

March 11, 2016

John Brodie  
BCR Properties Ltd. c/o  
David Tiplady  
Piteau Associates Ltd.  
300 788 Copping Street  
North Vancouver, BC V7M 3G6

Dear Mr. Brodie:

**Project No: 60321709**

**Regarding: Performance Verification Plan for Certificate of Compliance at 39500 Government Road, Squamish, BC**

AECOM has prepared this Performance Verification Plan (PVP) in support of an application for a Certificate of Compliance for the property located at 39500 Government Road, Squamish, BC (the "Site"). The PVP presents the principle risk management measures that apply at the Site so that risk-based standards continue to be met. The PVP also details the actions that must be taken so that these risk management measures are implemented and maintained.

This PVP was prepared in accordance with BC Ministry of Environment (BC MOE) Procedure 12: Procedures for Preparing and Issuing Contaminated Site Legal Instruments dated January 14, 2014 (BC MOE 2014a) and BC MOE Administrative Guidance on Contaminated Sites: Performance Verification Plans, Contingency Plans, and Operations and Maintenance Plans, Version 1.0 dated February 2014 (BC MOE 2014b).

## **1. Performance Verification Plan**

A PVP is required to maintain the principle risk management measures upon which the HHRA is based. This includes the maintenance of up-to-date records of performance verification actions and results for the Site being maintained by the responsible person (or their agents). If requested by the Director, the responsible person (or their agents) must provide these records to the BC MOE. As well, if requested by the Director, responsible person(s) must provide a signed statement on whether conditions set out in this Schedule B are being met.

## **2. Site Conditions and Principle Risk Controls**

A risk assessment was conducted for the Site. The site condition assumptions and principle risk management measures described with the human health and ecological risk assessment (AECOM, January 2016) are as follows:

### **2.1 General Site Assumptions**

The application of vapour attenuation coefficients and soil exposure assessment using maximum contaminant concentrations in the upper meter of soil imply the following assumptions about the Site condition:

- I. All buildings must have slab on grade construction; and
- II. Site grade must remain the same or higher than existing grade.

### **2.2 Specific Risk Management Requirements**

- III. A surface asphalt pavement or equivalent cover must be maintained and be capable of preventing surface exposure to contaminated soil in AEC 31A (Registered Hazardous Waste Zone 2<sup>1</sup>) and in AEC 10 (Registered Hazardous Waste Zone 1<sup>1</sup>);
- IV. Administrative restriction is required to prevent the access to groundwater for the purpose of domestic consumption within the property boundary.

## **3. Determination of Procedure 12 Remediation Type**

Based on the risk management measures for the Site and lack of imminent risks in the event that controls were either not implemented, the Remediation Type applicable at the Site is considered to be **Type 2**. Under a Remediation Type 2 scenario, BC MOE (2014a; 2014b) indicates that a PVP is required, while an operations and maintenance plan may be required.

## **4. Actions to Implement the Required Risk Controls**

**I & II)** Any inconsistencies with regards to the risk assessment assumption regarding building foundations and Site grade reduction must be promptly identified by the responsible person in a written submission to the Director (Schedule B, clause 1 in Certificate of Compliance)

**III)** Annual inspection of the surface asphalt cover in AEC 31A (Registered Hazardous Waste Zone 2) and in AEC 10 (Registered Hazardous Waste Zone 1) to verify that it remains intact and effective in limiting surface water infiltration and preventing exposure of hazardous waste contaminated soil at ground surface.

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<sup>1</sup> See attached MoE Letters dated May 22, 2014.

## **5. Summary of Rationale for Selecting Required PVP Element(s)**

I) A vapour investigation for the current building layout was completed and all substances either met numerical or risk-based standards. A future indoor vapour assessment was performed based on attenuating pre- and post-remediation soil vapour data using a conservative sub-slab attenuation coefficient. The restriction on building foundations was considered a reasonable precaution.

II) The Industrial worker risk exposure to soils was calculated based on a maximum soil concentration in the upper 1.0 m. This calculation was repeated for each of the grid quadrants across the entire Site. Because of the depth restriction in the analysis, if the Site grade is reduced a different maximum soil concentration in the upper 1.0m may result. Consequently, Industrial worker risk conclusions, with regards to direct soil contact, may change.

III) AEC 31A contains soil within the upper meter with concentrations of lead and arsenic that are predicted to result in unacceptable health risks if industrial workers were chronically exposed through incidental ingestion, dermal contact and dust inhalation routes. The area also contains soil with lead concentrations that are considered to be hazardous waste due to leachate potential. For the purposes of this PVP, the surface cap must be maintained simply to prevent direct human exposure.

