



VIA MAIL or EMAIL

Victoria File: 26250-20/21767
Site ID: 21767

June 2, 2021

Bob Philipchalk bobphilipchalk@icloud.com
Harbour City Ventures Corp.
2189 Keating Cross Road
Victoria, BC V8M 2A5

Dear: Mr. Philipchalk

**Re: Certificate of Compliance - Roadway, located to the east and south of 2526
Bevan Avenue, Sidney, BC**

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 Part 8 of the Contaminated Sites Regulationand 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 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 George.Szefer@gov.bc.ca.

Yours truly,



George Szefer, M.Eng., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Town of Sidney – Engineering Department – Attention: Jen Clary, jclary@sidney.ca
Lori C. Larsen, P.Ag. CSAP, Lori.Larsen@Jacobs.com
Marc Cameron, R.P.Bio. CSAP, mcameron@core6.ca
Islander Engineering Ltd. – Attention Josh Bartley - jbartley@islanderengineering.com
CSAP Society apopova@csapsociety.bc.ca
Site Information Advisor, ENV Advisor.SiteInformation@gov.bc.ca
Gail Smith, 2526 Bevan Avenue, Sidney, BC Strata President - bbydk@outlook.com
1262053 B.C. Ltd., Inc.No. BC1262053, #101-2526 Bevan Avenue, Sidney, BC
V8L 1W3
Sandra Hull, #203 - 2526 Bevan Avenue, Sidney, BC V8L 1W3
Colleen Mercury, #204-2526 Bevan Avenue, Sidney, BC V8L 1W3
Scott Palmer and Natasha Palmer, 2308 Cameron Ravine Cove NW, Edmonton, AB T6M
0L2
Krista Thiessen, #207-2526 Bevan Avenue, Sidney, BC V8L 1W3
Martin Heywood, #304-2526 Bevan Avenue, Sidney, BC V8L 1W3
June Fawcett, #305 - 2526 Bevan Avenue, Sidney, BC V8L 1W3
Teresa Janes, 23-541 Winston Road, Grimsby, ON L3M 0C5
Ross Haggart, 2132 Millicent Avenue, Shawnigan Lake, BC V0R 2W3
William Price and Linda Price, #402 2526 Bevan Avenue, Sidney, BC V8L 1W3

Gail Smith, #404 - 2526 Bevan Avenue, Sidney, BC V8L 1W3

Jeffrey Benson, 1803-530 12 Avenue SW, Calgary, AB T2R 0B1

Tia Slater, #405-2526 Bevan Avenue, Sidney, BC V8L 1W3

Gavin Hui Koh, #406-2526 Bevan Avenue, Sidney, BC V8L 1W3

Elizabeth Cott, #407 - 2526 Bevan Avenue, Sidney, BC V8L 1W3



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 2, 2021
Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance are roadways, located to the east and south of 2526 Bevan Avenue, Sidney, British Columbia which is more particularly known and described as:

PID	Legal Address	Civic Address
n/a	<p>All and singular that certain parcel or tract of land and premises, situate lying and being in the Town of Sidney, in the Province of British Columbia referenced to Strata Lots 1-23 Section 10, Range 4 East, North Saanich District, Strata Plan EPS5189, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V..</p> <p>Starting at the northeast corner of Strata Lots 1-23 Section 10, Range 4 East, North Saanich District, Strata Plan EPS5189, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V;</p> <ul style="list-style-type: none"> • Thence southerly along of said Strata Lots 1-23 on a grid bearing of 180°00'00.0" a distance of 5.94 metres to the first point of commencement. • Thence on a grid bearing of 131°12'33.5" a distance of 15.93 metres; • Thence on a grid bearing of 174°08'35.2" a distance of 6.61 metres; • Thence on a grid bearing of 181°33'38.4" a distance of 5.01 metres; • Thence on a grid bearing of 213°34'46.6" a distance of 4.01 metres; • Thence on a grid bearing of 216°38'29.0" a distance of 6.00 metres; • Thence on a grid bearing of 214°12'27.5" a distance of 5.81 metres; • Thence on a grid bearing of 237°31'49.3" a distance of 6.46 metres; • Thence on a grid bearing of 268°32'01.9" a distance of 7.98 metres; • Thence on a grid bearing of 329°16'18.4" a distance of 11.87 metres; • Thence on a grid bearing of 344°38'23.3" a distance of 4.38 metres; • Thence on a grid bearing of 090°35'38.3" following in the southern boundary of said Strata Lots 1-23 a distance of 17.10 metres; <p>Thence on a grid bearing of 000°13'28.3" following in the eastern boundary of said Strata Lots 1-23 a distance of 24.47 metres more or less to the point of commencement and containing by admeasurement 514.51 m² more or less</p>	Off-Site Management Area – On Roadways: Bevan Avenue and 1 st Street

