



Victoria File: 26250-20/1950
Site ID: 1950

December 11, 2020

Mr. John Driedger, P.Eng.
Shell Canada Products
400-4th Avenue, SW
PO Box 100, Station M
Calgary, AB T2P 2H5
By Email: john.driedger@shell.com

Dear Mr. Driedger:

Re: Certificate of Compliance – 2988 Jacklin Road, Langford, 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 james.plett@gov.bc.ca.

Yours truly,



James Plett
Senior Contaminated Sites Officer

Enclosure

cc: John DeCesare, Approved Professional, SNC-Lavalin Inc.,
8915 51st Avenue, Edmonton, AB, T6E 5J3
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Tara Siemens Kennedy, Approved Professional, SNC-Lavalin Inc.,
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City of Langford,
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EZ Lube Automotive LTD., INC.NO. BC1192172
930 Clapham Drive, Victoria, BC, V9C 4G5
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Royal Bank of Canada,
3541 Blanshard Street, Victoria, BC, V8Z 0B9

David Francescutti, SNC-Lavalin Inc.,
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CSAP Society, apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria csp_cio@Victorial.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.

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.

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Date Issued


James Plett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2988 Jacklin Road, Langford, British Columbia which is more particularly known and described as:

Lot 47, Section 80, Esquimalt District, Plan 12203

004-391-730

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

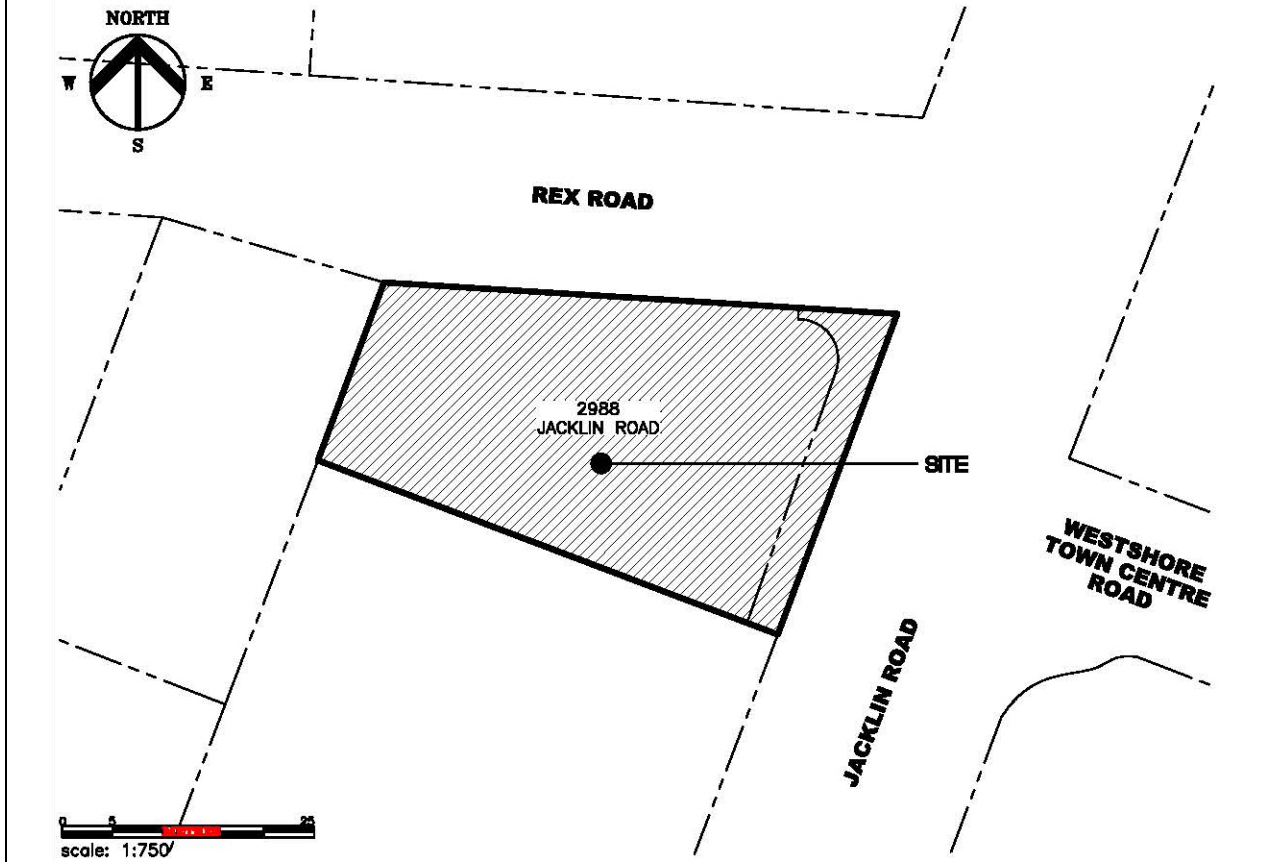
Latitude: 48° 26' 28.6"
Longitude: 123° 30' 41.7"

