



**VIA EMAIL**

Victoria File: 26250-20/7625, 23812  
Site ID: 7625, 23812

February 20, 2024

Klaas Jansma  
Jansma Holdings Ltd.  
906 Nicholson Street  
Victoria, BC V8X 4B4  
[kpjansma@shaw.ca](mailto:kpjansma@shaw.ca)

Dear Klaas Jansma:

**Re: Certificate of Compliance – 4233 Glanford Avenue and  
Off-Site Management Area 1, 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](mailto: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](mailto:Harley.Machielse@Saanich.ca)

Mortgage CA9419134: Jan123 Holdings Ltd. 906 Nicholson Street,  
Victoria, BC V8X 4B4 [KPJANSMA@SHAW.CA](mailto:KPJANSMA@SHAW.CA)

Glanford Auto Service (G.A.S) Ltd. c/o Ross Taylor 2500 Rock Bay Avenue,  
Victoria BC V8W1R3 [ross@gabrielross.com](mailto:ross@gabrielross.com)

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

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
Land Remediation Section, [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.gov.bc.ca)

Anna Popova, CSAP Society, [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Larsen Environmental – Attention: Lori Larsen - CSAP. [Lori@LarsenEnviro.com](mailto:Lori@LarsenEnviro.com)

Trillium Environmental – Attention: Stefan Quaglia - CSAP. [info@trilliumenviro.com](mailto: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.

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Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 4233 Glanford Avenue and portions of roadway, Saanich, British Columbia, as described by legal plan and metes and bounds below.

Reference	PID	Legal Address	Civic Address or Description
<b>SITE</b>	004-411-544	Lot 1 Section 100 Lake District Plan 14320 Except Plan EPP93535	4233 Glanford Avenue
<b>Off-Site Management Area 1</b>	No PID	<p>Starting at a point 17.77 metres on a grid bearing of 199°56'25" from the northwesterly corner of Lot 1, Section 100; Lake District, Plan 14320 Except Plan EPP93535</p> <ul style="list-style-type: none"> <li>• Thence on a grid bearing of 199°56'13" a distance of 17.97 metres along the westerly boundary of said Lot 1;</li> <li>• Thence a curve to the left having a radius of 6.00 metres and an arc distance of 9.43 metres along the boundary of said Lot 1;</li> <li>• Thence on a grid bearing of 290°01'36" a distance of 32.42 metres along the southerly boundary of said Lot 1;</li> <li>• Thence on a grid bearing of 216°34'19" a distance of 1.87 metres;</li> <li>• Thence on a grid bearing of 231°20'31" a distance of 2.72 metres;</li> <li>• Thence on a grid bearing of 242°37'15" a distance of 2.43 metres;</li> <li>• Thence on a grid bearing of 259°56'58" a distance of 3.10 metres;</li> <li>• Thence on a grid bearing of 267°55'05" a distance of 4.25 metres;</li> <li>• Thence on a grid bearing of 278°44'43" a distance of 4.06 metres;</li> <li>• Thence on a grid bearing of 288°26'10" a distance of 3.54 metres;</li> <li>• Thence on a grid bearing of 296°17'39" a distance of 3.66 metres;</li> </ul>	Roadway adjacent to the south of the Site, on Vanalman Avenue, and to the west of the Site, on Glandford Avenue

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Reference	PID	Legal Address	Civic Address or Description
		<ul style="list-style-type: none"> <li>• Thence on a grid bearing of 308°19'14" a distance of 3.05 metres;</li> <li>• Thence on a grid bearing of 328°04'40" a distance of 2.77 metres;</li> <li>• Thence on a grid bearing of 342°43'08" a distance of 7.28 metres;</li> <li>• Thence on a grid bearing of 290°49'27" a distance of 9.67 metres;</li> <li>• Thence on a grid bearing of 328°53'32" a distance of 2.62 metres;</li> <li>• Thence on a grid bearing of 347°06'26" a distance of 3.29 metres;</li> <li>• Thence on a grid bearing of 2°17'22" a distance of 3.86 metres;</li> <li>• Thence on a grid bearing of 12°29'45" a distance of 7.32 metres;</li> <li>• Thence on a grid bearing of 24°05'04" a distance of 5.58 metres;</li> <li>• Thence on a grid bearing of 44°08'44" a distance of 1.83 metres</li> <li>• Thence on a grid bearing of 71°57'53" a distance of 1.75 metres;</li> </ul> <p>Thence on a grid bearing of 96°55'58" a distance of 5.68 metres more or less to the point on the westerly boundary of said Lot 1 being the point of commencement containing by admeasurement 413m<sup>2</sup> more or less.</p>	
<p style="text-align: center;"><b>Off-Site Management Area 3</b></p>	<p style="text-align: center;">No PID</p>	<p>Starting at a point 2.49 metres on a grid bearing of 19°56'26" from the northwesterly corner of Lot 1, Section 100; Lake District, Plan 14320 Except Plan EPP93535</p> <ul style="list-style-type: none"> <li>• Thence on a grid bearing of 323°10'19" a distance of 1.75 metres</li> <li>• Thence on a grid bearing of 3°17'02" a distance of 4.90 metres;</li> <li>• Thence on a grid bearing of 38°27'26" a distance of 4.72 metres more or less to the westerly boundary of Lot 2, Section 100, Lake District, Plan 34088, Except Part In Plan VIP57125;</li> </ul>	<p>Roadway on Glanford Avenue, portion northwest of Site and west of OMA#2</p>

