

Portion of Bridal Falls Road  
Rosedale, BC

# Performance Verification Plan



**PREPARED FOR:**

Kilco Industries Ltd.  
10505 McDonald Road  
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**PREPARED BY:**

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PGL File: 1697-01.10

January 2016



solve and simplify

## Performance Verification Plan

Site ID: Not issued

Site Location: Portion of Bridal Falls Road, Rosedale, BC

Risk Control Type: 2

This document is meant to satisfy the reporting requirements for Type 2 risk controls as outlined in Contaminated Sites Regulation *Administrative Guidance 14*. Specifically, this document outlines the Performance Verification Plan for implementing the institutional and engineered risk-management measures described below.

This report has been prepared Kilco Industries Ltd. (Kilco) and may be relied on by the Ministry of Transport and Infrastructure.

### 1.0 REQUIRED RISK CONTROLS

The following risk controls are required at the site:

1. Maintenance of the existing impervious surface (asphalt or concrete) in place, and reinstate cover if it is breached in areas where soil contamination is present. Figure 1 (attached) defines the zone of implementation for this risk control; and
2. Groundwater must not be used as a drinking water source.

### 2.0 ACTION REQUIRED TO IMPLEMENT RISK CONTROLS

The following measures are required to implement risk controls:

- a) Mandatory communication with the site owner/operator to ensure that a hard cap (asphalt or concrete) is maintained in the area defined in Figure 1 (attached); and
- b) Mandatory communication with the site owner/operator to ensure that groundwater wells intended to supply potable water are not installed on the Site.

Records pertaining to these performance verification actions should be maintained by the site owner to be submitted to the Ministry of Environment if requested.

The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any required engineered controls are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:

1. The time period over which engineered controls did not meet the requirements;
2. The nature of the excursions;
3. The temporary or permanent corrective measures implemented or to be implemented;
4. An implementation schedule; and
5. Supporting documentation.

### **3.0 RATIONALE FOR SELECTING PERFORMANCE VERIFICATION PLAN ELEMENTS**

- a) Soil contamination exceeding the Contaminated Sites Regulation Schedule 4 and 5 standards remains in place. The risk assessment was completed based on the scenario where impacted soils are covered. Direct contact with soil by receptors was therefore not considered a complete exposure pathway. To keep this as an incomplete pathway in the future, maintenance of this cap is recommended.
- b) Some uncertainty with respect to future leaching from soils in the immediate area of soil impacts was noted in the Human Health and Ecological Risk Assessment. Maintenance of the impervious cap which overlies this area will minimize direct infiltration and therefore increased potential for leaching in the future.

### **4.0 STANDARD LIMITATIONS**

PGL prepared this report for our client and their agents, exclusively. It may be relied upon by these parties, the BC Ministry of Environment, and the Contaminated Sites Approved Professionals Society exclusively. PGL accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

The purpose of the Performance Verification Plan is to provide the client and the Ministry of Environment with the steps necessary to implement and maintain the recommended risk management measures at the site. These recommendations are based on information collected during PGL's environmental investigations. These investigations consisted of a screening for potential contamination and, as is true for all environmental investigations, potential remains for the presence of unknown, unidentified, or unforeseen surface or subsurface contamination. More or different investigation may be required, and additional risk management measures may be required if other risks are identified. The data used to develop these risk management measures is valid for the date of sampling, but site conditions may change with time.

The findings and conclusions are site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use now.

The project has been conducted according to our instructions and work program. Additional conditions and limitations on our liability are set forth in our work program/contract. This report is neither an endorsement nor a condemnation of the subject property. No warranty, expressed or implied, is made.

