

Mailing

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Regional

344 George Street
Prince George, BC
V2L 1R3

City of Prince George
1100 Patricia Boulevard
Prince George, BC
V2L 3V9

September 22, 2021

Attn: Development Services, *City of Prince George*

Re: ***PERFORMANCE VERIFICATION PLAN*** – *Western Property Boundary of 805 1st Avenue, Prince George, BC.*

1.0 INTRODUCTION

TerraWest Environmental Inc (TerraWest) has prepared this Performance Verification Plan (PVP) in support of a risk-based Certificate of Compliance (COC) application for 805 1st Avenue, Prince George, BC herein referred to as the 'Subject Property' and/or the 'Site'.

The PVP illustrates the principal risk management measures taken to ensure the COC application remains valid whereby the key risk management controls of Schedule B of the CoC must remain in place. This PVP was prepared in accordance with British Columbia Ministry of Environment and Climate Change Strategy (BC ENV) guidance¹ and is based on the findings of the previous environmental reports^{2,3,4} completed by TerraWest.

The Subject Property location is described as follows:

Site Location	
Site ID	23901
Civic Address	805 1 st Avenue, Prince George, BC
Property Owner/Operator	596037 BC Ltd., Inc. No BC1135871/Operated as NR Motors

¹ BC ENV guidance for PVP's available at: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/guidance-resources/performance-verification-plans>

² Detailed Site Investigation (DSI) and Confirmation of Remediation (COR), 855 1st Avenue, 190 Ontario Street, and an Unassigned Portion of Ontario Street, *TerraWest, August 2021*

³ Off-Site Soil Investigation, Western Property Boundary of 805 1st Avenue, *TerraWest, August 2021*

⁴ Screening Level Risk Assessment, *Western Boundary of 805 1st Avenue, Prince George, BC. TerraWest, September 2021*

Legal Description	Parcel 1, District lot 343, Land District 5, Plan PGP34353 PID: 015-656-845
Zoning	Z21: Integrated Health and Housing
Current Land Use	Commercial (Recreational vehicle sales and repair)
Latitude	53° 54' 58.2" N
Longitude	122° 44' 10.8" W

2.0 RISK CONTROL TYPE

The Subject Property is identified as a Type 2 per BC ENV requirements and therefore requires a PVP identifying the types of controls, i.e. *institutional or engineering controls*, present for the future mitigation of risk.

3.0 REQUIRED RISK CONTROL

The principal risk controls which must be maintained at the Site and are listed under Schedule B on the CoC are:

- Existing asphalt above the contaminated soil must remain intact

4.0 REQUIRED ACTIONS TO IMPLEMENT THE REQUIRED RISK CONTROLS

Performance verification actions identify specific tasks which must be continually performed so that risk controls are implemented or maintained on the Site. The following performance verification actions are recommended for the Site:

- The Site owner and or operator must ensure that asphalt covering the contaminated area remains intact. As this area currently contains asphalt, no immediate action is necessary.

Soil exposure pathway(s) is considered inoperable at this time as asphalt is present in this area. Furthermore, this area of the Site is used for trailer storage. Ongoing performance verification inspections are not required until development, change of property use were to occur, or if required by the director.

4.1 OTHER CONSIDERATIONS AND CONTINGENCY PLANNING

Should the asphalt cover erode or fail than the risk of exposure may increase. However, immediate unacceptable risk is not considered likely as the soil contamination (HEPH) is localized in a small volume (<5 m³) of soil at 0.4 m below grade surface; not immediately below the asphalt seal. Should this occur, the area should instead be repaved or sealed using an equally effective medium or

product. If the risk controls fail, and repair is not possible, the Client should be notified as well as the Director to request assistance in determining required actions.

Client contact details for information pertaining to the risk controls are:

City of Prince George – *Development Services Department*
1100 Patricia Boulevard
Prince George, BC.
V2L 3V9

Phone: (250) 561-7600

The director can be contacted by email, *Site@gov.bc.ca.*, referencing the Site ID identified above in section 1.0.

End of Performance Verification Plan

5.0 LIMITATIONS & CLOSURE

TerraWest Environmental Inc. has prepared this report for the exclusive use of its Client, The City of Prince George, and may be relied upon by the Client for their private business purposes. Any other third-party use of this report, or reliance placed on it, or decisions taken based on it, is the responsibility of such parties. TerraWest accepts no responsibility for any damages suffered by any third party, or any claims made by any third party as a result of decisions made or actions taken, based on this report. This report does not constitute any expression of legal opinion, and the City of Prince George is specifically advised to seek professional legal opinions with respect to applicable regulatory statutes in this matter.

Investigations described by or relied upon in this report were initiated on the Subject Property at the request of a Client. TerraWest's investigations were conducted in accordance with generally accepted practices of such environmental investigations. No other warranties are made, either expressed or implied. The methodology, observations, conclusions, and recommendations in the report are based solely upon the scope of work agreed upon with the Client and are subject to the time and budget considerations described in the associated proposal and/or client confirmation.

The findings of this report are partially based on information provided to TerraWest by the Client and other individuals or organizations. While TerraWest believes that information was provided in good faith and has attempted to verify such information where possible, TerraWest does not accept any responsibility for any inaccuracies, deficiencies or omissions contained in this report, based on the use of such information. These findings, and conclusions contained in this report, are valid as of the date of this report and are based on conditions observed during the site visit(s) and on the results of laboratory analyses from select samples collected and analyzed for the chemical parameters identified within previous reports. Results are based, in part, on visual observations of the site, subsurface investigations at discrete locations and depths, and specific analyses of chemical parameters and materials during a point in time, as detailed in previous reports. Unless otherwise stated these results cannot be extended to previous or future site conditions, or portions of the site which were not assessed.

TerraWest offers no warranty, either expressed or implied, as to the presence or potential presence of any chemical substances or contamination on the Subject Property covered by this report. This report constitutes neither an endorsement nor a condemnation of the Subject Property.

A signed paper copy of this report constitutes the official and complete deliverable document of record in this matter. The complete report includes the main report text, attachments, and appendices, as identified in the Table of Contents and is designed to be reviewed in its entirety; statements taken out of context could be misleading. Should this report be distributed by means of digital transmission, or copied in paper hardcopy form, TerraWest accepts no liability for the completeness, accuracy or digital compatibility of the files provided.

We trust this meets your requirements, and if there are any questions regarding the above please do not hesitate to contact the undersigned below.

Prepared by:

Reviewed by:



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