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November 19, 2021

Norland Holdings Ltd.
5288 Still Creek Avenue
Burnaby, BC, V5C 6N3

Attention: Mr. Brad Halco, Site Owner, General Manager
Via e-mail: brad@dieseltech.ca

Reference: Performance Verification Plan
3267 Norland Avenue, Burnaby, BC

1.0 INTRODUCTION

CSR Environmental Ltd. (CSR Environmental) is pleased to provide this Performance Verification Plan (PVP) in support of a risk-based Certificate of Compliance (COC) application for Norland Holdings Ltd. (Norland; the Client), at 3267 Norland Avenue, Burnaby, BC (the Site). The objective of this PVP is to highlight principal risk management measures taken at the Site in order to confirm that the COC application remains valid, whereby key risk management controls of Schedule B of the COC are required to stay in place. This PVP has been prepared according to previous reports provided by CSR Environmental, and the Performance Verification Plan guidance provided by the Ministry of Environment and Climate Change Strategy¹ (BC ENV). Site identification information is included in Table 1, below.

Table 1: Site Identification Information

Civic Address	3267 Norland Avenue, Burnaby, BC
Site ID (BC Online Site Registry)	10621
Current and Former Land Use	Commercial (CL) – Vehicle and Bin Storage/Parking, Offices, Former Cardlock Facility and Automotive Parks Distribution
Future Land Use	Future use is assessed for Commercial (CL) and Industrial (IL) land uses for the purposes of this Project. The proposed future development will be slab-on-grade without a basement level or crawlspace.
Land Use Zoning	M2 – General Industrial District
Parcel Identifier (PID) Number	005-407-249

¹ Ministry of Environment and Climate Change Strategy Guidance for PVPs: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/guidance-resources/performance-verification-plans>. Accessed: November 17, 2021.

Legal Description	PARCEL A, DISTRICT LOT 75, GROUP 1 NEW WESTMINSTER DISTRICT REFERENCE PLAN 73092
Latitude¹	49° 15' 15" N
Longitude¹	122° 58' 33" W
Site Area² (square meters (m²))	8,947
¹ Latitude and longitude determined using Google Earth software. ² As per City of Burnaby GIS, BurnabyMap	

2.0 RISK CONTROL TYPE

The Site is classified as Type 2 risk control according to BC ENV guidelines, and therefore requires institutional or engineering risk controls as part of the PVP. These controls must be present on the Site to mitigate future risks.

3.0 REQUIRED RISK CONTROL

The principal risk control described in Section 5.2 of the Summary of Site Conditions (SOSC) and in Schedule B of the COC Instrument, which is required to be maintained at the Site at all times, is the following:

- *Soil containing petroleum hydrocarbon constituents at concentrations exceeding the standards protective of human health (direct contact) and/or ecological health (soil invertebrates and plants) must remain at a depth of at least 1 m below grade (current grade approximately 15.5 metres above sea level) and not be redistributed as surface soil, nor is a change permitted in future grade elevation from the current elevation that would cause current soil contamination to be within 1 m of grade; or the soils must be covered with a permanent barrier (e.g., pavement or concrete).*

4.0 REQUIRED ACTIONS TO IMPLEMENT THE REQUIRED RISK CONTROLS

Actions related to the Performance Verification must be performed consistently so that risk controls are continuously maintained at the Site. The following are performance verification actions that CSR Environmental recommends for the Site:

- The owner or operator of Norland Holdings Ltd. must make certain that the existing grade of the soil at the Site is not altered from the current elevation in a way that would cause soil contamination to be within 1 m of grade.

Soil exposure pathways are not expected to be a concern at this time, since there is at least 1 m or more of clean soil above the contaminated soil that is currently on the Site. Regular inspections are not required, unless required by the Director of BC ENV, or if further development or changes to the Site occur that impact the existing grade of the soil.

4.1 OTHER CONSIDERATIONS AND CONTINGENCY PLANNING

If the current grading of the soil on the Site were to change for any reason, the risk of exposure to the contaminated soil could increase. Immediate unacceptable risk is expected to be low, since the shallowest soil exceedance was located 1.5 m below ground surface (bgs), and therefore the surface area of the Site is covered by more than 1 m of clean fill. At this time, there is no expected connection point between human activities and the remaining contamination. Should a change occur either through future development on the Site or other activities, the area should be paved over with concrete, or a different equally effective sealing product. In the case of risk controls failing, the Client and the Director should be notified immediately. The Director can provide assistance with determining required actions.

It is also noted that based on a Proposed Site Grading Plan by RAM Construction provided by the Client, proposed future development will be slab-on-grade without a basement level or crawlspace, and furthermore, the footprint of the proposed building will be raised approximately 1 m above the current grade of the Site. The final elevation would then be 18.05 m above sea level (asl). Additionally, the proposed development is not expected to require extensive digging, so this provides an additional factor of security in terms of containing the contamination.

5.0 LIMITATIONS

CSR Environmental has prepared this PVP for the exclusive use of the Client, and it may be relied upon by the Client for private business purposes. Any use that any other third party makes of this report, or any reliance on the decisions made based on it are at the risk of the responsible third party. CSR Environmental is not liable or responsible for any damages or losses of any kind as a result of third-party decisions made based on this report.

This PVP is based on data, information, and observations collected during investigations conducted by CSR Environmental personnel, as well as communications between CSR Environmental and the Client, the Society of Contaminated Sites Approved Professional of British Columbia (CSAP), and BC ENV. This report may be relied upon by the BC ENV and/or the CSAP in support of a regulatory instrument for the Site.

The requirements described in this PVP are based solely on the guidelines outlined by the BC ENV, and on conditions of the Site at the time of the investigation as described in the Updated Stage 1 & 2 PSI, DSI, COR, and SLRA Report², and information available at that time. The findings, conclusions, and recommendations documented in this PVP have been prepared specifically for the instrument application, and have been developed in a manner consistent with the level of care normally exercised by environmental professionals currently practicing under similar conditions in the jurisdiction, to the best of their knowledge and experience.

² CSR Environmental. August 3, 2021. *Updated Stage 1 & 2 Preliminary Site Investigation, Detailed Site Investigation, Confirmation of Remediation and Screening Level Risk Assessment Report.*

Under the circumstances that new information is discovered, or additional work is completed that impacts the recommendations of this PVP, CSR Environmental asks to be contacted so this PVP can be re-evaluated in light of the new information and provide the proper amendments, if required.

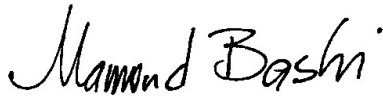
6.0 CLOSURE

We trust the information provided in this report meets your requirements at the present time. Should any questions arise, please do not hesitate to contact the undersigned at your convenience.

Yours sincerely,

CSR Environmental Ltd.

Primary:



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Principal, Environmental Engineer

Prepared by:



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