



Ministry of  
Environment

**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.

June 18/14  
Date Issued

John E. H. Ward  
John E. H. Ward  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 3440 Saanich Road, Victoria, British Columbia, which is more particularly known and described by the following metes and bounds:

Commencing at the most northerly corner of Remainder Lot A, Plan VIP85149;

Thence  $124^{\circ}46'43''$ , 102.534 m;

Thence  $214^{\circ}46'57''$ , 32.998 m;

Thence  $243^{\circ}11'17''$ , 119.079 m;

Thence  $339^{\circ}28'15''$ , 0.680 m; Thence  $340^{\circ}16'51''$ , 55.642 m;

Thence  $34^{\circ}53'07''$ , 104.870 m, to the Point of Commencement

PID: portions of 027-544-257

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

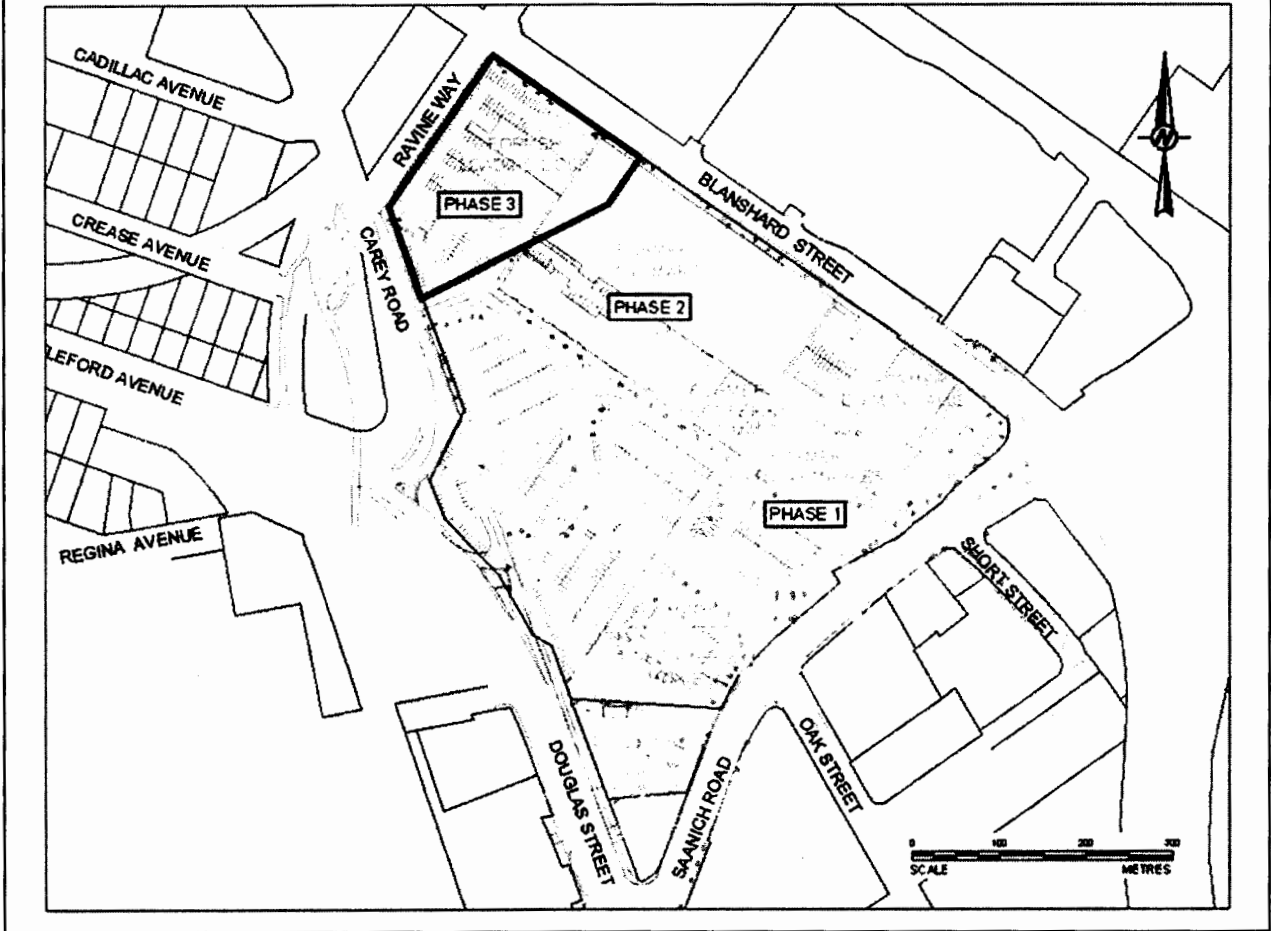
Latitude:  $48^{\circ} 27' 23.5''$

Longitude:  $123^{\circ} 22' 35.2''$

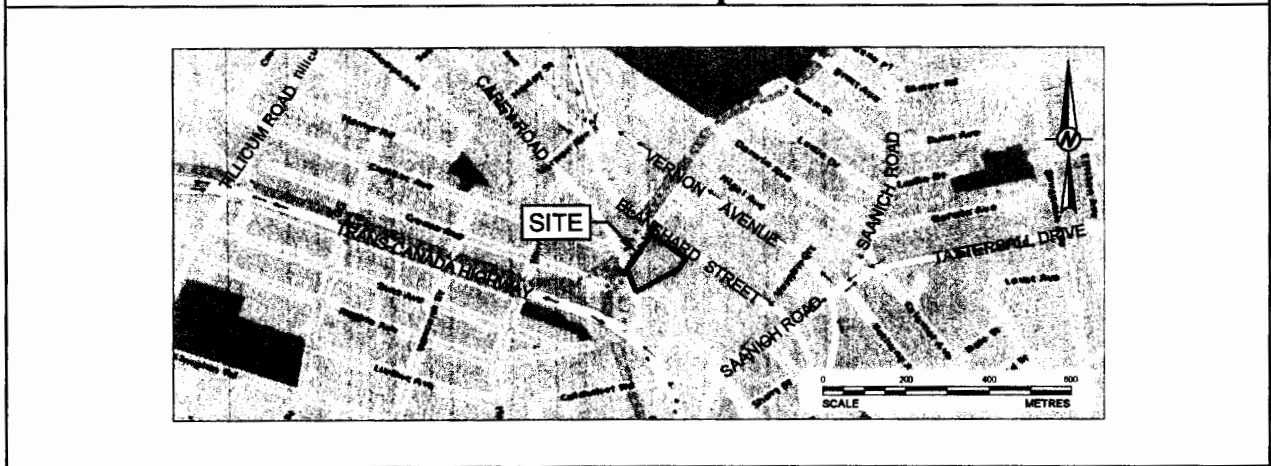
  
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### Site Plan



### Location Map



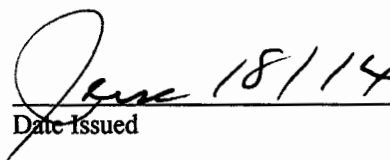
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## Schedule B

### Requirements and Conditions

1. Any changes in land or vapour 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.

  
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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

- Cadmium and zinc;
- LEPHs, HEPHs and VPHs; and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene and pyrene.

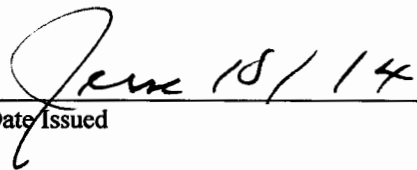
##### To meet local background concentrations:

- Chromium.

#### *Substances remediated in vapour for commercial land vapour use:*

##### To meet numerical remediation standards:

- Benzene and naphthalene; and
