



Ministry of  
Environment

**CERTIFICATE OF COMPLIANCE**  
(Pursuant to Section 53 of the *Environmental Management Act*)

**THIS IS TO CERTIFY** that as of the date indicated below, the site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards and criteria.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.


The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

A Director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

June 6, 2016  
Date Issued

  
Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is collectively known as East V1 Area 1 consists of following civic addresses in Port Moody, British Columbia:

- 202, 204, 302, 304, 306, 308, 310 and 312 First Avenue;
- 102, 104, 106, 108, 202 to 206, 300, 302 to 314 and 316 Second Avenue;
- 201, 203, 205, 207 and 301 First Street;
- 201, 203, 205 and 207 Second Street
- Plus a metes and bounds area associated with 316 Second Avenue described below

The Site is more particularly known and described as:

Lot 1 to 8 Block 2 District Lot 256 Group 1 New Westminster District Plan 3286,  
PIDs: Lot 1:010-888-039, Lot 2:010-888-047, Lot 3:010-894-608, Lot 4:002-922-002,  
Lot 5:010-888-063, Lot 6:010-888-080, Lot 7:010-888-098, Lot 8:010-888-110;

Lot 1 to 16 Block 3 District Lot 256 Group 1 New Westminster District Plan 3286,  
PIDs: Lot 1:010-888-136, Lot 2:010-888-161, Lot 3:010-894-641, Lot 4:010-888-179,  
Lot 5:010-894-659, Lot 6:010-894-675, Lot 7:010-888-187, Lot 8:010-888-195, Lot  
9:010-888-217, Lot 10:010-894-683, Lot 11:010-888-233, Lot 12:010-893-768, Lot  
13:010-893-776, Lot 14:010-893-784, Lot 15: 010-894-691, Lot 16:010-894-705

Lot 1 to 9 Block 4 District Lot 256 Group 1 New Westminster District Plan 3286,  
PIDs: Lot 1: 010-893-792, Lot 2:010-893-806, Lot 3:010-893-814, Lot 4:010-893-822,  
Lot 5:010-894-713, Lot 6:010-893-831, Lot 7:010-893-920, Lot 8:010-893-938, Lot  
9:010-893-946

Lot 1 to 4 Block 5 District Lot 256 Group 1 New Westminster District Plan 3286,  
PIDs: Lot 1:010-893-954, Lot 2:010-893-971, Lot 3:010-893-989, Lot 4:010-893-997

Lot 6 to 9 District Lot 256 Group 1 New Westminster District Plan 3830  
PIDs: Lot 6:011-014-661, Lot 7:011-014-687, Lot 8:011-014-784, Lot 9:011-014-806

The site contains part of a legal parcel depicted in an engineering drawing prepared by Golder Associates Ltd. on January 25, 2016 and describe by metes and bounds as:

Beginning at the northwest corner of Lot 1, Block 4, District Lot 256 Group 1 New Westminster District Plan 3286,

Thence northerly parallel to the western boundary of Lot 1 Block 4 20.65 m to a point;  
Thence easterly parallel to the northern boundary of Lot 1 Block 4 45.92 m to a point;  
Thence southerly parallel to the western boundary of Lot 1 Block 4 20.65 m to a point to  
intersect with the northern boundary of Lot 1 Block 3 District Lot 256 Group 1 New  
Westminster District Plan 3286;

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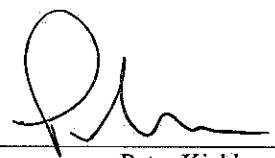
Thence westerly parallel to the northern boundary of Lot 1 Block 4 45.92 m to the point of beginning.

The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 18' 16.41"  
Longitude: 122° 52' 26.76"

