



File #: 161-04529-00

October 31, 2017

Sage Trailers Inc.  
760 Vaughan Avenue,  
Kelowna, BC

**Attention: Mr. Glenn Coe**

**Project: Performance Verification Plan – 760 Vaughan Avenue and a Portion of 1100 Ethel Street, Kelowna, British Columbia (“Site”) ID# 2640**

## 1. INTRODUCTION

WSP Canada Inc. (WSP) has prepared this Performance Verification Plan (PVP) in support of an application for a Certificate of Compliance (CofC) for 760 Vaughan Avenue and a portion of 1100 Ethel Street, Kelowna, British Columbia, referred to as “Site” with Site ID 2640 for Sage Trailers Inc. This PVP presents the principal risk controls that apply at the Site to ensure the CofC for the Site remains valid (i.e., the key risk controls of Schedule B). The PVP was prepared in accordance with the MOE Procedure 12: Procedures for preparing and issuing contaminated sites legal instruments (2015a) and Administrative Guidance 14 Performance Verification Plans, Contingency Plans and Operations and maintenance Plans (2015b). The BC Ministry of Environment and the Society of Contaminated Sites Approved Professional (CSAP) can rely on this PVP report. The Site Plan is attached.

## 2. PRINCIPAL RISK CONTROLS

A Human Health and Ecological Risk Assessment (HHERA) was conducted for the Site and the results are presented in the report, “Human Health and Ecological Risk Assessment” (HHERA), 760 Vaughan Avenue, Kelowna, BC, prepared by WSP Canada Inc. dated 30 October 2017. The HHERA was prepared based on the findings and conclusions presented in the Golder 2016 and WSP 2017a and 2017b reports.

The principal risk controls for the Site on which WSP 2017 HHERA was based, as presented in Schedule B of the CofC, are as follows:

- Groundwater beneath the Site must not be used for drinking.
- Building foundations must not occupy the exclusion area in the northeastern portion of the Site which is more particularly known and described as Area B (see metes and bounds description attached).
- Undeveloped land or vegetated landscaping, except for self-contained planters, must not occupy the portion of the Site more particularly known and described as Area C (see metes and bounds description attached).

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### 3. DETERMINATION OF PROCEDURE 12 REMEDIATION TYPE

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

Under a Remediation Type 2 scenario, MOE (2015a; 2015b) indicates that a PVP is required.

### 4. PERFORMANCE VERIFICATION PLAN - ACTIONS

A PVP is required to ensure that the principal risk controls upon which the HHERA is based are being met at the Site.

This includes the maintenance of up-to-date records of performance verification actions and result for the Site 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 MOE, responsible person(s) will provide a signed statement on whether conditions set out in Schedule B of the CofC continue to be met.

The following performance verification is required to implement risk controls:

- Notification in the form of conditions in Schedule B of the Certificate of Compliance that groundwater at the Site must not be used for drinking water purposes (including bathing/showering, cooking, gardening, etc.). No drinking water well should be installed at the Site in the future. The responsible person for the Site or their agent shall maintain records indicating that the risk control have been and continues to be met.
- Notification in the form of conditions in Schedule B of the Certificate of Compliance that building foundations shall not occupy the Area B portion of the Site.
- Notification in the form of conditions in Schedule B of the Certificate of Compliance that Undeveloped land or vegetated landscaping, except for self-contained planters, shall not occupy the Area C portion of the Site.

If requested by the Director, the responsible person must provide a signed statement confirming maintenance of the risk control. This may include providing a signed statement by an Approved Professional.

### 5. RATIONALE FOR PVP

- The Site is serviced by municipally supplied potable water and there are no active drinking water wells at the Site, currently, or planned in the future. Therefore, it is unlikely that Site groundwater may be used for drinking purposes. However, Site groundwater contains substances at concentrations greater than the CSR drinking water standards. This institutional risk control will ensure that Site groundwater is not used for drinking purposes.



