



VIA EMAIL

Victoria File: 26250-20/25658
Site ID: 25658

January 17, 2024

Klaas Jansma
Jansma Holdings Ltd.
906 Nicholson Street
Victoria, BC V8X 4B4
kpjansma@shaw.ca

Dear Klaas Jansma:

Re: Certificate of Compliance – 700 Vanalman Avenue, Specifically Off-Site Management Area 2, Saanich, 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) 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 Liliana.Jerade@gov.bc.ca

Yours truly,



Liliana Jerade
Senior Contaminated Sites Officer

Enclosure

cc: District of Saanich 770 Vernon Avenue, Victoria, BC V8X 2W7 Attention: Harley Machielse Harley.Machielse@Saanich.ca

Mortgage ET108039: Royal Bank of Canada #402 – 707 Fort Street, P.O. Box 1231, Victoria, BC V8W 4B4 Attention: Jeff Cox Jeff.Cox@rbc.com

Oakcrest Park Estates 402-707 Fort Street, Victoria, BC V8W 3G3 Attention: R. Thomas Burley. tburley@oakcrest.ca

Client Information Officer, BC Ministry of Environment and Climate Change Strategy, Land Remediation Section, csp_cio@victoria1.gov.bc.ca

Anna Popova, CSAP Society, apopova@csapsociety.bc.ca

Larsen Environmental – Attention: Lori Larsen - CSAP. Lori@LarsenEnviro.com

Trillium Environmental – Attention: Stefan Quaglia - CSAP. info@trilliumenviro.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.

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.

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Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 770 Vanalman Avenue, Saanich, British Columbia and consists of portions described by the following two Off-Site Management metes and bounds described Areas 2 and 4 associated with Lot 1, Section 100; Lake District, Plan 14320 Except Plan EPP93535


Reference	PID	Legal Address	Civic Address or Description
Off-Site Management Area 2	000-275-531	<p>Starting at a point 2.49 metres on a grid bearing of 19°56'26" from the west-southwesterly corner of Lot 2, Section 100; Lake District, Plan 34088 Except Part in PLAN VIP57125</p> <ul style="list-style-type: none"> • Thence on a grid bearing of 19°56'26" a distance of 13.30 metres along the westerly boundary of said Lot 2; • Thence on a grid bearing of 43°14'59" a distance of 2.63 metres; • Thence on a grid bearing of 51°27'40" a distance of 6.18metres; • Thence on a grid bearing of 78°13'28" a distance of 3.85 metres; • Thence on a grid bearing of 90°01'16" a distance of 5.70 metres; • Thence on a grid bearing of 99°50'29" a distance of 3.05 metres; • Thence on a grid bearing of 113°47'14" a distance of 10.53 metres; • Thence on a grid bearing of 128°26'43" a distance of 2.36 metres; • Thence on a grid bearing of 138°10'55" a distance of 4.00 metres; • Thence on a grid bearing of 144°07'47" a distance of 8.58 metres; • Thence on a grid bearing of 162°38'21" a distance of 2.35 metres; • Thence on a grid bearing of 187°17'05" a distance of 3.34 metres; • Thence on a grid bearing of 194°48'05" a distance of 3.20 metres; 	770 Vanalman Avenue