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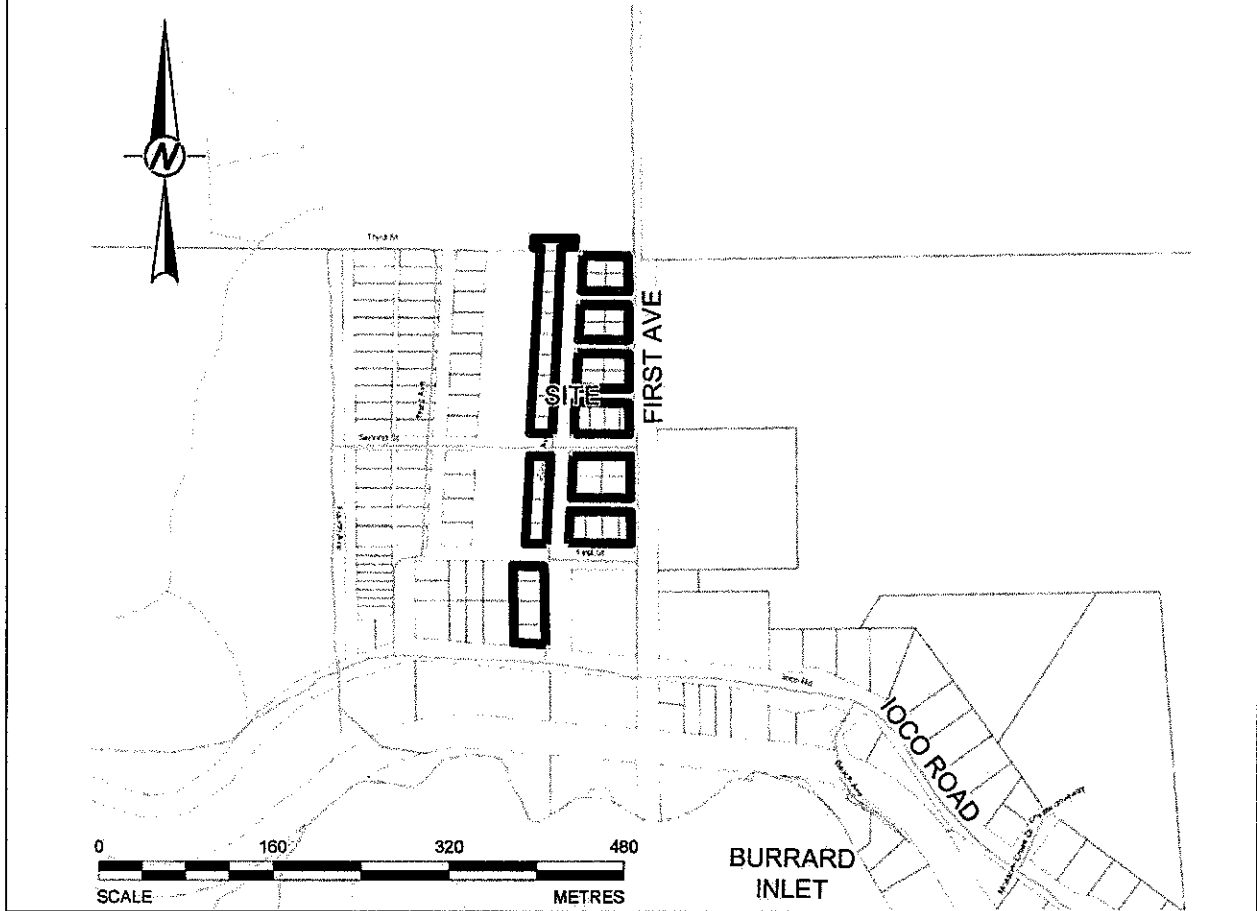
Date Issued



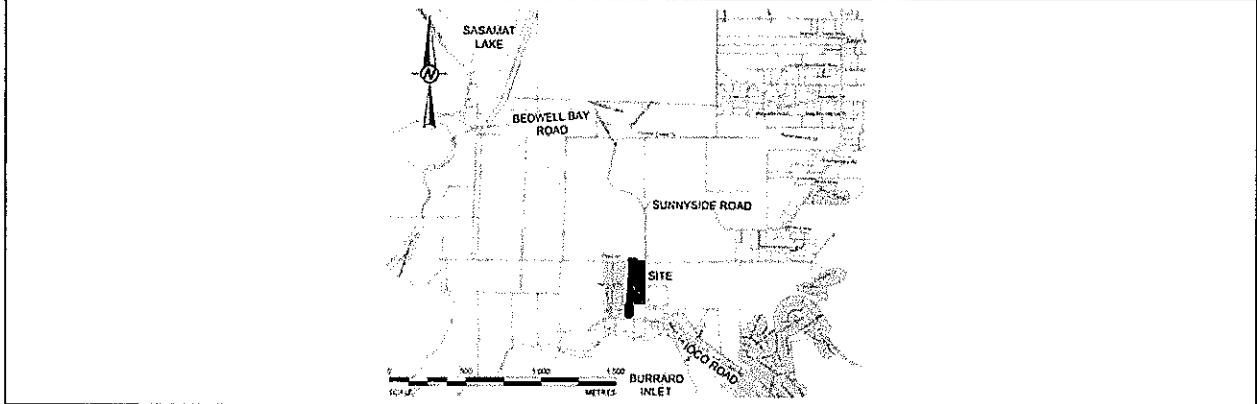
Peter Kickham

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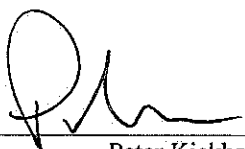
### Site Plan



