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January 27, 2020

Mr. Roger Patenaude  
P.O. Box 577  
150 Mile House, BC. V0K 2G0

Dear Mr. Patenaude:

**RE: Performance Verification Plan  
Carpenter Mountain Ranch, 150 Mile House, BC**

## 1.0 Introduction

Trillium Environmental (Trillium) has prepared this Performance Verification Plan (PVP) on behalf of the current property owner (Mr. Roger Patenaude) in support of an application for a Certificate of Compliance (CofC) for the legal lot (PID # 004-002-768) at Carpenter Mountain Ranch, 150 Mile House, British Columbia (the "Site"). The Site was described in the report titled, *Human Health and Ecological Risk Assessment (HHERA), Carpenter Mountain Ranch, 150 Mile House, BC* (Trillium, 2019). This document is meant to satisfy the reporting requirements for Type 2 risk controls as outlined in the BC Contaminated Sites Regulation (CSR) Administrative Guidance 14. This document outlines the measures for implementing risk-management at the Site.

## 2.0 Risk Controls

The following Type 2 risk control is required at the Site and is documented as a Schedule B condition in the Certificate of Compliance for the Site:

1. Buildings must not occupy the onsite management area defined by the metes and bounds description in the survey plan prepared by McElhanney Ltd. dated November 18, 2019.

This is an institutional risk control that shall apply to the area depicted in the attached survey plan prepared by McElhanney Ltd., dated November 18, 2019, and defined by the following legal metes and bounds description:

A portion of land lying over a portion of Lot C, District Lots 129, 8890 and 8891, Cariboo District, Plan 28377, more particularly described as follows:

From a Point Of Commencement having a UTM NAD83 Zone 10 (2002.0) northing coordinate of 5,783,483.5 and a UTM NAD83 Zone 10 (2002.0) easting coordinate of 571,483.2, thence;  
On an azimuth of 11° 25' 35" a distance of 15.900 metres, more or less, to a point, thence;  
On an azimuth of 280° 27' 32" a distance of 21.850 metres, more or less, to a point, thence;  
On an azimuth of 204° 58' 58" a distance of 8.660 metres, more or less, to a point, thence;  
On an azimuth of 99° 57' 03" a distance of 17.826 metres, more or less, to a point, thence;  
On an azimuth of 189° 34' 25" a distance of 8.907 metres, more or less, to a point, thence;  
On an azimuth of 88° 26' 04" a distance of 5.921 metres, more or less, to the Point Of Commencement, containing 238.4 square metres, more or less.

### 3.0 Actions Required to Implement Required Risk Controls

The following performance verification measures are required to implement the institutional risk control:

1. The Site owner/operator shall use the legal metes and bounds description and survey plan of the onsite management area attached to this PVP to ensure that future buildings do not overlap with the onsite management area.
2. If requested by the Director, the responsible person must provide a signed statement indicating whether the risk control listed in Schedule B has been and continues to be met. This may include a signed statement by an Approved Professional.

No other associated records or reporting on performance verification actions are required other than notification of the Director in writing in the case that the above listed Schedule B condition of the Certificate of Compliance is breached.

## 4.0 Summary of Rationale for Selecting Required PVP Elements

Rationale for the required PVP Element is described below:

1. VPHv vapour contamination was identified in modelled indoor air from probes installed north and east of the current hangar. The HHERA (Trillium, 2019) considered that future building expansion or construction of a new building overlapping with the AEC may cause risks for building occupants. An institutional control is required to prevent risks predicted from VPHv indoor air exposures of Site users in a future building overlapping with the onsite metes and bounds management area.

We trust that this report meets your needs in support of the application to the BC Ministry of Environment and Climate Change Strategy for a legal instrument. Please do not hesitate to contact us if you have any further questions.

Respectfully submitted,

**TRILLIUM ENVIRONMENTAL**



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mgourley@trilliumenviro.com

Cc: Philip Lowery P.Eng., CSAP, McElhanney Ltd.

Stefan Quaglia, R.P. Bio., CSAP, Trillium Environmental Ltd.

### **Attachments:**

McElhanney Ltd. 2019. Metes and Bounds Legal Description and Sketch Plan. November 18, 2019.

### **References:**

Trillium Environmental Ltd. 2019. Human Health and Ecological Risk Assessment, Carpenter Mountain Ranch, 150 Mile House, BC. November 27, 2019 (Revised January 27, 2020).

## Onsite Metes and Bounds Management Area

A portion of land lying over a portion of Lot C, District Lots 129, 8890 and 8891, Cariboo District, Plan 28377, more particularly described as follows:

From a Point Of Commencement having a UTM NAD83 Zone 10 (2002.0) northing coordinate of 5,783,483.5 and a UTM NAD83 Zone 10 (2002.0) easting coordinate of 571,483.2, thence;

On an azimuth of 11° 25' 35" a distance of 15.900 metres, more or less, to a point, thence;

On an azimuth of 280° 27' 32" a distance of 21.850 metres, more or less, to a point, thence;

On an azimuth of 204° 58' 58" a distance of 8.660 metres, more or less, to a point, thence;

On an azimuth of 99° 57' 03" a distance of 17.826 metres, more or less, to a point, thence;

On an azimuth of 189° 34' 25" a distance of 8.907 metres, more or less, to a point, thence;

On an azimuth of 88° 26' 04" a distance of 5.921 metres, more or less, to the Point Of Commencement, containing 238.4 square metres, more or less.