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Reference	PID	Legal Address	Civic Address or Description
		<ul style="list-style-type: none"> • Thence on a grid bearing of 210°41'46" a distance of 2.67 metres; • Thence on a grid bearing of 176°11'51" a distance of 4.56 metres; • Thence on a grid bearing of 147°32'17" a distance of 2.58 metres; • Thence on a grid bearing of 179°43'18" a distance of 2.45 metres; • Thence on a grid bearing of 196°24'23" a distance of 4.29 metres; • Thence on a grid bearing of 235°12'10" a distance of 2.40 metres more or less to a point on the westerly boundary of said Lot 2 with Lot 1; • Thence on a grid bearing of 20°3'21" a distance of 5.32 metres more or less along the westerly boundary of said Lot 2 aligning to the northeast corner of Lot 1; • Thence on a grid bearing of 290°03'39" a distance of 40.92 metres along the west-southerly boundary of said Lot 2; <p>Thence on a grid bearing of 323°10'19" a distance of 4.64 metres more or less to the point on the westerly boundary of said Lot 2 being the point of commencement containing by admeasurement 1051.3 m² more or less.</p>	
<p style="text-align: center;">Off-Site Management Area 4</p>	<p style="text-align: center;">000-275-531</p>	<p>Starting at a point 17.54 metres on a grid bearing of 19°54'58" from the south-southwesterly corner of Lot 2, Section 100; Lake District, Plan 34088 Except Part in PLAN VIP57125</p> <ul style="list-style-type: none"> • Thence on a grid bearing of 19°54'57" a distance of 9.24 metres along the westerly boundary of said Lot 2; • Thence on a grid bearing of 111°27'46" a distance of 10.82 metres; • Thence on a grid bearing of 130°53'54" a distance of 3.30 metres; • Thence on a grid bearing of 165°03'42" a distance of 2.79 metres; 	<p style="text-align: center;">770 Vanalman Avenue</p>

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Reference	PID	Legal Address	Civic Address or Description
		<ul style="list-style-type: none"> • Thence on a grid bearing of 187°11'31" a distance of 2.58 metres; • Thence on a grid bearing of 203°24'03" a distance of 20.08 metres; • Thence on a grid bearing of 229°10'57" a distance of 0.54 metres more or less to the southerly boundary of said Lot 2; • Thence on a grid bearing of 290°01'38" a distance of 7.70 metres along the southerly boundary of said Lot 2 • Thence on a grid bearing of 352°37'44" a distance of 2.23 metres; • Thence on a grid bearing of 19°24'58" a distance of 13.97 metres; • Thence on a grid bearing of 326°33'46" a distance of 2.45 metres; <p>Thence on a grid bearing of 292°02'9" a distance of 3.68 metres more or less to the point on the westerly boundary of said Lot 2 being the point of commencement containing by admeasurement 307.2m² more or less.</p>	