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Reference	PID	Legal Address	Civic Address or Description
		Thence on a grid bearing of 199°56'25" a distance of 13.30 metres more or less to the point along the westerly boundary of Lot 2, Section 100, Lake District, Plan 34088, Except Part In Plan VIP57125 being the point of commencement containing by admeasurement 22.5m <sup>2</sup> more or less.	
<b>Off-Site Management Area 5</b>	No PID	<p>Starting at a point 7.70 metres on a grid bearing of 110°01'38" from the southeasterly corner of Lot 1, Section 100; Lake District, Plan 14320 Except Plan EPP93535</p> <ul style="list-style-type: none"> <li>• Thence on a grid bearing of 110°01'38" a distance of 7.70 metres along the southerly boundary of Lot 2, Section 100, Lake District, Plan 34088, Except Part In Plan VIP57125;</li> <li>• Thence on a grid bearing of 229°10'52" a distance of 2.38 metres;</li> <li>• Thence on a grid bearing of 271°00'24" a distance of 2.88 metres</li> <li>• Thence on a grid bearing of 304°50'33" a distance of 1.99 metres;</li> <li>• Thence on a grid bearing of 337°51'31" a distance of 2.35 metres;</li> </ul> <p>Thence on a grid bearing of 352°37'52" a distance of 0.86 metres more or less to the point along the southerly boundary of Lot 2, Section 100, Lake District, Plan 34088, Except Part In Plan VIP57125 being the point of commencement containing by admeasurement 15.6m<sup>2</sup> more or less.</p>	Roadway on Vanalman Avenue portion to the SE of the Site and south of OMA#4