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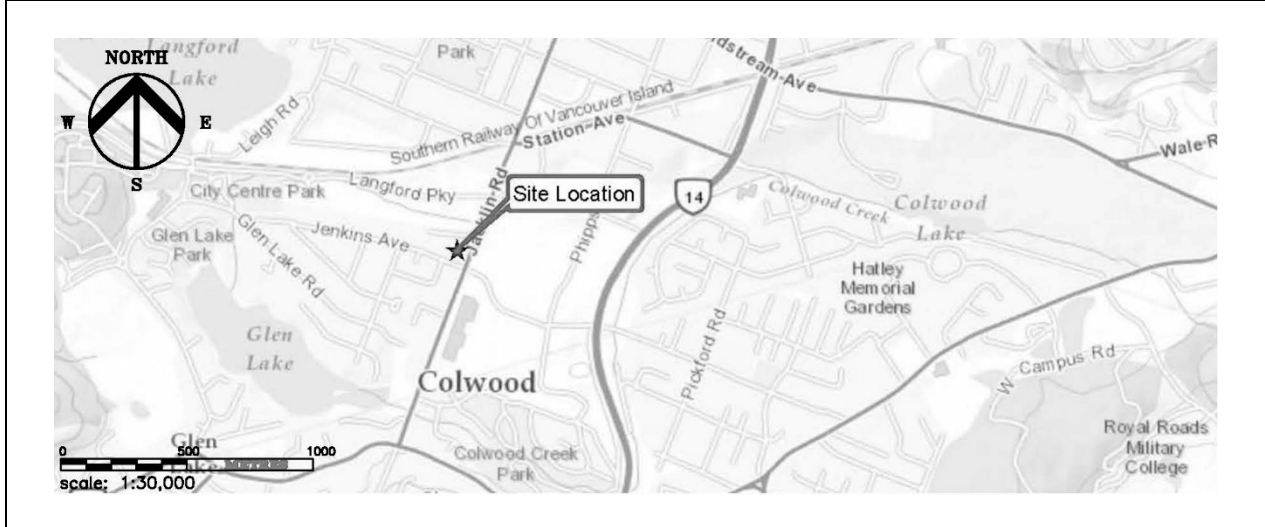
Date Issued


James Plett
For Director, *Environmental Management Act*

Site Plan, Langford, BC



Location Map, Langford, BC



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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 and or risk-based standards at 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) *That the current building comes into contact with the groundwater.*
- (b) *That future building(s) will not come into contact with the groundwater;*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings on 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) *The current building must remain at the Site and/or future buildings at the Site must not be in contact with groundwater.*
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 commercial land soil use:

To meet risk-based remediation standards:

benzene (71-43-2)
ethylbenzene (100-41-4)
LEPHs (71-43-2)
toluene (108-88-3)
VPHs (NA)
xylenes (1330-20-7)

Substances remediated in vapour for commercial land vapour use:

To meet risk-based remediation standards:

benzene (71-43-2)
tetrachloroethylene (127-18-4)
VPHv (NA)

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

arsenic (7440-36-0)
benzene (71-43-2)
benz(a)anthracene (56-55-3)
benzo(b)fluoranthene (205-99-2)
benzo(a)pyrene (50-32-8)
dibenz(a,h)anthracene (53-70-3)
ethylbenzene (100-41-4)
naphthalene (91-20-3)
toluene (108-88-3)
xylenes, total (1330-20-7)

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Schedule D

Documents

Summary of Site Condition, 2988 Jacklin Rd., Langford, BC, by SNC-Lavalin Inc., dated September 2020.

