VIA MAIL or EMAIL

Victoria File: 26250-20/9835
Site ID: 9835

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 - 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 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 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

Ministry of
Environment and
Climate Change Strategy

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.

June 2, 2021
Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2526 Bevan Avenue, Sidney, British Columbia which is more particularly known and described as:

PID	Legal Description
031-082-297	Strata Lot 1 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.
031-082-301	Strata Lot 2 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.
031-082-319	Strata Lot 3 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.
031-082-327	Strata Lot 4 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.
031-082-335	Strata Lot 5 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.
031-082-343	Strata Lot 6 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.
031-082-351	Strata Lot 7 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.
031-082-360	Strata Lot 8 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..
031-082-378	Strata Lot 9 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..
031-082-386	Strata Lot 10 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..
031-082-394	Strata Lot 11 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..
031-082-408	Strata Lot 12 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..

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PID	Legal Description
031-082-416	Strata Lot 13 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.
031-082-424	Strata Lot 14 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.
031-082-432	Strata Lot 15 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.
031-082-441	Strata Lot 16 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.
031-082-459	Strata Lot 17 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.
031-082-467	Strata Lot 18 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.
031-082-475	Strata Lot 19 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.
031-082-483	Strata Lot 20 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.
031-082-491	Strata Lot 21 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.
031-082-505	Strata Lot 22 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.
031-082-513	Strata Lot 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.

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

Latitude:	48°	38'	52.2"
Longitude:	123°	23'	44.4"

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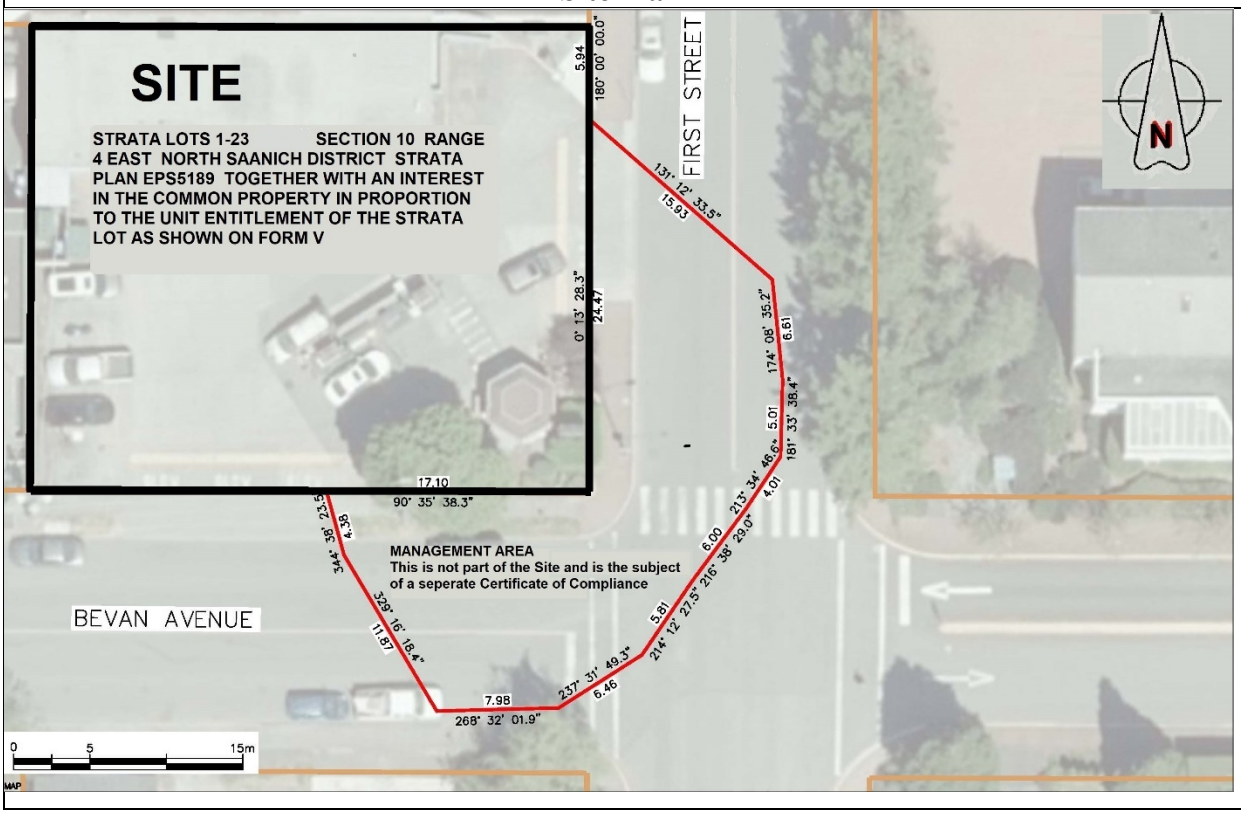
Site Plan



Location Map

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Date Issued

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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 a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing at the site. These assumptions include the following:

   (a) *A parking area exists below the ground level commercial units on the south half of the building while the north side of the building is slab-on-grade.*

   Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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.

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Schedule C

Substances and Uses

Substances remediated in soil for Commercial Land soil use:

To meet numerical remediation standards:

xylenes	1330-20-7

Substances remediated in water for Aquatic Life marine water use:

To meet numerical remediation standards:

benzene	71-43-2
LEPHw	NA
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, April 20, 2021 (File name: 5A-SOSC 2.3 SITE 9835 _standards_R5 20210420.pdf)

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

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

June 2, 2021
Date Issued

Signing Authority
For Director, *Environmental Management Act*