The inclusion of AEC 10 (HWZ 1) is not driven by unacceptable health risks to the industrial worker, rather, inclusion was requested for completeness of the PVP documentation for this Site. The contaminants in AEC 10 are buried greater than 1.0 m; consequently did not trigger a human health risk, given assumption (II).

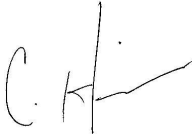
The requirement for an annual inspection of the asphalt surface at these two hazardous waste zones was taken directly from the Performance Verification requirements in each of the attached approvals. Among all the requirements listed in the approvals, this one was considered most relevant for the prevention of direct human exposure.

IV) Several contaminants remain in groundwater at concentrations exceeding BC CSR schedule 6 drinking water standards. The risk assessment concluded that ingestion of drinking water, from either the shallow or deeper aquifers, would represent an unacceptable human health risk. The groundwater is not currently used as a drinking water source and it is unlikely that it would ever be used as a drinking water source in the future. Nevertheless, the risk assessment recommended the use of administrative controls to ensure that the groundwater would not be used as a drinking water source in the future.

## 6. Closure

We have appreciated the opportunity of working with you on this project and trust that this letter is satisfactory to your requirements. Please feel free to contact the undersigned regarding any questions or further information that you may require. The principal risk control and requirements of the BC Ministry of Environment with regards to Performance Verification Plans will also appear in the text of the formal Certificate of Compliance.

Sincerely,  
**AECOM Canada Ltd.**



Craig Harris, M.Sc., P. Geo., R.P. Bio.  
craig.harris@aecom.com

CH:ch

Encl. MOE 22 May 2014. Approval for an in situ hazardous waste management facility (secure landfill, HWZ 1) and change in requirements of the Hazardous Waste Regulation. Issued to John Brodie, BCR Properties Ltd.

MOE 22 May 2014. Approval for an in situ hazardous waste management facility (secure landfill, HWZ 2) and change in requirements of the Hazardous Waste Regulation. Issued to John Brodie, BCR Properties Ltd

## **References**

BC MOE 2014a. BC Ministry of Environment Procedure 12: Procedures for Preparing and Issuing Contaminated Site Legal Instruments dated January 14, 2014;

BC MOE 2014b. BC MOE Administrative Guidance on Contaminated Sites: Performance Verification Plans, Contingency Plans, and Operations and Maintenance Plans, Version 1.0 and dated February 2014.

AECOM, January 2016. Human Health and Ecological Risk Assessment: Former Squamish Rail Yard, 39500 Government Road, Coquitlam, BC



COPY

Regional File: 26250-20/1355  
Victoria File: 26250-20/1355  
SITE ID: 1355

May 22, 2014



John Brodie  
BCR Properties Ltd.  
600 – 221 W. Esplanade Ave  
North Vancouver, BC V7M 3J3

Dear John Brodie:

**Re: Approval for an *in situ* hazardous waste management facility (secure landfill) and change in requirements of the Hazardous Waste Regulation**

The lands covered by this letter are part of the site located at 39500 Government Road, Squamish, British Columbia which is more particularly known and described as:

Hazardous Waste Zone 1:

Metes and Bounds:

All that portion of "That Part of District Lot 4262 in Reference Plan 19103, Group 1, New Westminster District, Except Part Dedicated Road on Plan LMP48794 and Plan BCP10757" described as follows:

From the northwest corner of "Parcel B (Plan BCP10757) of Part of District Lot 4262, Group 1, New Westminster District, Shown in Reference Plan 19103", southerly, 184°-28'-11", following in the westerly boundary of said Parcel B, a distance of 197.557, more or less, to a bend point in the said westerly boundary of said Parcel B.

Thence southerly, 180° 20' 33" following in the said westerly boundary of said Parcel B, a distance of 136.16 metres.

Thence westerly, 270° 20' 33" a distance of 201.55 metres to the point of commencement. Thence southerly, 227° 14', a distance of 31.79 metres. Thence southerly, 178° 13' a distance of 10.17 metres. Thence southerly, 211° 34' a distance of 15.47 metres. Thence westerly, 291° 09' a distance of 28.60 metres. Thence northerly, 351° 57' a distance of 79.36 metres. Thence easterly,

98° 10' a distance of 32.40 metres. Thence easterly, 116° 06' a distance of 26.34 metres. Thence southerly, 154° 38', a distance of 30.75 metres, more or less, to the point of commencement. Containing 0.388 hectares, more or less

Approximate centre of the lands \*

Latitude: 49° 43' 21"  
Longitude: 123° 9' 38"

\* Using the NAD (North American  
Datum) 1983 convention

A site plan showing the location of Hazardous Waste Zone 1 is attached for reference.