Prepared by:

Shauna C. Goertzen, BCLS, CLS  
Professional Land Surveyor  
McElhanney Associates Land Surveying Ltd.

# SKETCH PLAN FOR PROPOSED METES AND BOUNDS OVER PART OF LOT C, DISTRICT LOTS 129, 8890 AND 8891, CARIBOO DISTRICT, PLAN 28377.

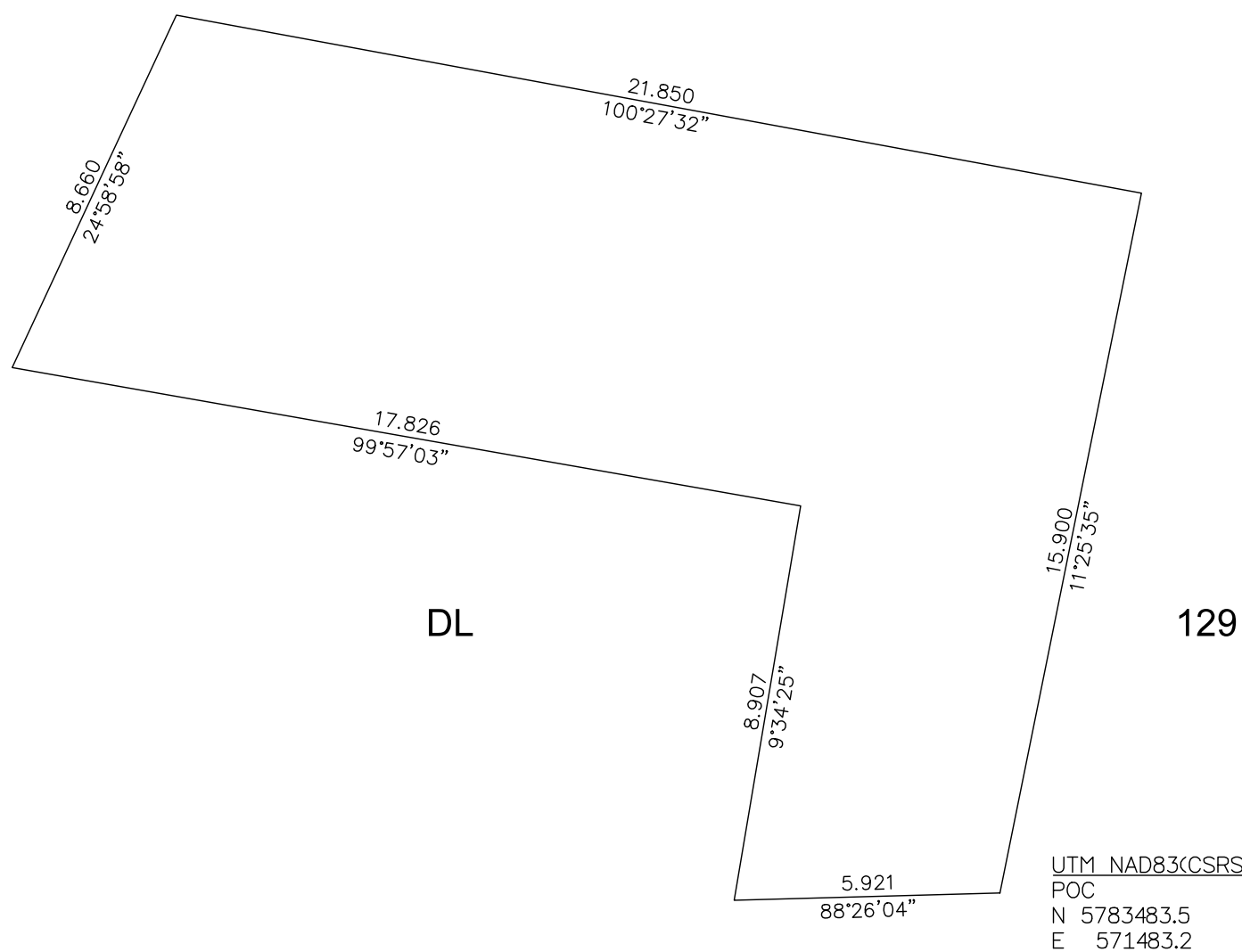
BCGS 93A.011



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

LOT C  
PLAN 28377



PETERSON ROAD



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THIS PLAN WAS COMPLETED ON THE 18th DAY OF NOVEMBER, 2019.

THIS PLAN LIES WITHIN THE CARIBOO REGIONAL DISTRICT



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