

November 20, 2015

Project: 511068/627565

Ministry of Transportation
Suite 4B – 940 Blanshard Street
Victoria, BC V8W 3E6

ATTENTION: Paul Savinkoff, Senior Geoscientist, P.Geo.

REFERENCE: **Performance Verification Plan for
9568 Burns Drive, Delta, BC**

SNC-Lavalin Inc. (SNC-Lavalin) has prepared this Performance Verification Plan (PVP) in support of an application for a Certificate of Compliance (CofC) for the property located at 9568 Burns Drive, Delta, BC (herein referred to as the “Subject Property”). The PVP presents the principal risk controls that apply at the Subject Property to ensure the CofC remains valid (i.e., the key risk controls of Schedule B of the CofC). The PVP was prepared in accordance with MoE Procedure 12: Procedures for preparing and issuing contaminated sites legal instruments (2013) and Administrative Guidance 14: Performance Verification Plans, Contingency Plans and Operations and Maintenance Plans (2014).

Principal Risk Controls

A Human Health and Ecological Risk Assessment (HHERA) was conducted for the Subject Property, and the results are presented in the SNC-Lavalin report, *Human Health and Ecological Risk Assessment, 9658 Burns Drive and Adjacent Management Area, Delta, BC*, prepared by SNC-Lavalin, dated October 23, 2015, (SNC-Lavalin, 2015a). The HHERA was prepared based on the findings the Supplementary Detailed Site Investigation and Remediation report (SNC-Lavalin, 2015b), as well as the findings of the Stage 1 & 2 Preliminary Site Investigations and Limited Detailed Site Investigation (SNC-Lavalin, 2014).

The principal risk controls on which the SNC-Lavalin (2015a) risk assessment was based, as presented in Schedule B of the CofC, is as follows:

- › Groundwater at the Subject Property must not be used for drinking water; and
- › Edible vegetation must not become established within the edible vegetation exclusion zone at the Subject Property, which is noted on the attached Site Plan and is defined by the following metes and bounds description:

Commencing from the Northeast corner of Lot 2, Section 4, New Westminster District Plan 24717 at a bearing of 179 degrees 44 minutes 38 seconds a distance of 27.3 m, Thence, at a bearing of 258 degrees 8 minutes 23 seconds a distance of 60.7m, Thence, at a bearing of 348 degrees 37 minutes 37 seconds a distance of 8.4m, Thence, at a bearing of 260 degrees 15 minutes 4 seconds a distance of 31.7m, Thence, at a bearing of 348 degrees 21 minutes



24 seconds a distance of 19.9m, Thence, at a bearing of 61 degrees 0 minutes 59 seconds a distance of 109.7m, to the point of commencement, and comprising an area of 4,104 m².

Determination of Procedure 12 Remediation Type

Based on the principal risk controls for the Subject Property (i.e., the use of institutional control to mitigate/eliminate risks at the Subject Property and lack of imminent risks in the event that control was either not implemented or was rendered ineffective), the Remediation Type applicable at the Subject Property is considered to be Type 2.

Under a Remediation Type 2 scenario, MoE (2013; 2014) indicates that a PVP is required, while an operations and maintenance plan may be required.

Performance Verification Plan

A PVP is required to ensure that the principal risk controls upon which the HHERA is based are being met at the Subject Property. The following performance verification actions are recommended and will be the responsibility of the purchaser as referenced in the purchase and sale agreement between the BC Transportation Financing Authority ("BCTFA") and the purchaser of the Subject Property.

This includes the maintenance of up-to-date records of performance verification actions and results for the Subject Property being maintained by the responsible person (or their agents). If requested by the Director, the responsible person (or their agents) will provide these records to the MoE. As well, if requested by the Director, responsible person(s) will provide a signed statement on whether conditions set out in Schedule B of the CofC are being met.

Performance verification actions for the Subject Property include the following:

- › Communication with the owner/operator that groundwater at the Subject Property must not be used for drinking water purposes. The Subject Property is located in a commercial/agricultural developed area and drinking water to the surrounding area is currently supplied by a municipal water distribution system. Consequently, groundwater is not being used as a drinking water source. Given the developed nature of the surrounding area and the presence of an alternate drinking water supply, future use of groundwater at the Subject Property as a drinking water supply is considered unlikely.

