



VIA EMAIL: huntdb@bellsouth.net

Regional File: 26250-20/24260
SITE ID: 24260

March 14, 2022

Sue and Don Hunt
8488 Stables Road
Jacksonville, Florida, 32256

Dear Sue and Don Hunt:

Re: Certificate of Compliance - 2231 Sooke Road, Colwood, 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 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 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: Jeff Schmidt, Hemmera Envirochem Inc.
4370 Kingsway 18th Floor, Burnaby, BC, V5H 0C6,
jschmidt@hemmera.com

CSAP Society, apopova@csapsociety.bc.ca

City of Colwood,
3300 Wishart Road, Victoria, BC V9C 1R1, planning@colwood.ca

Client Information Officer, ENV, Victoria csp_cio@Victoria1.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.

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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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 2231 Sooke Road, Colwood, British Columbia which is more particularly known and described as:


Lot 1, Section 69, Esquimalt District, Plan 12375: PID# 004-753-038

Lot 2, Section 69, Esquimalt District, Plan 12375: PID# 004-753-046

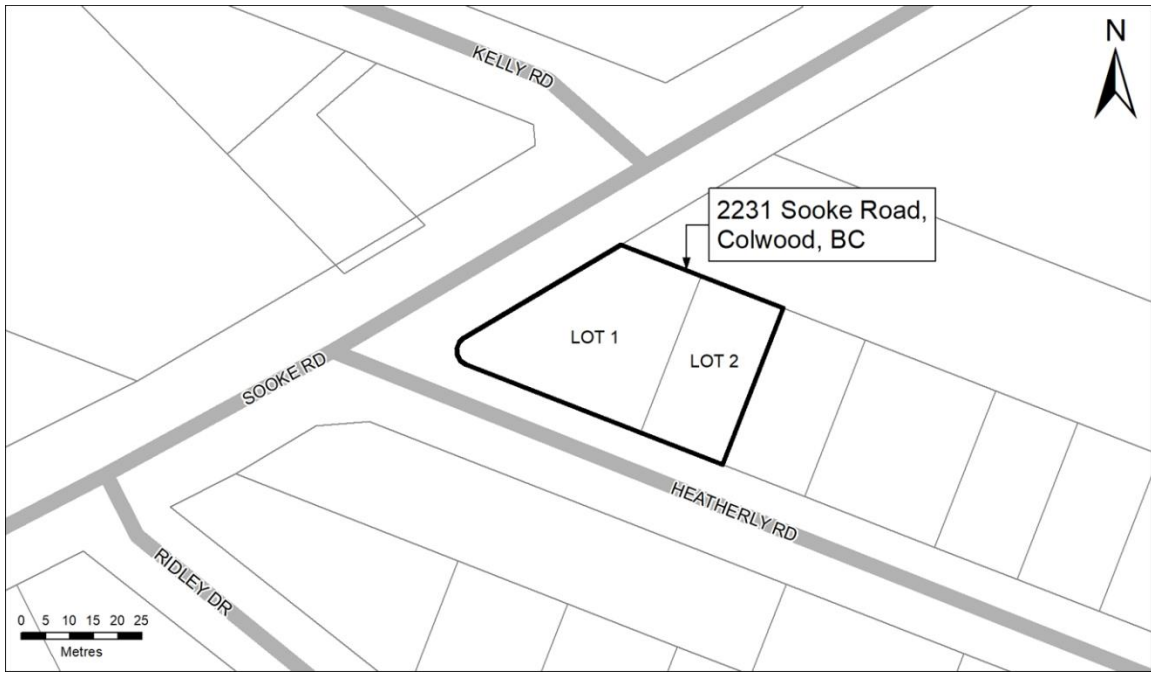
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 48° 26' 4.50"
Longitude: 123° 29' 28.70"

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Liliana Jerade
For Director, *Environmental Management Act*

Site Plan



Location Map



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For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land or vapour use 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. The use 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 standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) The Site will be used for commercial use.
- (b) The Site will be developed with a slab-on-grade building.

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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- benzene CAS# 71-43-2
- HEPHs N/A
- lead CAS# 7439-92-1
- LEPHs N/A
- VPHs N/A
- xylenes CAS# 1330-20-7

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Schedule D

Documents

Summary of Site Condition, Hemmera Envirochem Inc., January 14, 2022.

Stage 1 Preliminary Site Investigation Update, 2231 Sooke Road, Colwood, BC, Hemmera Envirochem Inc., January 14, 2022.

Groundwater Quality Report, 2231 Sooke Road, Colwood, BC, Hemmera Envirochem Inc., January 12, 2022.

Detailed Site Investigation and Confirmation of Remediation Report - 2231 Sooke Road, Colwood, BC, SNC Lavalin, July 13, 2020.

Stage 1 Preliminary Site Investigation (PSI) Addendum - 2231 Sooke Road, Colwood, BC, SNC Lavalin, January 6, 2020.

Limited Stage 1 Preliminary Site Investigation (PSI) Report - 2231 Sooke Road, Colwood, BC, SNC Lavalin, June 21, 2013.

Subsurface Investigation Report - Petro-Canada Service Station Located at 2231 Sooke Road, Colwood, BC (Property), SNC Lavalin, June 21, 2013.

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