- The area within the exclusion zone (Area B) for slab on grade buildings if occupied by human receptors could lead to unacceptable health risks via indoor inhalation of naphthalene. Therefore, by imposing a restriction on construction of buildings within the north-eastern area of the Site, risks to potential human receptors via inhalation will be managed. With this condition in place, the Site meets CSR risk-based standards.
  
- The area outside of the exclusion zone (Area C) for undeveloped land or vegetated landscaping does not contain soil contamination that could lead to potential ecological risks. The area within the exclusion zone could lead to potential risks; therefore, imposing this condition of only allowing self-contained planters within this area would mitigate and manage risks to ecological receptors.



## 6. REFERENCES

- MOE, 2015a. Procedure 12: Procedures for preparing and issuing contaminated sites legal instruments, BC Ministry of Environment, Victoria, BC, December 2015.
- MOE. 2015b. Administrative Guidance 14. Performance Verification Plans, Contingency Plans and Operations and Maintenance Plans. BC Ministry of Environment, Victoria, BC, December 2015.
- Golder 2016: Golder Associates Ltd. 2016. "Stage 1 Preliminary Site Investigation Update and Detailed Site Investigation, 760 Vaughan Avenue, Kelowna, BC". Dated 6 May, 2016. Reference Number: 1114930086-010-R-Rev0
- WSP 2017a : Supplementary Detailed Site Investigation, 760 Vaughn Avenue, Kelowna, BC. Prepared by WSP Canada Inc. dated 30 October 2017.
- WSP 2017b : Stage 1 Preliminary Site Investigation, 760 Vaughn Avenue, Kelowna, BC. Prepared by WSP Canada Inc. dated 30 October 2017.
- WSP 2017c : Human health and Ecological Risk Assessment, 760 Vaughn Avenue, Kelowna, BC. Prepared by WSP Canada Inc. dated 30 October 2017.

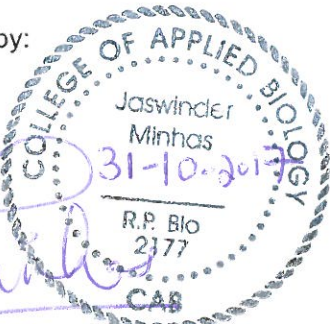

## 7. CLOSURE

WSP has prepared this report exclusively for Sage Trailers Inc. The BC Ministry of Environment and the BC Society of Contaminated Sites Approved Professionals can rely on the report. The conclusions made in this PVP reflect WSP's best judgement in light of the information available at the time of preparation. No other warranty, expressed or implied, is made. Any use which a third party makes of this PVP, or any reliance on or decisions to be made or actions based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this PVP.

Respectfully submitted,

**WSP Canada Inc.**

Prepared by:



Per: \_\_\_\_\_

Jas Minhas, M.E.T., R.P.Bio.  
Environmental Toxicologist

Reviewed by:



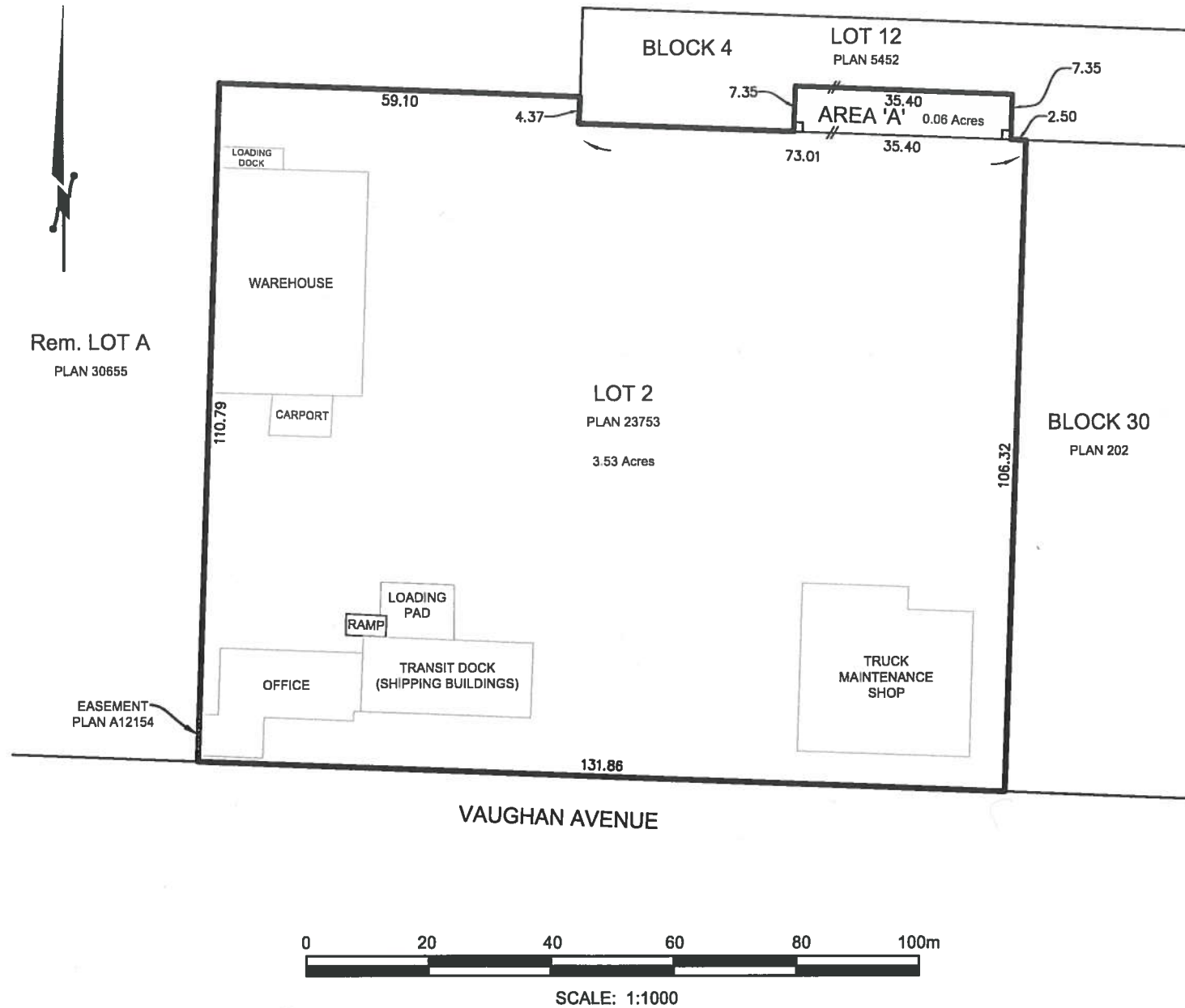
Per: \_\_\_\_\_

Stefan Quaglia, R.P.Bio., CSAP  
Senior Risk Assessor

**SCHEDULE 'A'**

SKETCH PLAN OF LOT 2, SECTION 30, TOWNSHIP 26, OSOYOOS DIVISION YALE DISTRICT, PLAN 23753 AND PORTION OF LOT 12, BLOCK 4, SECTION 30, TOWNSHIP 26, OSOYOOS DIVISION YALE DISTRICT, PLAN 5452, SHOWN AS AREA 'A'

760 VAUGHAN AVENUE, KELOWNA, BC



The site is located at 760 Vaughan Avenue, Kelowna, British Columbia and a portion of 1100 Ethel Street, Kelowna, British Columbia which is more particularly known and described as:

LOT 2 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 23753

PID: 006-232-973

And described by the following:

All of Lot 2 Section 30 Township 26 Osoyoos Division Yale District Plan 23753 containing 3.53 Acres more or less, and as shown on subdivision plan prepared by J.G. Spark, BCLS and dated the 14th day of March 1973

and

PORTION of LOT 12 BLOCK 4 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 5452

PID: 002-368-196

And described by the following:

All that portion of Lot 12 Block 4 Section 30 Township 26 Osoyoos Division Yale District Plan 5452. Which may be described more particularly as follows:

Commencing at the North East corner of Lot 2, Section 30, Township 26, Osoyoos Division Yale District, Plan 23753

Thence Westerly along the North boundary of said Lot 2 for a distance of 2.50 metres to the point of commencement.