Based on the above, an advisory for the Subject Property that groundwater must not be used for drinking water purposes is considered appropriate to meet this risk control. The listing of this risk control in Schedule B of the CofC meets this requirement.

- › Communication with the owner/operator that edible vegetation must not become established within the edible vegetation exclusion zone designated at the Subject Property; the boundaries of the edible vegetation exclusion zone are shown on the attached site plan. The area of the edible vegetation exclusion zone is currently free of edible vegetation, and the area has been covered



with gravel, and mechanically compacted to prevent the future establishment of edible vegetation. In addition, it is understood that the Subject Property will be developed for commercial purposes, with the expansion of the adjacent commercial operations onto the Subject Property, in the near future.

Based on the above, an advisory for the Subject Property that edible vegetation must not become established in the edible vegetation exclusion zone at the Subject Property is considered appropriate to meet this risk control. The listing of this risk control in Schedule B of the CofC meets this requirement.

In summary, it is our opinion that the advisories in Schedule B of the CofC are sufficient for addressing the principal risk controls at the Subject Property.

References

- MoE. 2013. Procedure 12. Procedures for preparing and issuing contaminated sites legal instruments. BC Ministry of Environment, Victoria, BC, February, 2013.
- MoE. 2014. Administrative Guidance 14: Performance Verification Plans, Contingency Plans and Operations and Maintenance Plans. BC Ministry of Environment, Victoria, BC, February, 2014.
- SNC-Lavalin. 2015a. *Human Health and Ecological Risk Assessment, 9658 Burns Drive and Adjacent Management Area, Delta, BC. November 20, 2015.*
- SNC-Lavalin Inc., Environment & Water (SNC-Lavalin), 2015b. Supplementary Detailed Site Investigation and Remediation. 9568 Burns Drive, Delta BC. November 19, 2015
- SNC-Lavalin Inc., Environment & Water (SNC-Lavalin), 2014. Stage 1 & 2 Preliminary Site Investigations and Limited Detailed Site Investigation. January 23, 2014.

Notice to Reader

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authorized to rely on the results in the report, subject to the limitations set out herein, for the sole purpose of determining whether MoTI or the BCTFA has fulfilled its obligations with respect to meeting the regulatory requirements of the MoE.

The findings, conclusions and recommendations in this report (i) have been developed in a manner consistent with the level of skill normally exercised by professionals currently practicing under similar conditions in the area, and (ii) reflect SNC-Lavalin's best judgment based on information available at the time of preparation of this report. No other warranties, either expressed or implied, are made with respect to the professional services provided to MoTI and the BCTFA or the findings, conclusions and recommendations contained in this report. The findings and conclusions contained in this report are valid only as of the date of this report and may be based, in part, upon information provided by others. If any of the information is inaccurate, new information is discovered or project parameters change, modifications to this report may be necessary.

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Tara Siemens Kennedy, MET, PChem, CSAP