Summary of Communication in Regards to the CofC Application for the Former Shell Site at 2988 Jacklin Rd., Langford, BC (Site) Location Code: C47006 (ENV Site No.1950), dated August 31, 2020.

Human Health and Ecological Risk Assessment, Former Payless Site Located at 2988 Jacklin Road, Langford, BC – Location Code: C47006, dated August 27, 2020.

Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigation and Remediation Activities, Former Payless Site Located at 2988 Jacklin Road, Langford, BC – Location Code: C47006, dated August 18, 2020.

Certificate of Compliance – Portions of Jacklin and Rex Roads, Langford, British Columbia, dated November 30, 2017.

Certificate of Compliance – Portion of 2994 Jacklin Road, Langford, British Columbia, dated November 30, 2017.

Certificate of Compliance – Portion of 2953 Jacklin Road, Langford, British Columbia, dated November 30, 2017.

Summary of Communication in Regards to the CofC Application for portions of Jacklin and Rex Roads, 2994 Jacklin Road, and 2953 Jacklin Road Langford, BC associated with the Former Shell Site at 2988 Jacklin Rd., Langford, BC (Site), Location Code: C47006 (MoE Site No.1950), dated September 15, 2017.

Summary of Site Condition (City Management Area), prepared by SNC-Lavalin Inc., dated September 14, 2017.

Summary of Site Condition (GMHL Management Area), prepared by SNC-Lavalin Inc., dated September 14, 2017.

Summary of Site Condition (BCIMC Management Area), prepared by SNC-Lavalin Inc., dated September 14, 2017.

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Summary of Site Condition (Site – 2988 Jacklin Road), prepared by SNC-Lavalin Inc., dated September 14, 2017.

Human Health and Ecological Risk Assessment, Management Area Associated with Former Shell Service Station, at 2988 Jacklin Road, Langford, BC, Location Code: C47006, prepared by SNC-Lavalin Inc., dated May 31, 2017.

Updated Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Remediation Activities, Off-Site Management Areas Adjacent to 2988 Jacklin Road, Langford, BC, Location Code: C47006 prepared by SNC-Lavalin Inc., dated May 15, 2017.

Preapproval request where Certificates of Compliance are sought for affected parcels but not for associated source parcel – Site 1950, Management Areas Adjacent to 2988 Jacklin Road, Langford BC, prepared by the British Columbia Ministry of Environment, dated June 26, 2015.

Protocol 6 Preapproved Application for Management Areas Adjacent to 2988 Jacklin Road, Langford, BC (LC: C47006) prepared by SNC-Lavalin Inc., Environment & Water, dated March 30, 2015.

Certificate of Compliance – Portions of 2945 Jacklin Road, Langford, British Columbia, dated May 1, 2013.

Victoria, BC Summary of Site Condition portions of 2945 Jacklin Road, prepared by SNC-Lavalin Inc., dated February 5, 2013

Detailed Site Investigation and Remedial Action Plan Report, 2988 Jacklin Road, Langford, BC, by O'Connor Associates Environment Inc, dated April 30, 2002.

Approval in Principal for the lands located at 2988 Jacklin Rd., dated May 17, 2001.

Approval in Principal for the Site and adjacent lands at 2988 Jacklin Road, Langford, BC dated May 8, 1998.

Revised Remedial Action Plan, Payless Station #6, 2988 Jacklin Road, Langford, BC, by SEACOR, May 22, 1996.

Environmental Site Review and Proposed Remedial Action Plan, Payless Station #6, 2988 Jacklin Road, Langford, BC, by SEACOR dated November 17, 1995.

Environmental Site Review, Payless Station #6, 2988 Jacklin Road, Langford, BC, by SEACOR, August 8, 1995.

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