

October 30, 2015

1520253-7415

Imperial Oil  
237 Fourth Avenue SW, Room 25015  
Calgary AB T2P 3M9

## **Performance Verification Plan for Certificate of Compliance for Parcel ID 005-063-922**

**Parcel Identifier:** 005-063-922

**Site Location:** 3000 Harbour Road, Port Alberni, BC

**Author:** Blair McDonald, R.P.Bio., Senior Environmental Scientist

**Name of firm preparing the PVP:** Golder Associates Ltd.

**Risk Control Type:** 2

Golder Associates Ltd. (Golder) has prepared this Performance Verification Plan (PVP) on behalf of Imperial Oil to support an application for Certificate of Compliance (CoC) for a property located at 3000 Harbour Road, Port Alberni, British Columbia (hereafter referred to as "the Site"). The Site metes and bounds description is:

- A portion of Lot 1, District Lot 1, Alberni District, Plan 11583, and of the bed of the public harbour of Port Alberni, Plan 11583, except part in Plan 27564, which is defined as:
  - Beginning at the iron property pin located in the north corner of the subject property (Lot 1, District Lot 1, Alberni District, Plan 11583, and the bed of public harbour of Alberni, Plan 11583, except part in Plan 27564)
  - Thence southeasterly following the property boundary 19.10 metres to a point at which a lead plug is set
  - Thence southerly following the property boundary 50.85 metres to a point at which a lead plug is set
  - Thence westerly following the property boundary 0.91 metres to a point at which a lead plug is set
  - Thence southerly following the property boundary 20.82 metres to a point at which a lead plug is set
  - Thence westerly following the property boundary 5.99 metres to a point
  - Thence northerly 337° 58' 27" for 20.82 metres to a point
  - Thence northerly 306° 50' 00" for 26.89 metres to a point
  - Thence northerly 332° 16' 57" for 45.60 metres to a point falling along the property boundary
  - Thence northeasterly following the property boundary to the point of beginning

The PVP presents the principal risk management measures that apply at the Site based on the CoC. The PVP was prepared in accordance with BC Ministry of Environment (BC MoE) Administrative Guidance 14: Performance Verification Plans, Contingency Plans, and Operation and Maintenance Plans (BC MoE 2014).



## REQUIRED RISK CONTROLS

Based on the results of the risk assessment for the Site, the required risk control is as follows:

- Future construction must not involve alteration of the existing shoreline of the Site without review by an Approved Professional. If changes to the existing shoreline are proposed, the Approved Professional must submit proposed changes to BC MoE for approval and a change to this PVP may be required.

## REQUIRED ACTIONS TO IMPLEMENT RISK CONTROLS

Based on the risk management measures for the Site (i.e., the use of institutional controls), the risk control type at the Site is considered to be Type 2 (BC MoE 2014). As such, the required actions for implementing controls for a Type 2 site are as follows:

- During construction of the Site and any subsequent redevelopments of the Site, any alteration of the shoreline of the Site must be reviewed by an Approved Professional.

If the Site is sold, the future owner of the Site must be informed of the above risk controls.

## RATIONALE FOR RISK CONTROLS

Oversight of works in the shoreline area by an Approved Professional is required due to contaminants in shoreline sediments.

## REFERENCES

BC MoE (British Columbia Ministry of Environment). 2014. *Administrative Guidance on Contaminated Sites: Performance Verification Plans, Contingency Plans, and Operation and Maintenance Plans*. Victoria, BC. [Administrative Guidance #14].

## CLOSURE

The PVP is based on the current and likely future site uses. Golder Associates Ltd. notes that the PVP may be modified to meet other development scenarios based on the recommendation to the Director of Waste Management from a Contaminated Sites Approved Professional.

Should you have any additional questions, please do not hesitate to contact the undersigned.

Yours truly,

**GOLDER ASSOCIATES LTD.**

Blair McDonald, M.E.T., R.P.Bio.  
Associate/Senior Environmental Scientist