The lands and hazardous waste contaminated soils subject to this approval are considered to be an "*in situ* management facility" and a secure landfill pursuant to Part 1 of the Hazardous Waste Regulation, B.C. Reg. 63/88 (including amendments up to B.C. Reg. 375/2008). The facility is located on a historical hazardous waste contaminated site, which is defined as any land or groundwater which was contaminated with hazardous waste on or before April 1, 1988, and is no longer used for any activity which adds new hazardous waste contamination to the land at that location.

Section 2(11) of the Hazardous Waste Regulation states:

*subject to subsection (12), sections 3, 6 to 13, 25, 28 and 33 do not apply to a facility used to manage hazardous waste from an historical hazardous waste contaminated site if:*

- (a) the facility is located on the historical hazardous waste contaminated site or on other land that the director may approve,*
- (b) any requirement imposed by the director under subsection (12) is met, and*
- (c) in the case of an in situ management facility, the person who constructs the facility and the person who operates the facility receive a director's prior approval of the construction or operation.*

BCR Properties Ltd. is hereby approved to implement post closure monitoring and inspections of the *in-situ* management facility located on the historical hazardous waste contaminated site described above. The hazardous waste to be managed at the facility is limited to material originating from the historical hazardous waste contaminated site described above.

The *in-situ* management facility (the "facility") has been constructed to control the movement of, or the release to the environment of:

- a) Soil containing lead at concentrations exceeding hazardous waste standards
- b) Waste oil exceeding the 3% hazardous waste standard

Pursuant to Section 2(12) of the Hazardous Waste Regulation, this approval is subject to the following terms and conditions:

- 1) A covenant pursuant to Section 219 of the *Land Title Act* R.S.B.C. 1996, C.210, must be registered with the Land Title office. The covenant must be in favour of and satisfactory to the BC Ministry of Environment. The covenant must be registered by BCR Properties Ltd and registered within 120 days of issuance of this approval or this approval may become void.
- 2) The land title covenant must specify restrictions, as agreed by the ministry, affecting the management of the hazardous waste contaminated soil (including excavation and removal of soil from the site).
- 3) Risk management measures required at the facility to control the movement or release of substances listed above are described in the following documents:
  - *Application for an In-situ hazardous Waste Management Facility, 39500 Government Road, Squamish, BC, Piteau Associates, February 7, 2014*
  - *Operational Plan for In-Situ Hazardous Waste Management Facility Hazardous Waste Zone 1 (HWZ-1), 39500 Government Road, Squamish, BC, Piteau Associates, February 7, 2014*
- 4) The principle risk management measure that must be maintained includes:
  - A surface asphalt pavement or equivalent cover capable of limiting surface water infiltration and preventing exposure of hazardous waste contaminated soil at ground surface.
- 5) Performance verification must be undertaken as follows or as agreed by the director in response to an acceptable request for modification:
  - a) Groundwater monitoring and sampling of monitoring wells MW09-06-1, MW09-06-2, MW08-04-1, MW08-04-2, MW08-13, MW11-30 for dissolved lead and light extractable petroleum hydrocarbons every 6 months for a period of two years to confirm groundwater concentrations remain below applicable Contaminated Sites Regulation standards, and;
  - b) Annual inspection of the surface asphalt cover to verify that it remains intact and effective in limiting surface water infiltration and preventing exposure of hazardous waste contaminated soil at ground surface.
- 6) A statement by an Approved Professional indicating that the performance verification set out in Requirement (4) above has been undertaken and the performance criteria have been satisfied must be submitted to the director annually within 60 days of the anniversary of the date of issue of this letter.
- 7) Up-to-date records of performance verification actions and results must be maintained by BCR Properties Ltd. or their agent. The records must be available for inspection by the director.