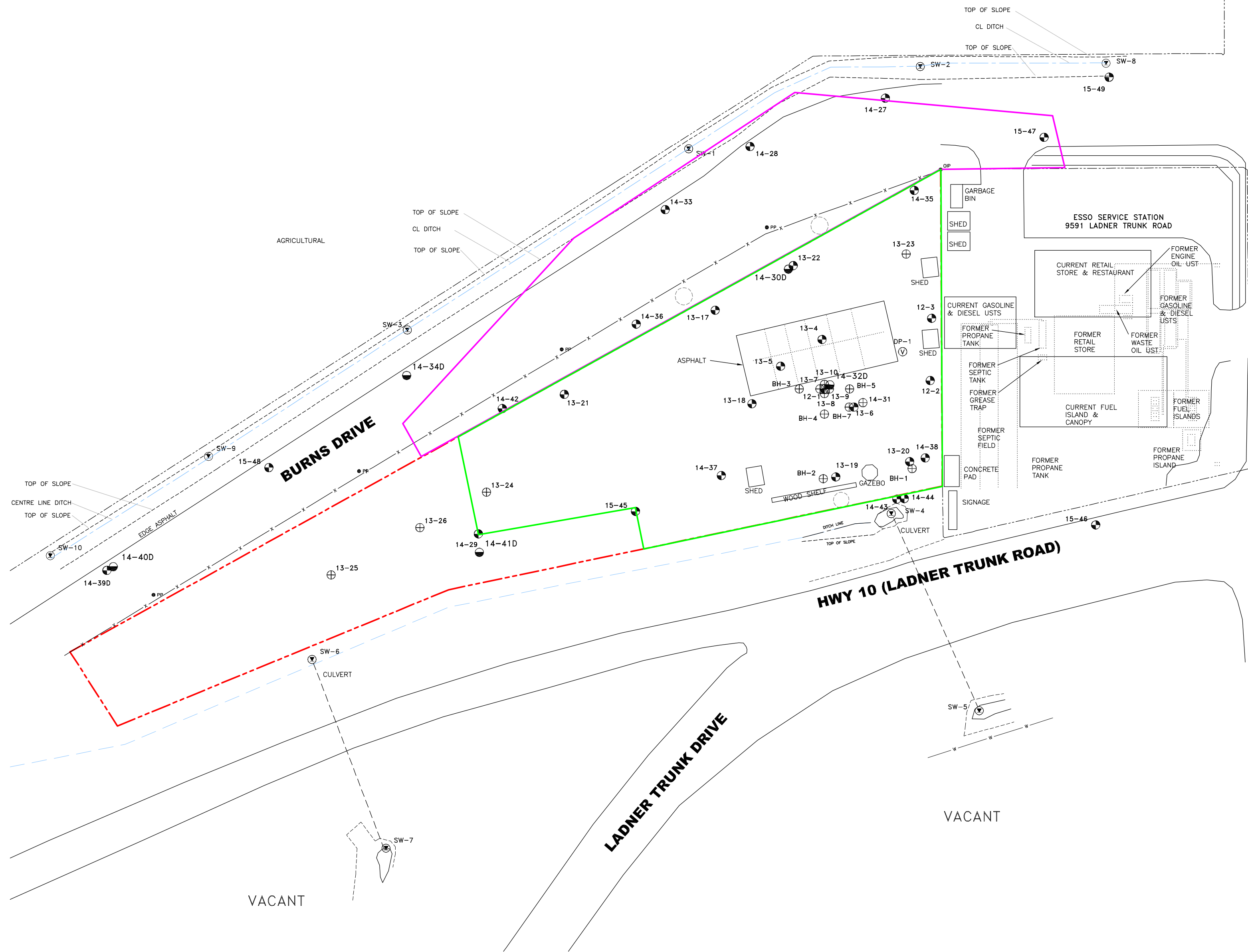
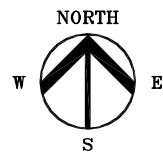
Senior Project Specialist, Environmental Toxicologist

Environment & Water
Infrastructure

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Attachment: Site Plan





LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- DEAD TREE
- MONITORING WELL
- MONITORING WELL (DEEP)
- ⊕ BOREHOLE
- ⊕ DRIVE POINT SOIL VAPOUR WELL
- ⊕ SURFACE WATER SAMPLE STATION
- BOUNDARY OF WHERE EDIBLE VEGETATION MUST NOT BE ESTABLISHED (SUBJECT PROPERTY)
- BOUNDARY OF WHERE EDIBLE VEGETATION MUST NOT BE ESTABLISHED (MANAGEMENT AREA)

NOTES

1. ORIGINAL DRAWING IN COLOUR.

REFERENCE DRAWINGS

H-2845		2014-10-08		UNDERHILL GEOMATICS LTD.	
DWG. NO.		DATE		DESCRIPTION	
REVISIONS					
0	2015-09-08	ISSUED TO CLIENT		AJK	CN
RFV.	DATE	DESCRIPTION		BY	CHK

CLIENT NAME:
MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE

PROJECT LOCATION:
9568 BURNS DRIVE
DELTA, BC

TITLE:
**SITE PLAN
RISK ASSESSMENT**

DWN BY: AJK

SCALE: 1:600

DATE: 2014-10-10

DWG No: 511068G-102B

REV: 0