The site contains part of a legal parcel depicted in an engineering drawing prepared by Islander Engineering Ltd. – May 2021

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

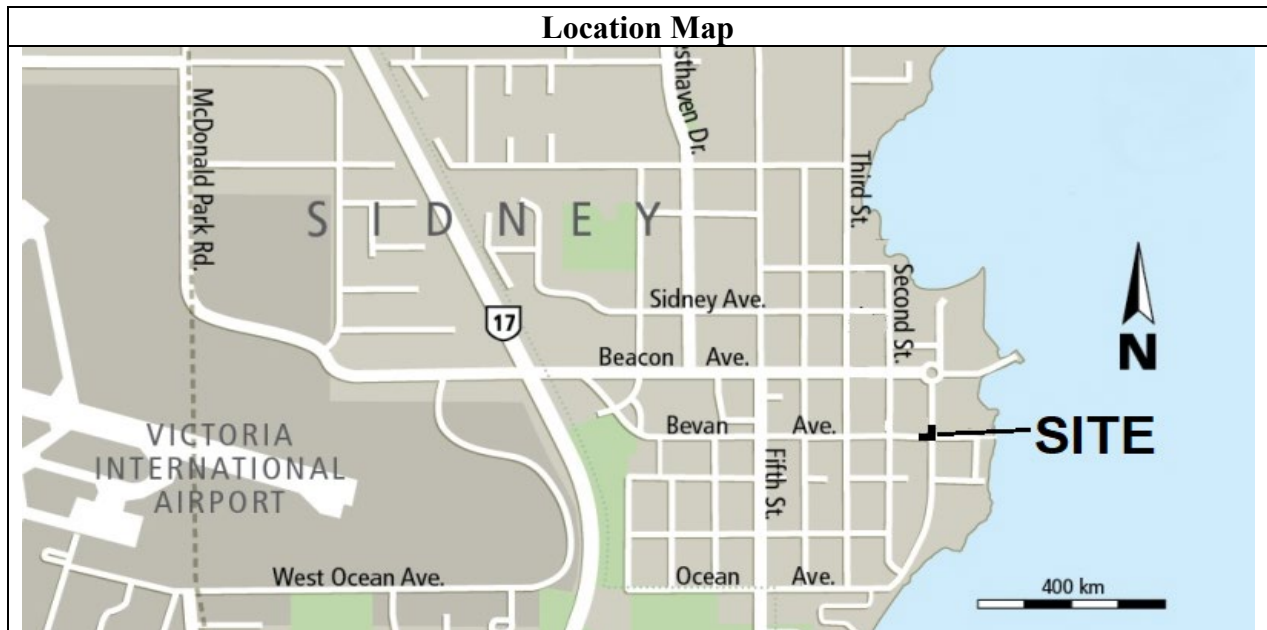
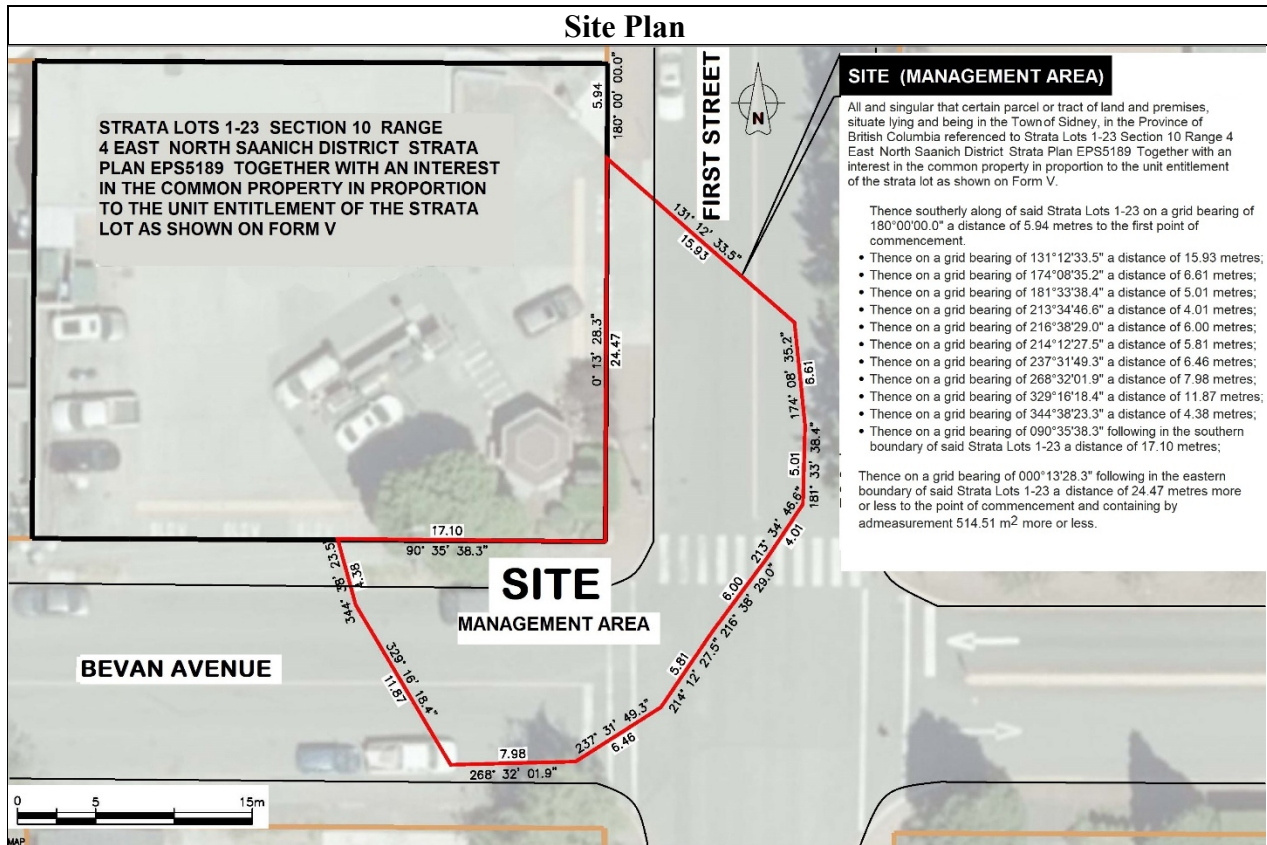
Latitude: 48° 38' 52"
Longitude: 123° 23' 43.5"