- 8) The director must be notified immediately if performance verification actions indicate that required risk management measures set out in section 4) above are not functioning effectively.
- 9) In the event that it is necessary to remove portions of the surface asphalt cover for future maintenance or other purposes, the Director must be notified of such removal and confirmation of reinstatement of the asphalt cover must be submitted to the ministry within 15 days of completion of activities. Additionally a health and safety and environmental protection plan must be developed and implemented to ensure appropriate management, handling and disposal of all excavated soils.
- 10) Any activity that requires removal or disturbance of the surface asphalt cover set out in section 4) for a period exceeding 60 days must receive prior written approval of the Director.
- 11) Key aspects of the occupational health and safety and environmental protection plans must include:
  - a) Treating all excavated material as potential hazardous waste and conducting all on-site storage and handling in accordance with all applicable requirements (under EMA, CSR and HWR).
  - b) Covering temporary stockpiles to avoid generation of leachate/runoff and generation of dust.
  - c) Manifesting hazardous waste shipped from the facility with a generator registration number under the Hazardous Waste Regulation.
  - d) Use of appropriate personal protective equipment to protect construction workers from exposure to harmful levels of contaminants during excavation and handling of the excavated soils. Dust control measures should be implemented, as needed, to protect workers and the general public.
  - e) Testing of any water pumped from the excavations for contaminants of concern, and disposal in accordance with applicable regulatory requirements.
  - f) Use of only uncontaminated material as backfill.
  - g) Re-establishment of a permanent surface barrier above the entire excavation after the excavation is backfilled. This will comprise a minimum 100mm (4") thickness of asphaltic or Portland cement concrete.
- 12) Approval for *in situ* management of hazardous waste at the 39500 Government Road facility is contingent on BCR Properties Ltd continuing to demonstrate that the hazardous waste is under containment and control.
- 13) Information pertaining to the *in-situ* management facility will be entered on the British Columbia Site Registry.

- 14) All site investigation and remediation report information pertinent to the lands subject to this approval must be maintained by BCR Properties Ltd, its successors or assigns, and/or any owner (*Environmental Management Act* S. 39(1)) of the lands described in this approval for future public reference.

This approval may be considered null and void if the requirements set out herewith are not complied with.

BCR Properties submitted an application dated February 7, 2014 for a change in requirements of Sections 26(1)(b), 26(2)(d), 26(3), 26(4), 26(5), 26(6), 27(2), 27(3), 27(8), and 27(10)(b) of the Hazardous Waste Regulation. Pursuant to Section 51 of the Hazardous Waste Regulation, the following changes in requirements are hereby granted for BCR Properties Ltd hazardous waste facility at the above-referenced location (see first page of this document):

- S. 26 (1) The owner of a secure landfill shall
  - (b) inspect annually the cap for evidence of deterioration, malfunction or improper operation, including infiltration of surface water into the secure landfill.
- S. 26 (2) The owner of a secure landfill shall carry out an approved monitoring program by
  - (d) sampling groundwater for dissolved lead and light extractable petroleum hydrocarbons every 6 months for a period of two years to confirm groundwater concentrations remain below applicable Contaminated Sites Regulation standards.
- S. 26 (3) Not required
- S. 26 (4) Not required
- S. 26 (5) Not required
- S.26 (6) Not required
- S.27 (2) Not required
- S.27 (3) Not required
- S.27 (8) The owner of the secure landfill shall monitor the integrity of the asphalt cover annually and repair as needed.
- S.27(10) On completion of closure the owner of the secure landfill site shall
  - (b) Register a covenant on title

You are reminded that compliance with all applicable requirements of the Hazardous Waste Regulation is required. Contravention of the Regulation is a violation of the *Environmental Management Act* and may result in prosecution.

This approval does not authorize entry upon, crossing over, or use for any purpose of private or Crown lands or works, unless and except as authorized by the owner of such lands or works. The responsibility for obtaining such authority rests with the persons undertaking remediation. It is also the responsibility of those persons to ensure that all activities conducted under this approval are carried out with due regard to the rights of third parties, and comply with other applicable legislation that may be in force.

The provisions of this approval are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this approval will restrict or impair the Director's powers in that regard.

Please contact Liliana Jerade at (604) 582-5206 or the undersigned at (250) 356-8386 if you have any questions regarding this letter.