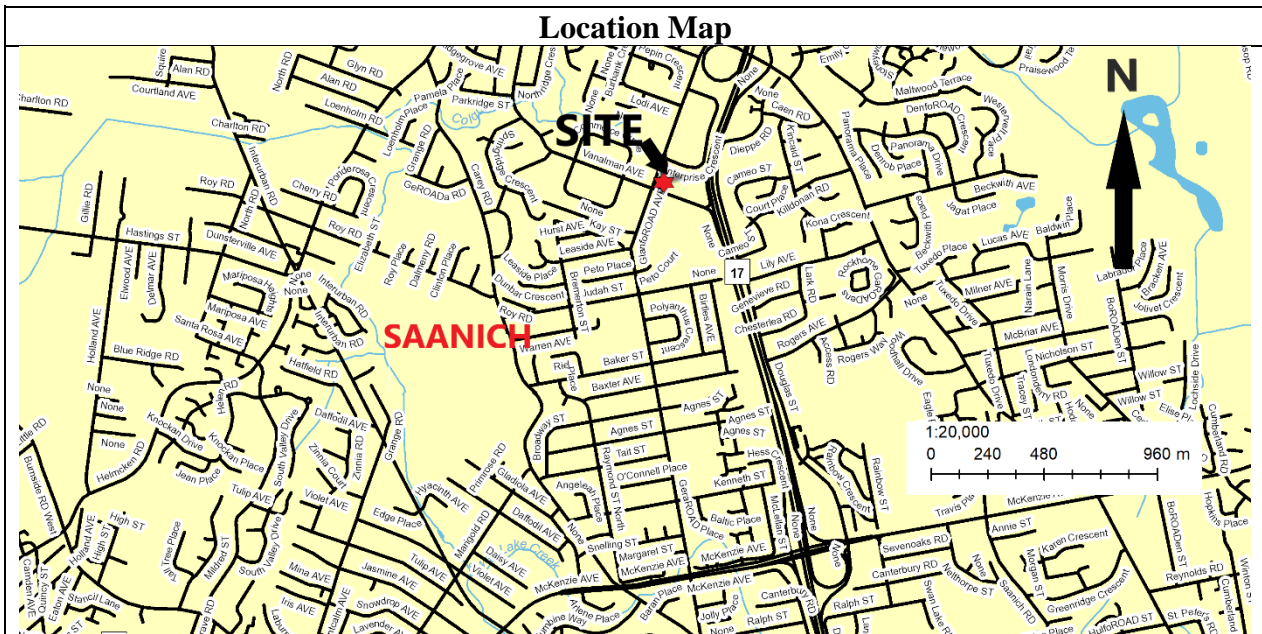
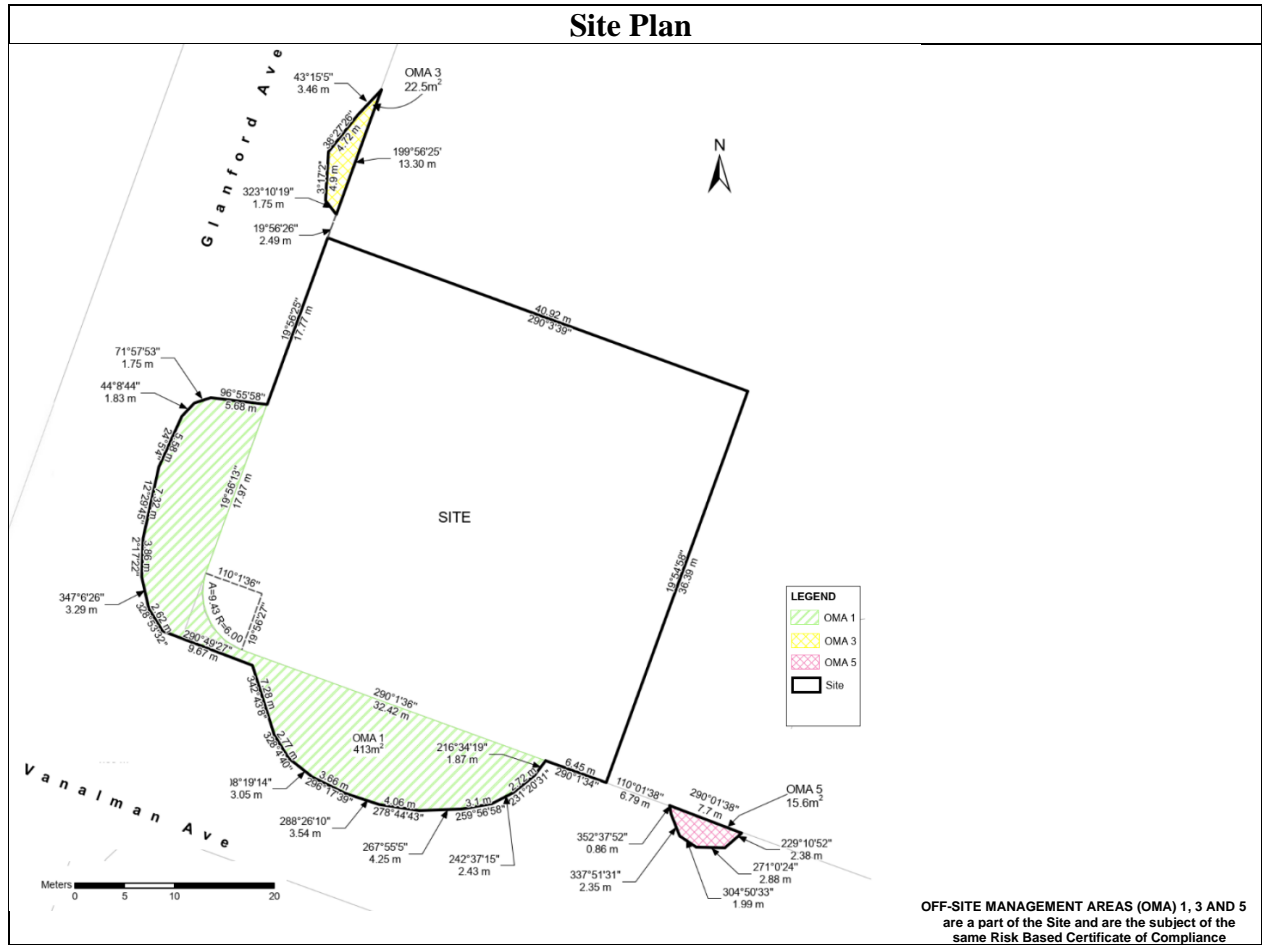
The site contains parts of a legal parcel depicted in an engineering drawing prepared by Wittich Environmental Services on March 21, 2023.

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


Latitude:        48° 28' 54.6"  
Longitude        123° 23' 23.2"  
:

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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.
2. 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 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.

3. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) The Affected Parcel (OMA 1, 3, and 5) will remain a municipal roadway.
4. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 3 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:

<b>Parameter</b>	<b>CAS #</b>
arsenic	7440-38-2
benzene	71-43-2
cobalt	7440-48-4
HEPHs	n/a
tetraethyl lead	78-00-2
toluene	108-88-3
VPHs	n/a
xylenes	1330-20-7
zinc	7440-66-6

To meet local background concentrations:

<b>Parameter</b>	<b>CAS #</b>
chromium	7440-47-3
cobalt	7440-48-4

#### *Substances remediated in water for freshwater aquatic life water use:*

To meet numerical remediation standards:


<b>Parameter</b>	<b>CAS #</b>
acridine	260-94-6
anthracene	120-12-7

To meet risk-based remediation standards:

<b>Parameter</b>	<b>CAS #</b>	<b>Parameter</b>	<b>CAS #</b>
benzene	71-43-2	toluene	108-88-3
ethylbenzene	100-41-4	VHw6-10	n/a
EPH <sub>W10-19</sub>	n/a	VPHw	n/a
LEPHw	n/a	xylenes, total	1330-20-7
naphthalene	91-20-3		
phenanthrene	85-01-8		
pyrene	129-0-0		

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## Schedule D

### Documents

*Summary of Site Condition*, prepared by Lori C. Larsen, Larsen Environmental and Stefan Quaglia, Trillium Environmental, October 26, 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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