June 2, 2021

Date Issued



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June 2, 2021
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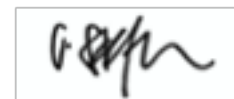

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Schedule B

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.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - The existing paved surfaces in the Management Area (MA) must be maintained and reinstated if breached.
 - Annual communication by the responsible person with the MA owner/operator must be conducted to ensure that the existing paved surfaces in the MA are maintained and reinstated if breached.
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	NA
xylenes	1330-20-7

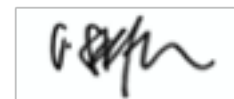
Substances remediated in water for Aquatic Life marine water use:

To meet risk-based remediation standards:

benzene	71-43-2
methyl tert-butyl ether [MTBE]	1634-04-4
naphthalene	91-20-3
VHw6-10	NA
VPHw	NA
xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition, prepared by Lori C. Larsen, Jacobs and Marc Cameron, Core6 Environmental Ltd., May 28, 2021

Sites 9835/21767 Requested Information from AP CoC Application: Third Review, prepared by Lori C. Larsen, Jacobs, May 28, 2021

Sites 9835/21767 Requested Information from AP CoC Application: Second Review, prepared by Lori C. Larsen, Jacobs, April 20, 2021

Sites 9835/21767 Requested Information from AP CoC Application: Initial Review, prepared by Lori C. Larsen, Jacobs, February 4, 2021

Human Health and Ecological Risk Assessment, 2526 Bevan Avenue, Sidney, BC, prepared by Trillium Environmental Ltd., July 2020

Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation – 2526 Bevan Avenue, Sidney, BC, prepared by Islander Engineering Ltd., July 2020

Water Use Determination 2526 Bevan Avenue, Sidney, BC MOE Site ID 9835, prepared by J. Brooke For Director, Environmental Management Act Ministry of Environment and Climate Change Strategy, December 17, 2019

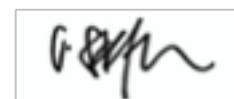
ADDENDUM - Water Use Determination, 2526 Bevan Avenue, Sidney, BC, MOE Site ID 9835 prepared by Islander Engineering, December 11, 2019

Phase 1 Environmental Site Assessment - 2526 Bevan Avenue, Sidney, BC Lot A, Block 14, District of North Saanich, Plan 381, prepared by AREC Environmental Group, November 17, 2017

Water Use Determination, 2526 Bevan Avenue, Sidney, BC, MOE Site ID 9835 prepared by Islander Engineering, October 17, 2019

Limited Groundwater Investigation Report - 2526 Bevan Avenue, Sidney, British Columbia, prepared by Wittich Environmental Services Ltd., October 10, 2008

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