Yours truly,

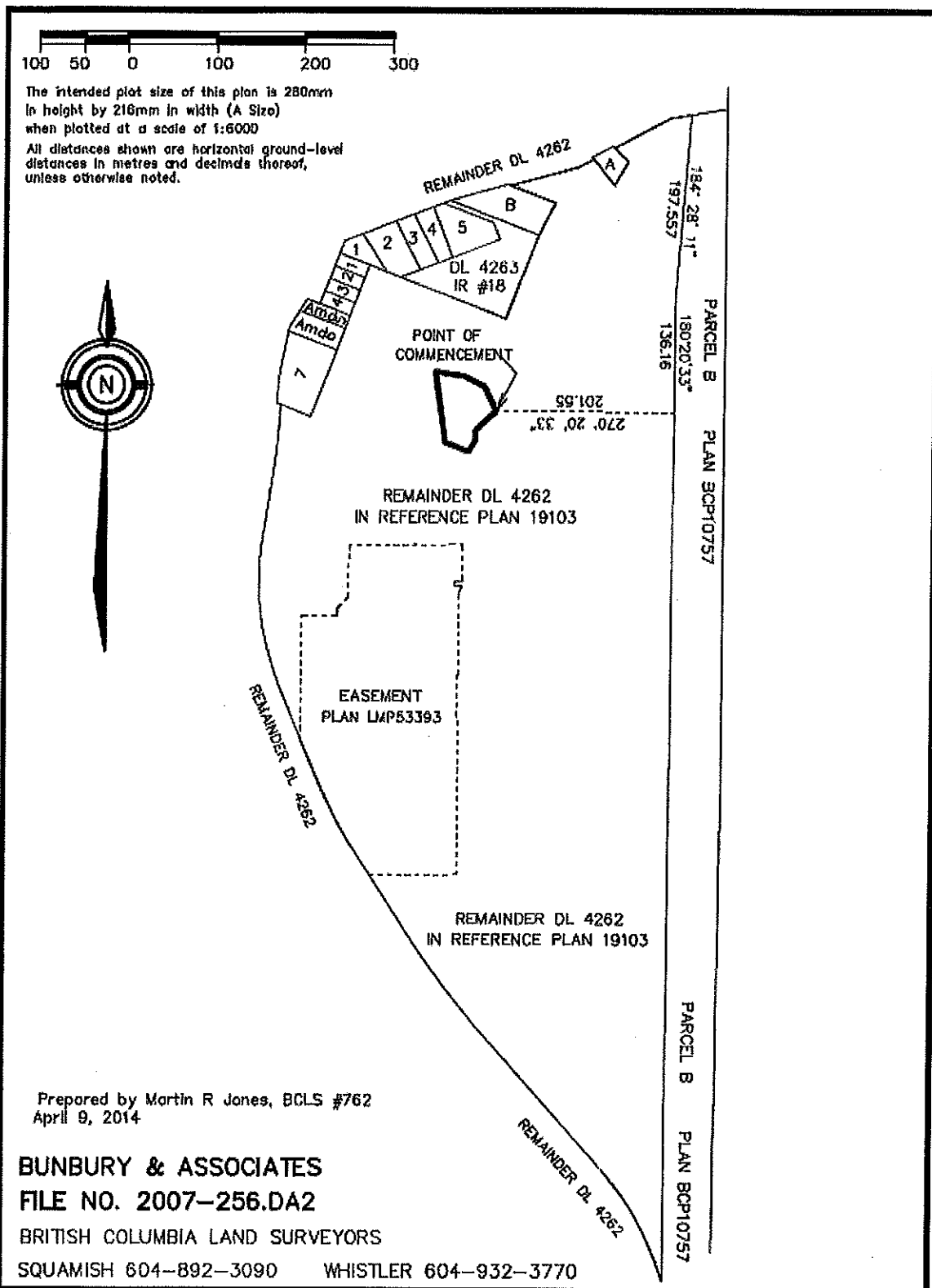
A handwritten signature in black ink, appearing to read 'Peggy Evans', with a long horizontal flourish extending to the right.

