd., March 2019;

Water Use Determination Application, 337-343 Victoria View Road, Esquimalt, BC, prepared by Annette Mortensen, For Director, Environmental Management Act / BC Ministry of Environment and Climate Change Strategy, August 20, 2018;

Water Use Determination Request for McLoughlin Point Water Treatment Plant, prepared by Lori C. Larsen, P.Ag/ TRI Environmental Consulting Inc., June 18, 2018;

2020-10-08

Date Issued



Signing Authority

For Director, *Environmental Management Act*

Investigation of Contaminated Soils on DND Lands East Side of Victoria View Road along the Western Property Line of the McLoughlin Point WWTP, Esquimalt, BC, prepared by Islander Engineering Ltd. February 2018;

McLoughlin Point Wastewater Treatment Plant Project Geotechnical Data Report, prepared by AECOM Canada Ltd., August 2017;

Approval in Principle 337-334 Victoria View Road, Esquimalt, BC Site:11242, prepared by Peggy Evans, For Director, Environmental Management Act / BC Ministry of Environment and Climate Change Strategy, October 7, 2014;

Amendment to our report "Report on Findings and Remediation Plan, McLaughlin Point Site, 337-343 Victoria View Road Esquimalt, BC", prepared by Stantec Consulting Ltd., July 23, 2014;

Report on Findings and Remediation Plan, McLaughlin Point Site, 337-343 Victoria View Road Esquimalt, BC., prepared by Stantec Consulting Ltd., March 4, 2014;

2011 and 2012 Excavation Summary, Former Distribution Terminal and Agency Site – 337-343 Victoria View Road, Esquimalt, BC", prepared by Golder Associates, January 28, 2013;

Supplemental Stage 2 Preliminary Site Investigation, Detailed Site Investigation, Risk Assessment and Risk-Based Remediation" prepared by Golder Associates, January 22, 2013;

Implementation of On-Site Surface Water Management and Post-Excavation Groundwater Assessment, prepared by Golder Associates, January 18, 2013;

Confirmation of Remedial Soil Excavation, Former Distribution Terminal and Agency Site 337-343 Victoria View Road, prepared by Golder Associates, January 16, 2013;

Confirmation of Soil Excavation Report, prepared by Golder Associates, December 2011;

Limited Stage 2 Preliminary Site Investigation, prepared by Golder Associates, June 19, 2011;
and

Stage 1 Preliminary Site Investigation, prepared by Golder Associates, June 10, 2011.

2020-10-08

Date Issued



Signing Authority

For Director, *Environmental Management Act*