

Property Number 57
11932 Tannery Road
Surrey, BC

Performance Verification Plan

PREPARED FOR:

Ministry of Transportation and Infrastructure
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Performance Verification Plan

Site ID: 18268

Site Location: 11932 Tannery Road, Surrey, BC

Risk Control Type: 2

This document is meant to satisfy the reporting requirements for Type 2 risk controls as outlined in Contaminated Sites Regulation *Administrative Guidance 14*. Specifically, this document outlines the Performance Verification Plan for implementing the intrinsic and institutional risk-control measures described below.

1.0 REQUIRED RISK CONTROLS

The following risk controls are required at the Site:

1. The existing intrinsic cap of at least 1m of clean fill over the entire Site will be maintained; and
2. Deep-rooting plants (penetration depth greater than 1m) will not be allowed to establish on the Site.

2.0 ACTION REQUIRED TO IMPLEMENT RISK CONTROLS

The following measures are required to implement risk controls:

- a) Mandatory communication with the Site owner/operator to ensure that an intrinsic cap consisting of at least 1m of clean fill is maintained over contaminated fill at the Site. Clean fill is defined as material that meets the BC Contaminated Sites Regulation industrial land use standards; and
- b) Mandatory communication with the Site owner/operator to ensure that deep-rooting plants (penetration depth greater than 1m) are not established on the Site.

Mandatory communication is defined as providing this PVP document to the current Site owner and any subsequent Site owner should the Site be sold.

Records of these performance verification actions should be maintained by the Site owner to be submitted to the Ministry of Environment if requested.

The Director must be notified promptly by the Site owner/operator if performance verification actions indicate that any controls are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:

1. The time period over which intrinsic and institutional controls did not meet the requirements;
2. The nature of the failure or non-performance ;
3. The temporary or permanent corrective measures implemented or to be implemented;
4. An implementation schedule; and
5. Supporting documentation.

3.0 RATIONALE FOR SELECTING PERFORMANCE VERIFICATION PLAN ELEMENTS

Soil contamination exceeding the BC Contaminated Sites Regulation Schedule 4 and 5 standards remains in place at the Site beneath at least 1m of clean fill. The Screening-Level Risk Assessment was completed based on the assumptions:

- At least 1m of clean fill cap material will be maintained over the entire Site; and
- Deep-rooting plants are not present and will not be established on the Site.

4.0 STANDARD LIMITATIONS

PGL prepared this report for the BC Ministry of Transportation and Infrastructure and the BC Transportation Financing Authority. It may be relied upon by these parties, the BC Ministry of Environment, and the Contaminated Sites Approved Professionals Society exclusively. PGL accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

The purpose of the Performance Verification Plan is to provide the client and the Ministry of Environment with the steps necessary to implement and maintain the recommended risk control measures at the site. These recommendations are based on information collected during PGL's environmental investigations. These investigations consisted of a screening for potential contamination and, as is true for all environmental investigations, potential remains for the presence of unknown, unidentified, or unforeseen surface or subsurface contamination. More or different investigation may be required, and additional risk management controls may be required if other risks are identified. The data used to develop these risk management controls are valid for the date of sampling, but site conditions may change with time.

The findings and conclusions are site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use now.

The project has been conducted according to our instructions and work program. Additional conditions and limitations on our liability are set forth in our work program/contract. This report is neither an endorsement nor a condemnation of the subject property. No warranty, expressed or implied, is made.

Respectfully submitted,

POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.

Per:



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MLA/MES/slr/mtl

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