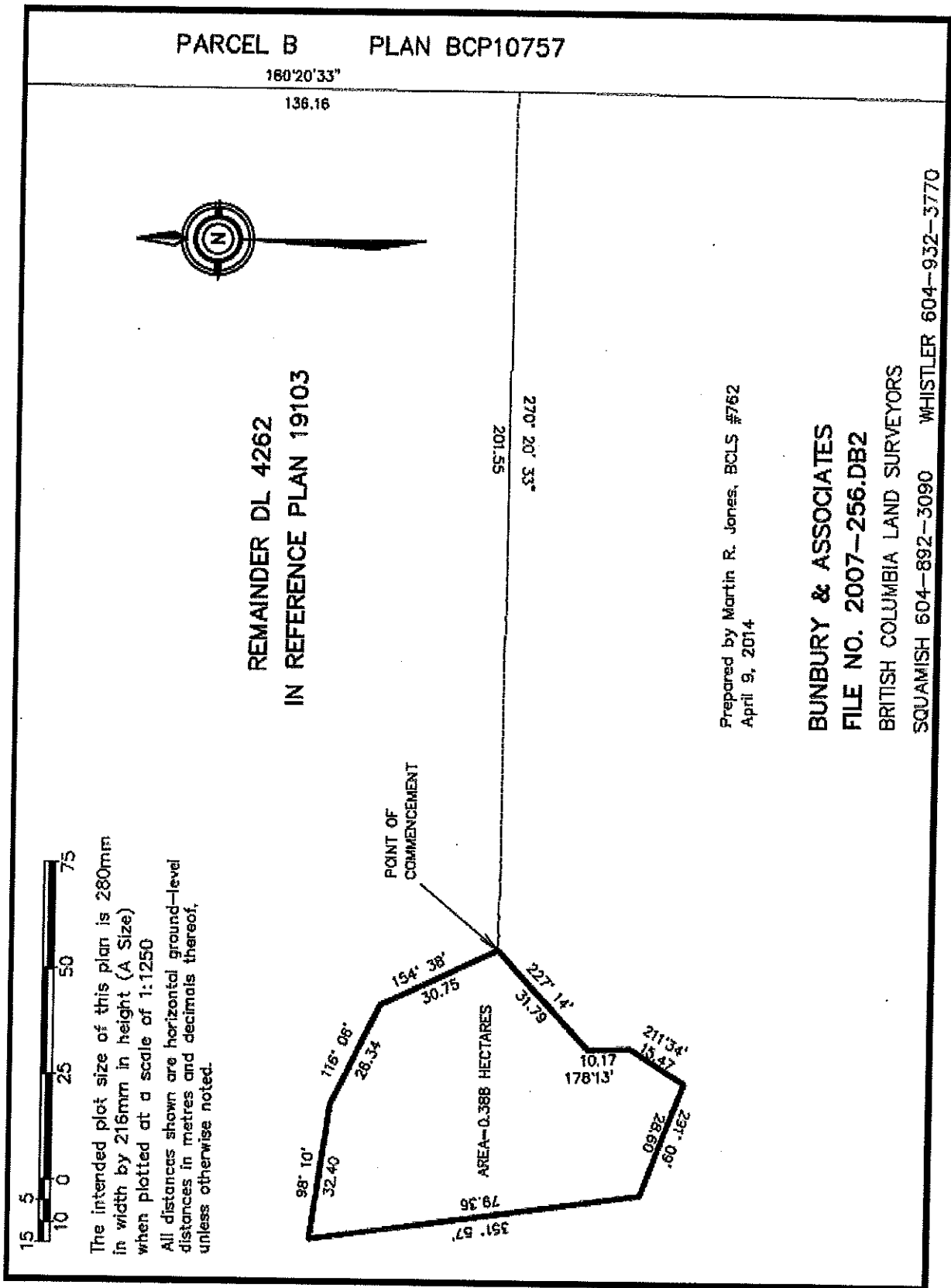
Peggy Evans

for Director, *Environmental Management Act*

cc: Liliana Jerade, Ministry of Environment  
Lucy Hewlett, Ministry of Environment  
David Tiplady, Piteau Associates

## Legal Plan





COPY



Regional File: 26250-20/1355  
Victoria File: 26250-20/1355  
SITE ID: 1355

May 22, 2014

John Brodie  
BCR Properties Ltd.  
600 – 221 W. Esplanade Ave  
North Vancouver, BC V7M 3J3



Dear John Brodie

**Re: Approval for an *in situ* hazardous waste management facility (secure landfill) and change in requirements of the Hazardous Waste Regulation**

The lands covered by this letter are part of the site located at 39500 Government Road, Squamish, British Columbia which is more particularly known and described as:

Hazardous Waste Zone 2:

Metes and Bounds:

All that portion of "That Part of District Lot 4262 in Reference Plan 19103, Group 1, New Westminster District, Except Part Dedicated Road on Plan LMP48794 and Plan BCP10757" described as follows:

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Thence southerly, 180° 20' 33", following in the said westerly boundary of said Parcel B, a distance of 94.16 metres.

Thence westerly, 270° 20' 33" a distance of 35.73 metres to the point of commencement. Thence southerly, 192° 06' a distance of 34.09 metres. Thence westerly, 269° 01' a distance of 22.84 metres. Thence northerly, 335° 17' a distance of 20.24 metres. Thence westerly, 307° 04', a distance of 15.58 metres. Thence westerly, 281° 38' a distance of 31.47 metres. Thence northerly, 43° 40', a distance of 40.42 metres. Thence easterly, 72° 35', a distance of 16.36 metres. Thence

easterly, 93° 49' a distance of 21.96 metres. Thence southerly, 192° 23' a distance of 5.55 metres. Thence easterly, 103° 32' a distance of 14.70 metres. Thence southerly, 190° 15' a distance of 22.32 metres. Thence easterly, 107° 28' a distance of 7.49 metres, more or less, to the point of commencement. Containing 0.326 hectares, more or less.