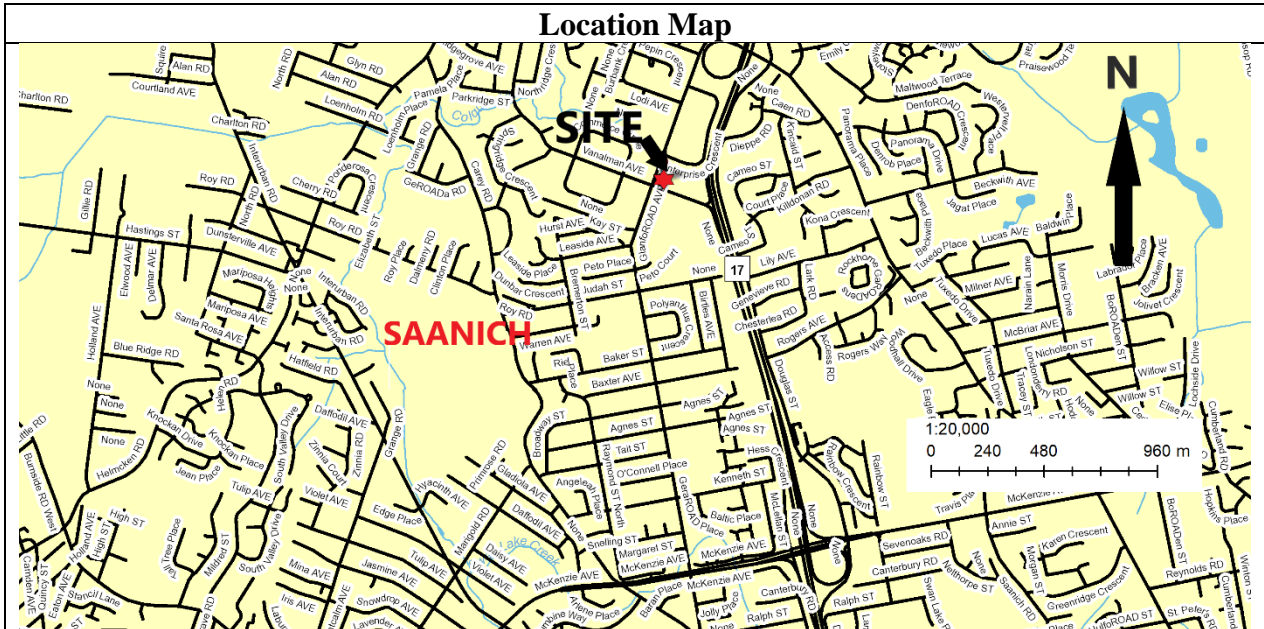
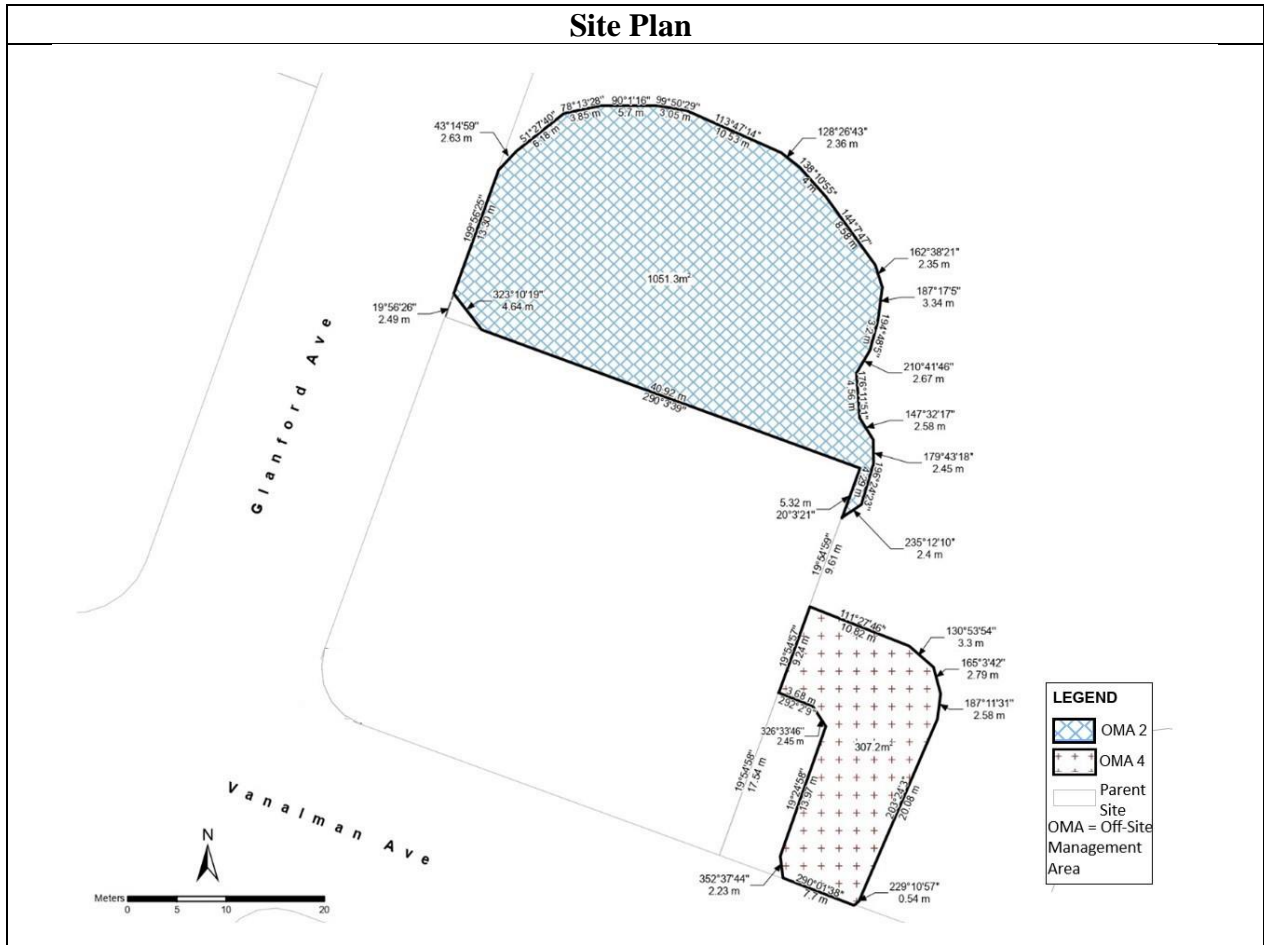
The site contains parts of a legal parcel depicted in an engineering drawing prepared by Wittich Environmental Services on March 21, 2023.