Respectfully submitted,

PGL ENVIRONMENTAL CONSULTANTS

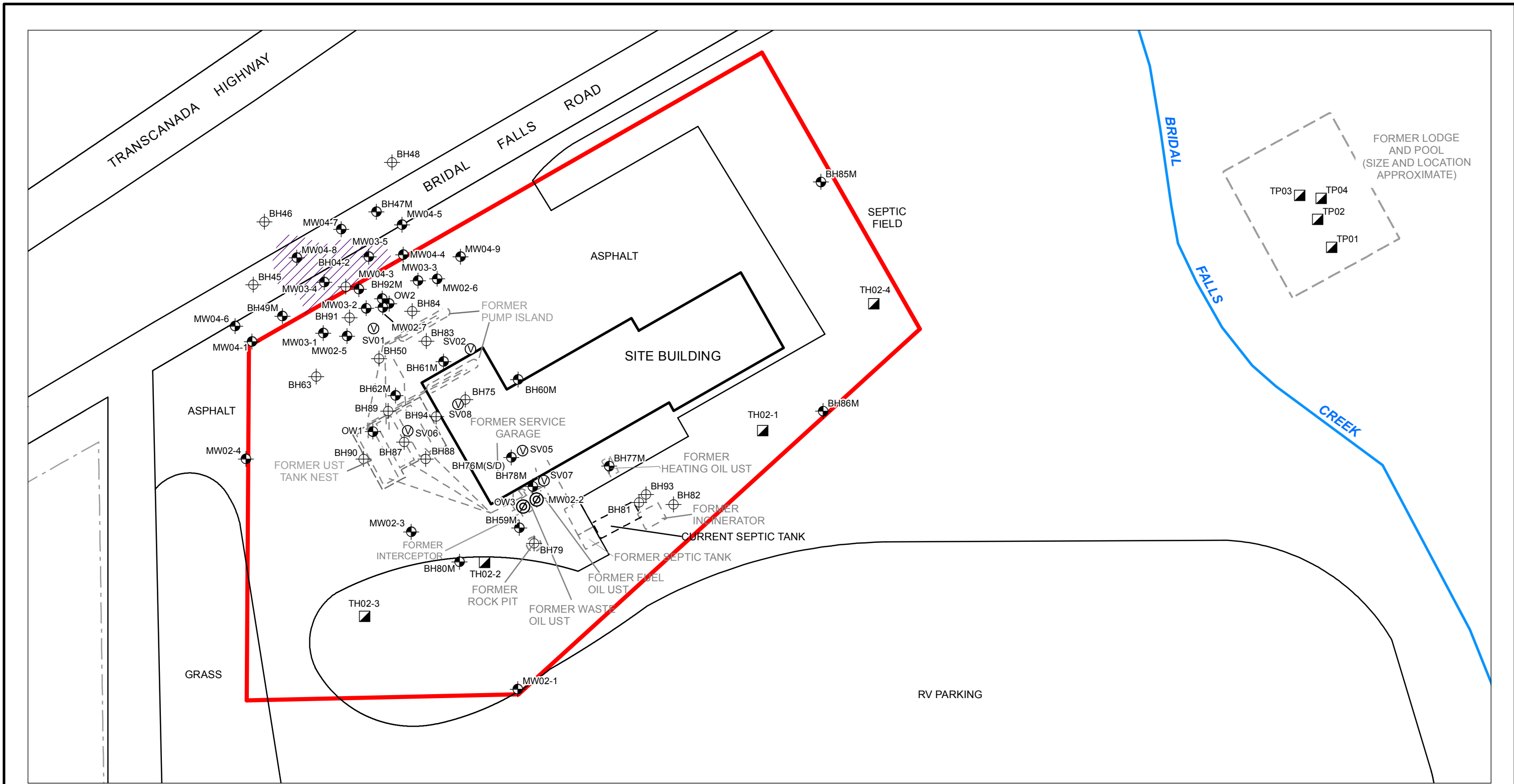
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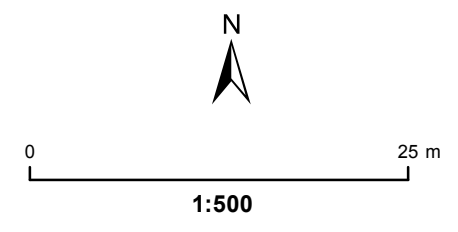
Michelle Ashley, B.Sc., R.P. Bio  
Risk Assessor



Michael Shum, Ph.D., P.Ag., R.P. Bio.  
Senior Environmental Consultant



- Subject Site
- Offsite Area
- Borehole
- Monitoring well
- Monitoring well - Destroyed
- Soil Vapour
- Test Pit
- Zone Implementation - Risk Control #1



<b>ZONE IMPLEMENTATION - RISK CONTROL #1</b>			
53610 Bridal Falls Road, Rosedale, BC			
<b>KILCO INDUSTRIES LTD.</b>			
	File No.: 0855-01.010	Dwg No.: PVP_OFFS	FIGURE <b>1</b>
	Date: FEB 2016	Drawn by: IRB	