



VIA EMAIL: bmonaghan@powertobe.ca

Victoria File: 26250-20/23590
Site ID: 23590

May 8, 2024

Brian Monaghan
Power To Be
4633 Prospect Lake Road
Victoria, BC V9E 1J5

Dear Brian Monaghan:

**Re: Certificate of Compliance - 226 Stevens Road (aka 4633 Prospect Lake Road),
Saanich, 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation

and may be encountered during any future work at the site.

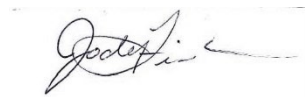
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

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 jody.fisher@gov.bc.ca.

Yours truly,



Jody Fisher
for Director, *Environmental Management Act*

Enclosure

cc: District of Saanich
planning@saanich.ca
Client Information Officer, BC Ministry of Environment and Climate Change Strategy
csp_cio@Victoria1.gov.bc.ca
Society of Contaminated Sites Approved Professionals of BC
submissions@csapsociety.bc.ca
Samuel Cedric Steele
csteele@cedricsteele.com
Tom Frkovich, Approved Professional, WSP Canada Inc.
tom.frkovich@wsp.com
Marina Makovetski, WSP Canada Inc.
marina.makovetski@wsp.com



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.

May 8, 2024

Date Issued

Signing Authority
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 226 Stevens Road (aka 4633 Prospect Lake Road), Saanich, British Columbia which is more particularly known and described as:

Parcel B (DD 33373I) of Section 92, Lake District, Except Amended Parcel 2 (DD 171872I) of Said Parcel B, and Except Part in Plan 10212

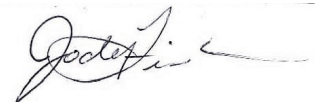
PID: 006-914-560

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

Latitude: 48° 30' 18.40"
Longitude: 123° 26' 17.90"

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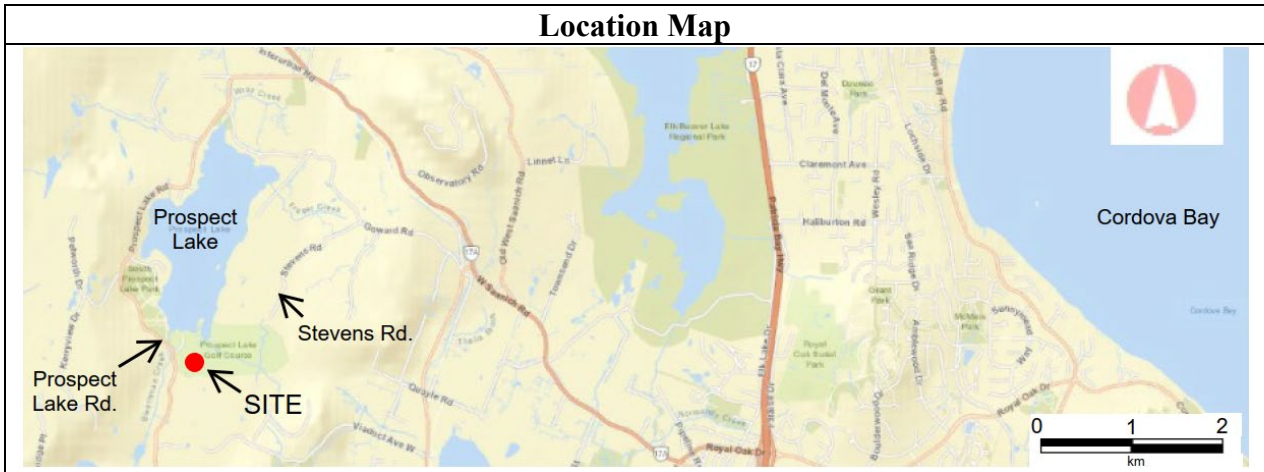


Signing Authority
For Director, *Environmental Management Act*

Site Plan



Location Map



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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 persons 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 Contaminated Sites Regulation numerical standards at 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) Any building erected on site will be of slab-on-grade construction.

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 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 evaluated in soil for residential (low density) land soil use:

To meet local background concentrations:

| | |
|----------|-----------|
| Iron | 7439-89-6 |
| Vanadium | 7440-62-2 |

Substances remediated in soil for residential (low density) land soil use:

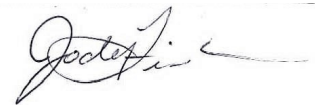
To meet numerical remediation standards:

| | |
|---------|-----------|
| Arsenic | 7440-38-2 |
| Copper | 7440-50-8 |
| Lead | 7439-92-1 |
| Zinc | 7440-66-6 |

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Site Identification Number 23590
Version 9.0 R



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Schedule D

Documents

| Document Title | Author / Company | Document Date |
|---|-------------------------------------|----------------------|
| <i>Summary of Site Condition</i> | WSP Canada Inc. | January 23, 2024 |
| <i>Addendum for Certificate of Compliance Application, 226 Stevens Road (aka 4633 Prospect Lake Road, Saanich, BC</i> | WSP Canada Inc. | December 21, 2023 |
| <i>Detailed Site Investigation and Confirmation of Remediation, 226 Stevens Road (aka 4633 Prospect Lake Road), Saanich, BC</i> | WSP Canada Inc. | September 6, 2023 |
| <i>Update to Stage 1 Preliminary Site Investigation, 226 Stevens Road (aka 4633 Prospect Lake Road), Saanich, BC</i> | WSP Canada Inc. | August 3, 2023 |
| <i>Stage 2 Preliminary Site Investigation, 4633 Prospect Lake Road, Saanich, BC</i> | WSP Canada Inc. | October 20, 2020 |
| <i>Subsurface Soil Investigation, 4633 Prospect Lake Road, Saanich, BC</i> | WSP Canada Inc. | November 30, 2017 |
| <i>Stage 1 Preliminary Site Investigation, 4633 Prospect Lake Road, Saanich, BC</i> | WSP Canada Inc. | July 28, 2017 |
| <i>4633 Prospect Lake Road, Saanich, BC – Soil Sampling Report</i> | North West Environmental Group Ltd. | May 30, 2017 |

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