Approximate centre of the lands\*

Latitude:	49°	43'	21"	* Using the NAD (North American
Longitude:	123°	9'	38"	Datum) 1983 convention

A site plan showing the location of Hazardous Waste Zone 2 is attached for reference.

The lands and hazardous waste contaminated soils subject to this approval are considered to be an "*in situ* management facility" and a secure landfill pursuant to Part 1 of the Hazardous Waste Regulation, B.C. Reg. 63/88 (including amendments up to B.C. Reg. 375/2008). The facility is located on a historical hazardous waste contaminated site, which is defined as any land or groundwater which was contaminated with hazardous waste on or before April 1, 1988, and is no longer used for any activity which adds new hazardous waste contamination to the land at that location.

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- a) Soil containing lead at concentrations exceeding hazardous waste standards

Pursuant to Section 2(12) of the Hazardous Waste Regulation, this approval is subject to the following terms and conditions:

- 1) A covenant pursuant to Section 219 of the *Land Title Act* R.S.B.C. 1996, C.210, must be registered with the Land Title office. The covenant must be in favour of and satisfactory to the BC Ministry of Environment. The covenant must be registered by BCR Properties Ltd. and registered within 120 days of issuance of this approval or this approval may become void.
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  - b) Annual inspection of the surface asphalt cover to verify that it remains intact and effective in limiting surface water infiltration and preventing exposure to hazardous waste; contaminated soil at ground surface.
- 6) A statement by an Approved Professional indicating that the performance verification set out in Requirement (4) above has been undertaken and the performance criteria have been satisfied must be submitted to the director annually within 60 days of the anniversary of the date of issue of this letter.



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- S.27 (8) The owner of the secure landfill shall monitor the integrity of the asphalt cover annually and repair as needed.
- S.27(10) On completion of closure the owner of the secure landfill site shall
  - (b) Register a covenant on title

You are reminded that compliance with all applicable requirements of the Hazardous Waste Regulation is required. Contravention of the Regulation is a violation of the *Environmental Management Act* and may result in prosecution.

This approval does not authorize entry upon, crossing over, or use for any purpose of private or Crown lands or works, unless and except as authorized by the owner of such lands or works. The responsibility for obtaining such authority rests with the persons undertaking remediation. It is also the responsibility of those persons to ensure that all activities conducted under this approval are carried out with due regard to the rights of third parties, and comply with other applicable legislation that may be in force.

The provisions of this approval are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this approval will restrict or impair the Director's powers in that regard.

Please contact Liliana Jerade at (604)582-5206 or the undersigned at (250)356-8386 if you have any questions regarding this letter.