Thence Northerly, perpendicular to the North boundary of said Lot 2 for a distance of 7.35 metres;

Thence Westerly, parallel to the North boundary of said Lot 2 for a distance of 35.40 metres;

Thence Southerly, perpendicular to the north boundary of said Lot 2 for a distance of 7.35 metres to a point on the north boundary of said Lot 2:

Thence Easterly, following along the north boundary of said Lot 2 for a distance of 35.40 metres more or less to the point of commencement, and the said portion containing an area of 0.06 Acres more or less and is shown within the heavy bold outline and labeled Area 'A'

The approximate centre of lands using the WGS84 (World Geodetic System) convention is:

Latitude: 49°53'42.49"N

Longitude: 119°29'13.58"W

Certified Correct according to the Land Title Office Records


  
G.M. Hobbs, BCLS  
October 27, 2017



| Revision Table |          |            |
|----------------|----------|------------|
| No.            | Revision | Date       |
| 0              | Issued   | 10/27/2017 |

**LEGEND:**  
 ——— Property Line  
 - - - - - Easement  
 \_\_\_\_\_ Building

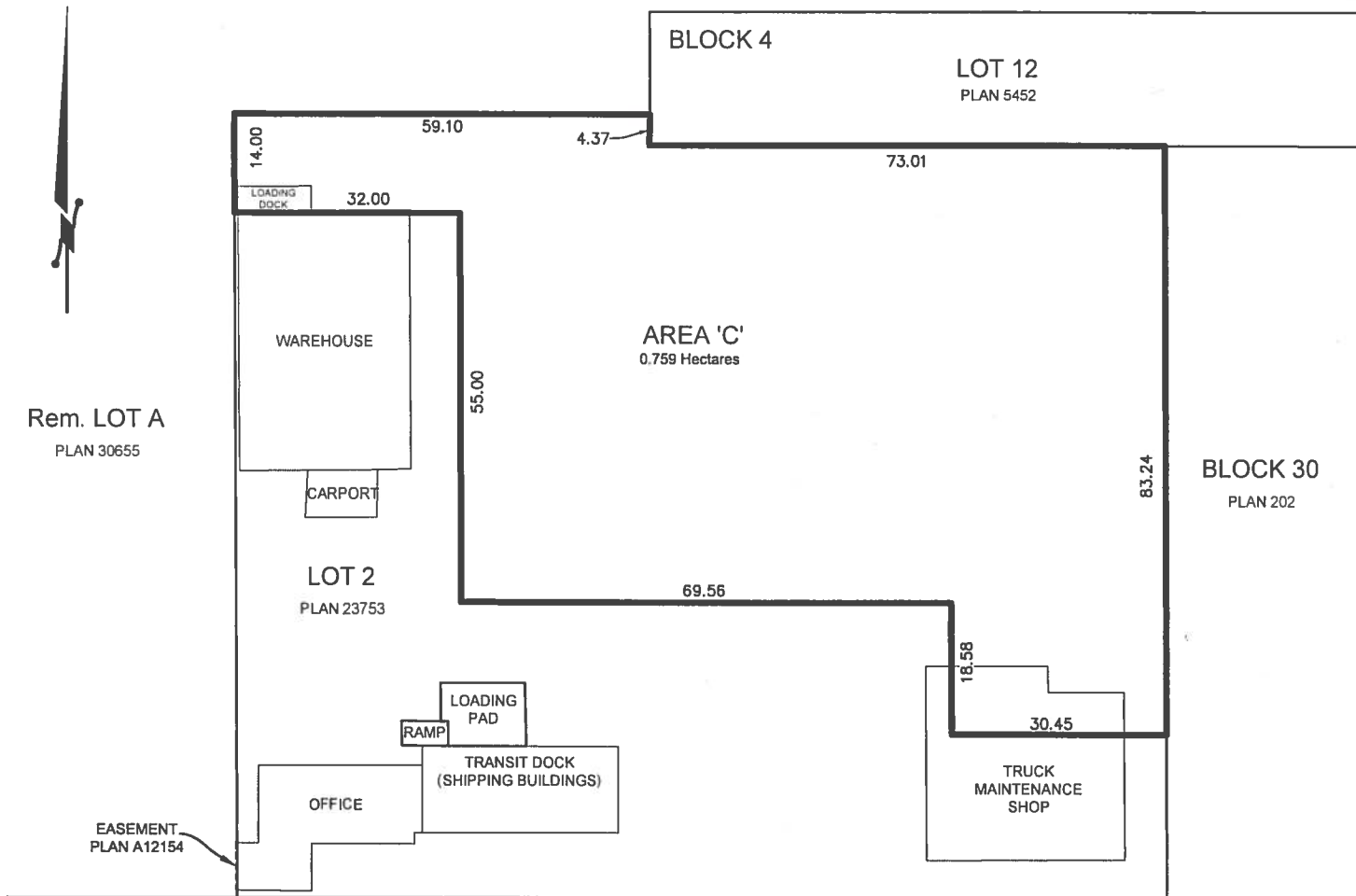
**NOTES:**  
 1. Plan distances are derived from Plan 23753.  
 2. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999940.