### Location Map



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For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

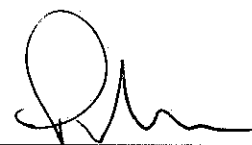
- (a) Buildings are limited to slab-on-grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) An appropriate surface cover must remain in place in risk management areas (as illustrated on the Risk Management Area Figure 20) to prevent direct contact with petroleum hydrocarbon (PHC) and polycyclic aromatic hydrocarbon (PAH) contaminated soils.
  - (b) Water wells must not be installed at the Site for drinking water purposes.
3. If requested by the Director, the responsible person must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.

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For Director, *Environmental Management Act*

5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
  - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
  - (b) The nature of the excursions;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
8. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director as requested by the Director.
9. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
  - (a) An evaluation of the performance of the institutional and engineering controls;
  - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
  - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
  - (d) Supporting documentation.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for residential soil use:*

##### To meet numerical remediation standards:

- Antimony, arsenic, barium, cadmium, chromium, copper, lead, manganese, molybdenum, and vanadium,
- VPHs, and
- Ethylbenzene

##### To meet risk-based remediation standards:

- LEPHs, and HEPHs
- Naphthalene, and phenanthrene, and
- Zinc

#### *Substances remediated in vapour for residential vapour use:*

##### To meet numerical remediation standards:

- VPHv, and
- 1,2,4-Trimethylbenzene, and 1,3,5-trimethylbenzene

#### *Substances remediated in water for drinking water use:*

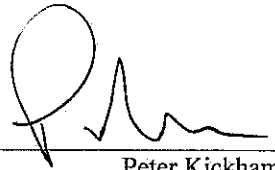
##### To meet local background concentrations:

- Cadmium

##### To meet risk-based remediation standards:

- Ethylbenzene, and
- Naphthalene

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## Schedule D

### Documents

*Summary of Site Condition.* Golder Associates Ltd. February 18, 2016;

*Email Correspondence, Re: Site 3130, V1 Site Investigation Strategy and Delineation,* Peter Kickham, Manager – Peter Kickham, Manager, Risk Assessment and Remediation, Land Remediation Section, BC MoE, February 18, 2016;

*Performance Verification Plan for Certificate of Compliance for Site ID 3130.* Golder Associates Ltd., February 5, 2016;

*Screening Level and Detailed Ecological and Human Health Risk Assessment, IOCO East V1 Area 1, Port Moody, BC, Site Registry ID 3130.* Golder Associates Ltd., February 5, 2016;

*Detailed Site Investigation and Confirmation of Remediation, IOCO East V1 Lands, Port Moody, BC, Site Registry ID 3130.* Golder Associates Ltd., February 5, 2016;

*Preliminary Site Investigation, IOCO East V1 and V2 Lands, Port Moody, BC, Site Registry ID 3130.* Golder Associates Ltd., February 5, 2016;

*Re: Application for Determination of Local Background Concentrations of Dissolved Cadmium in Shallow Groundwater for Site ID 3130 East U4, East V1 and East V2 Areas, Port Moody, BC.* Peggy Evans, For Director, Environmental Management Branch, BC MoE. September 8, 2015;

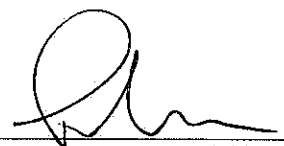
*Request for Approval of a Local Background Concentration for Cadmium in Groundwater, SITE ID 3130, East U4, East V1 and East V2 Areas, Port Moody, BC,* Golder Associates Ltd., August 10, 2015;

*Email Correspondence, Re: Site ID 3130 – Request to Consolidate Contaminated Site Legal Instruments for Multiple Parcels,* Peter Kickham, Manager – Risk Assessment and Remediation, Ministry of Environment, June 26, 2015; and

*Request for Consolidation of Contaminated Sites Legal Instruments for Multiple, Detached Parcels, IOCO Townsite, Port Moody, BC (Site ID 3130),* Golder Associates Ltd., April 23, 2015.

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