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


Latitude: 48° 28' 55.5"
Longitude: 123° 23' 22.1"

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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 at and adjacent to 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:

- The buildings on the Site currently are slab on grade and any future buildings or structures on the Site must also be 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<s> 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 risk-based remediation standards:

Parameter	CAS #
tetraethyl lead	78-00-2
VPHs	n/a

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

Parameter	CAS #
benzene	71-43-2
LEPHw	n/a
naphthalene	91-20-3
toluene	108-88-3
VPHw	n/a

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Schedule D

Documents

Summary of Site Condition, prepared by Lori C. Larsen, Larsen Environmental and Stefan Quaglia, Trillium Environmental, October 6, 2023

Addendum 2 - Human Health and Ecological Risk Assessment Report, 4233 Glanford Avenue and Off-Site Affected Properties, Saanich, BC Site IDs: 7625, 23812 and 25658, prepared by Trillium Environmental Ltd., September 11, 2023

Addendum to Human Health and Ecological Risk Assessment Report, 4233 Glanford Avenue and Off-Site Affected Properties, Saanich, BC, prepared by Trillium Environmental Ltd., May 5, 2023

Addendum to Site Investigation Reports, 4233 Glanford Avenue, Saanich, BC, prepared by Wittich Environmental Services Ltd., May 5, 2023

Communications Package "Certificate of Compliance for Source Site and Affected Parcels - Source Site: 4233 Glanford Avenue - Affected Parcel: 770 Vanalman Avenue - Affected Parcel: Roadways of Glanford and Vanalman Avenue", prepared by Wittich Environmental Services Ltd., July 29, 2022

Human Health and Ecological Risk Assessment, 4233 Glanford Avenue, Saanich, BC, prepared by Wittich Environmental Services Ltd., July 29, 2022

Stage 1 Preliminary Site Investigation Addendum, 4233 Glanford Avenue, Saanich, BC, prepared by Wittich Environmental Services Ltd., July 29, 2022

Supplemental Detailed Site Investigation, 4233 Glanford Avenue, Saanich, BC, prepared by Wittich Environmental Services Ltd., July 27, 2022

Stage 1 Preliminary Site Investigation, Underground Infrastructure Removal and Detailed Site Investigation, 4233 Glanford Avenue, Saanich, BC, prepared by Wittich Environmental Services Ltd., April 11, 2022

Data Gap Analysis, Underground Storage Tank Removal and Remedial Options Evaluation, 4233 Glanford Avenue, Victoria, BC, prepared by Arcadis Canada Inc., February 1, 2016

Limited Groundwater Remediation Program, 4233 Glanford Avenue, Saanich, BC, prepared by South Island Environmental, June 1, 2014

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Groundwater Sampling Program, 4233 Glanford Avenue, Saanich, BC, prepared by South Island Environmental, February 2014

Groundwater Sampling Event. Prepared by Environmental Professionals Inc., February 16, 2005

Soil Excavation Area # 3. Prepared by Environmental Professionals Inc., September 2004

Installation of a polyethylene "Curtain Wall - Groundwater Containment System". Prepared by Environmental Professionals Inc., October 2003

Stage 2 Preliminary Site Investigation (PSI) (Limited DSI). Prepared by Environmental Professionals Inc., November 2002

Tank Pull # 1. Prepared by Environmental Professionals Inc., July 2001.

Tank Pull # 2. Prepared by Environmental Professionals Inc., September 2001

Limited Stage I and II Preliminary Site Investigation, Glanford Esso Service, 4233 Glanford Avenue, Saanich, BC, prepared by Seacor Environmental Engineering Inc.

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