|  |                 |                      |
|--|-----------------|----------------------|
| Drafted by: CA   | Surveyed by: JB | Checked by: CMD      |
|  <b>WSP</b> Surveys (BC) Limited Partnership<br>540 Leon Avenue<br>Kelowna, BC V1Y 6J6<br>Phone: (250) 869-1334 |                 | Job No: 161-04529-00 |
|  |                 | Date: 2017-10-27     |
|  |                 | Drawing No: V01      |

# SCHEDULE 'C'

SKETCH PLAN OF LOT 2, SECTION 30, TOWNSHIP 26,  
OSOYOOS DIVISION YALE DISTRICT, PLAN 23753 SHOWN AS AREA 'C'

760 VAUGHAN AVENUE, KELOWNA, BC



The site covered is located at 760 Vaughan Avenue, Kelowna, British Columbia and a portion of 1100 Ethel Street, Kelowna, British Columbia which is more particularly known and described as:

PORTION of LOT 2 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 23753

PID: 006-232-973

And described by the following:

All that portion of LOT 2 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 23753. Which may be described thus:

Commencing at the Point of Commencement, the North East corner of said Lot 2,  
Thence Westerly, along the North boundary of said Lot 2 for a distance of 73.01 metres;  
Thence Northerly, along the East boundary of said Lot 2 for a distance of 4.37 metres;  
Thence Westerly, along the North boundary of said Lot 2 for a distance of 59.10 metres;  
Thence Southerly, along the West boundary of said Lot 2 for a distance of 14.00 metres;  
Thence Easterly, parallel to the North boundary of said Lot 2 for a distance of 32.00 metres;  
Thence Southerly, perpendicular to the North boundary of said Lot 2 for a distance of 55.00 metres;  
Thence Easterly, parallel to the North boundary of said Lot 2 for a distance of 69.56 metres;  
Thence Southerly, perpendicular to the North boundary of said Lot 2 for a distance of 18.58 metres;  
Thence Easterly, parallel to the North boundary of said Lot 2 for a distance of 30.45 metres to a point on the East Boundary of said Lot 2;  
Thence Northerly, along the East boundary of said Lot 2 for a distance of 83.24 metres more or less to the Point of Commencement.

As depicted in the Sketch Plan of Portion of Lot 2, Section 30, Township 26, Osoyoos Division Yale District, Plan 23753. Shown as Area 'C'.