- VPHv.

  
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## Schedule D

### Documents

*Summary of Site Condition, Dawn Flotten, Golder Associates Ltd., April 24, 2014;*

*Stage 1 Preliminary Site Investigation Update, Phase 3 Redevelopment, Uptown Shopping Centre, Saanich, BC, Golder Associates Ltd., April 14, 2014;*

*Detailed Site Investigation for Phase 3 Redevelopment Area of Uptown Shopping Centre, Saanich, Golder Associates Ltd., BC, April 14, 2014;*

*Additional Pre-Remediation Test Pit Investigation, Phase 3 Redevelopment, Uptown Shopping Centre, Saanich, BC, Golder Associates Ltd., April 14, 2014;*

*Confirmation of Soil Remediation, Phase 3 Redevelopment, Uptown Shopping Centre, Saanich, BC, Golder Associates Ltd., April 14, 2014;*

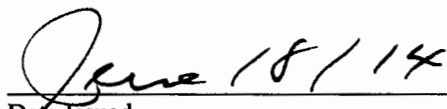
*Groundwater and Soil Vapour Quality Investigation, Phase 3 Redevelopment, Uptown Shopping Centre, Saanich, BC, Golder Associates Ltd., April 14, 2014;*

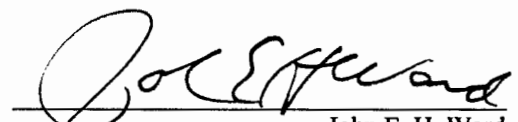
*Uptown Shopping Centre, Phase 2 Development, Under-Building Soil Quality Assessment, Golder Associates Ltd., February 6, 2012;*

*Report Pre-Remediation In-Situ Soil Assessment, Uptown Shopping Centre – Phase 2, Golder Associates Ltd., July 15, 2009;*

*In-situ Soil Characterization of the Proposed Walmart Loading Dock at Town & Country Shopping Centre, Golder Associates Ltd., September 28, 2007; and*

*Stage 1 and 2 Preliminary Site Investigation, The Town and Country Shopping Centre, Victoria, British Columbia, Golder Associates Ltd., March 7, 2007.*

  
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