Yours truly,

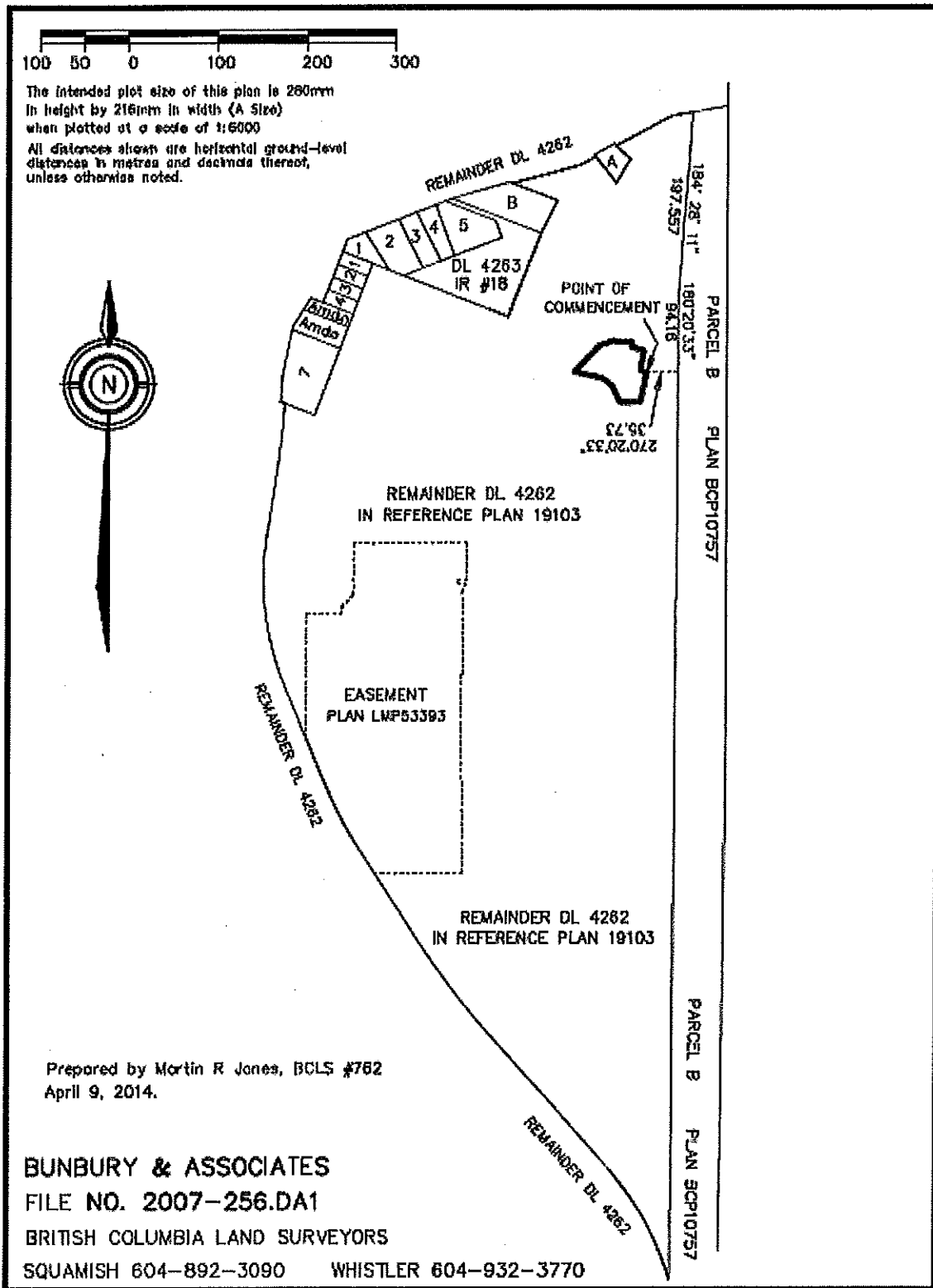
A handwritten signature in black ink, appearing to read "Peggy Evans", with a long horizontal flourish extending to the right.

Peggy Evans

for Director, *Environmental Management Act*

cc: Liliana Jerade, Ministry of Environment  
Lucy Hewlett, Ministry of Environment  
David Tiplady, Piteau Associates

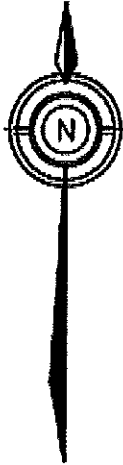
## Legal Plan



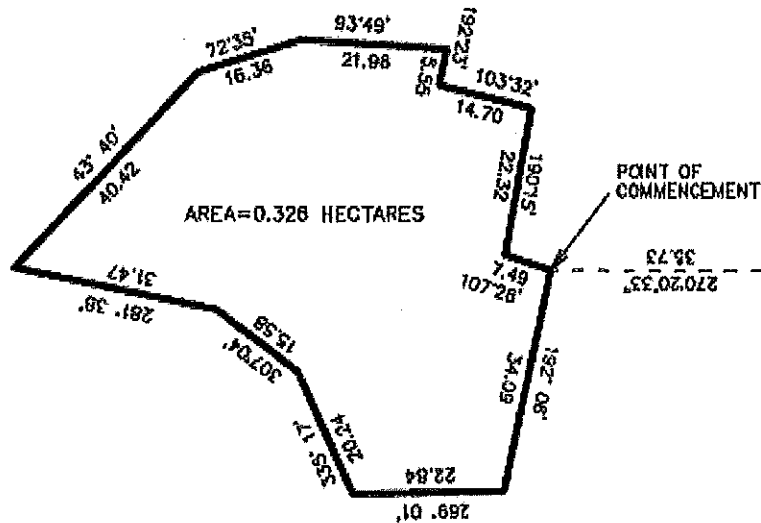
20 10 0 20 40

The intended plot size is 216mm  
in width by 280 mm in height (A Size)  
when plotted at a scale of 1:1000

All distances shown are horizontal ground-level  
distances in metres and decimals thereof,  
unless otherwise noted.



REMAINDER DL 4262  
IN REFERENCE PLAN 19103



REMAINDER DL 4262  
IN REFERENCE PLAN 19103

Prepared by Martin R Jones, BCLS #762  
April 9, 2014

BUNBURY & ASSOCIATES

FILE NO. 2007-256.DB1

BRITISH COLUMBIA LAND SURVEYORS

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