Area C = 0.759 Hectares / 1.88 acres

Certified Correct according to the Land Title Office Records

G.M. Hobbs, BCLS

October 31, 2017



SCALE: 1:1000

| Revision Table |          |            |
|----------------|----------|------------|
| No.            | Revision | Date       |
| 0              | Issued   | 10/27/2017 |

**LEGEND:**

- Property Line
- - - Easement
- ▭ Building

**NOTES:**

1. Plan distances are derived from Plan 23753.
2. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999940.

Drafted by: BK

Surveyed by: JB

Checked by: CMD

**WSP**

WSP Surveys (BC) Limited Partnership  
540 Leon Avenue  
Kelowna, BC V1Y 6J6  
Phone: (250) 869-1334

Job No: 161-04529-00

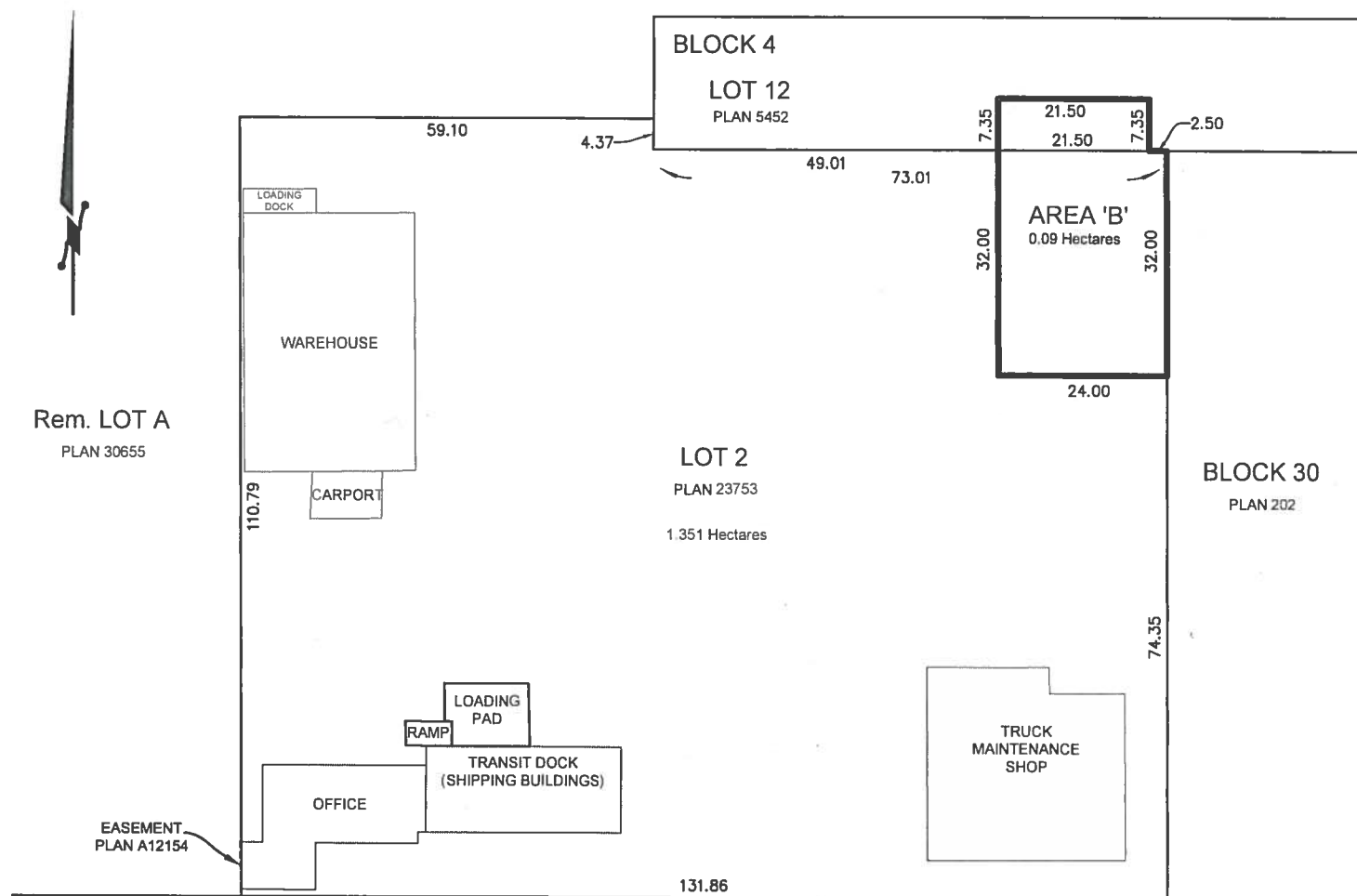
Date: 2017-10-31

Drawing No: V03

# SCHEDULE 'B'

SKETCH PLAN OF LOT 2, SECTION 30, TOWNSHIP 26, OSOYOOS DIVISION YALE DISTRICT, PLAN 23753 AND PORTION OF LOT 12, BLOCK 4, SECTION 30, TOWNSHIP 26, OSOYOOS DIVISION YALE DISTRICT, PLAN 5452, SHOWN AS AREA 'B'

760 VAUGHAN AVENUE, KELOWNA, BC



VAUGHAN AVENUE



SCALE: 1:1000

The site is located at 760 Vaughan Avenue, Kelowna, British Columbia and a portion of 1100 Ethel Street, Kelowna, British Columbia which is more particularly known and described as:

PORTION of LOT 2 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 23753

PID: 006-232-973

And described by the following:

All that portion of LOT 2 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 23753. Which may be described thus:

Commencing at the Point of Commencement, the North East corner of said Lot 2,

Thence Westerly, along the North boundary of said Lot 2 for a distance of 24.00 metres;

Thence Southerly, perpendicular to the North boundary of said Lot 2 for a distance of 32.00 metres;

Thence Easterly, parallel to the North boundary of said Lot 2 for a distance of 24.00 metres to a point on the West Boundary of said Lot 2;

Thence Northerly, along the West boundary of said Lot 2 for a distance of 32.00 metres more or less to the Point of Commencement.

And

PORTION of LOT 12 BLOCK 4 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 5452

PID: 002-368-196

And described by the following:

All that portion of Lot 12 Block 4 Section 30 Township 26 Osoyoos Division Yale District Plan 5452. Which may be described thus:

Commencing at the North East corner of Lot 2, Section 30, Township 26, Osoyoos Division Yale District, Plan 23753

Thence Westerly along the North boundary of said Lot 2 for a distance of 2.500 metres to the Point of Commencement.

Thence Northerly, perpendicular to the North boundary of said Lot 2 for a distance of 7.35 metres;

Thence Westerly, parallel to the North boundary of said Lot 2 for a distance of 21.50 metres;

Thence Southerly, perpendicular to the north boundary of said Lot 2 for a distance of 7.35 metres to a point on the north boundary of said Lot 2:

Thence Easterly, following along the north boundary of said Lot 2 for a distance of 21.50 metres more or less to the Point of Commencement.

As depicted in the Sketch Plan of Portion of Lot 2, Section 30, Township 26, Osoyoos Division Yale District, Plan 23753 and Portion of Lot 12, Section 30, Township 26, Osoyoos Division Yale District, Plan 5452 Shown as Area 'B'.

Area B = 0.09 Hectares / 0.22 Acres more or less.

Certified Correct according to the Land Title Office Records

G.M. Hobbs, BCLS

October 30, 2017



| Revision Table |          |            |
|----------------|----------|------------|
| No.            | Revision | Date       |
| 0              | Issued   | 10/27/2017 |

### LEGEND:

- Property Line
- Easement
- ▭ Building

### NOTES:

1. Plan distances are derived from Plan 23753.
2. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999940.

Drafted by: BK

Surveyed by: JB

Checked by: CMD

**WSP**

WSP Surveys (BC) Limited Partnership  
540 Leon Avenue  
Kelowna, BC V1Y 6J6  
Phone: (250) 869-1334

Job No: 161-04529-00

Date: 2017-10-30

Drawing No: V02