



Victoria File: 26250-20/19866  
Site ID: 19866

June 26, 2020

Elsie Heinrick,  
Telken Industries Ltd. / Thomas Lumber Co. Inc.  
6 Pattle Street  
Bellingham, WA, USA 98225

Dear Elsie Heinrick:

**Re: Certificate of Compliance – 757 & 773 Kingsway Ave., Port Coquitlam,  
British Columbia**

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance 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 Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
  - (a) any environmental media that may be contaminated, or
  - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. Please be aware that regional background concentrations in groundwater were used in the investigation and remediation of the site. This instrument does not certify that site groundwater is suitable for unrestricted water uses. Should the groundwater be used for drinking water purposes, treatment may be required prior to consumption.
6. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at 778-698-4885 (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



J. Brooke, P.Eng.  
Senior Contaminated Sites Officer

Enclosure

cc: Ms. Melony Burton, City of Port Coquitlam [burtonm@coquitlam.ca](mailto:burtonm@coquitlam.ca)  
2580 Shaughnessy Street, Port Coquitlam, BC V3C 2A8

Mr. Dennis Augustine, Augustine Bark Mulch Ltd.  
12620 Woolridge Road, Pitt Meadows, BC V3Y 1Z1

BC Hydro and Power Authority  
333 Dunsmuir Street, Vancouver, BC V6B 5R3

Ms. Rajwinder Deol, FortisBC  
16705 Fraser Highway, Surrey, BC V4N 0E8

Mr. Michael Muttersbach, Approved Professional, Next Environmental Inc.  
[mmuttersbach@nextenvironmental.com](mailto:mmuttersbach@nextenvironmental.com)

Mr. Scott Steer, Approved Professional, Steer Environmental Associates Ltd.  
[scott.steer@steerenvironmental.com](mailto:scott.steer@steerenvironmental.com)

CSAP Society  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Site Information Advisor, ENV, Victoria [advisor.siteinformation@gov.bc.ca](mailto:advisor.siteinformation@gov.bc.ca)



**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 26, 2020

Date Issued

J.A. Brooke

For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 757 & 773 Kingsway Avenue, Port Coquitlam, British Columbia which is more particularly known and described as:

### 757 Kingsway Avenue

- Lot 13, Block 12, Sections 16 and 17, Block 6 North, Range 1 East, New Westminster District Plan 2416, PID 007-464-835
- Lot 14, Block 12, Sections 16 and 17, Block 6 North, Range 1 East, New Westminster District Plan 2416, PID 007-464-860
- Lot 15, Block 12, Sections 16 and 17, Block 6 North, Range 1 East, New Westminster District Plan 2416, PID 007-464-886
- Lot 16, Block 12, Sections 16 and 17, Block 6 North, Range 1 East, New Westminster District Plan 2416, PID 007-464-908

### 773 Kingsway Avenue

- Lot 10, Block 12, Sections 16 and 17, Block 6 North, Range 1 East, New Westminster District Plan 2416, PID 007-464-746
- Lot 11, Block 12, Sections 16 and 17, Block 6 North, Range 1 East, New Westminster District Plan 2416, PID 007-464-762
- Lot 12, Block 12, Sections 16 and 17, Block 6 North, Range 1 East, New Westminster District Plan 2416, PID 007-464-801

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

Latitude: 49° 14' 54.60"  
Longitude: 122° 44' 10.20"

June 26, 2020

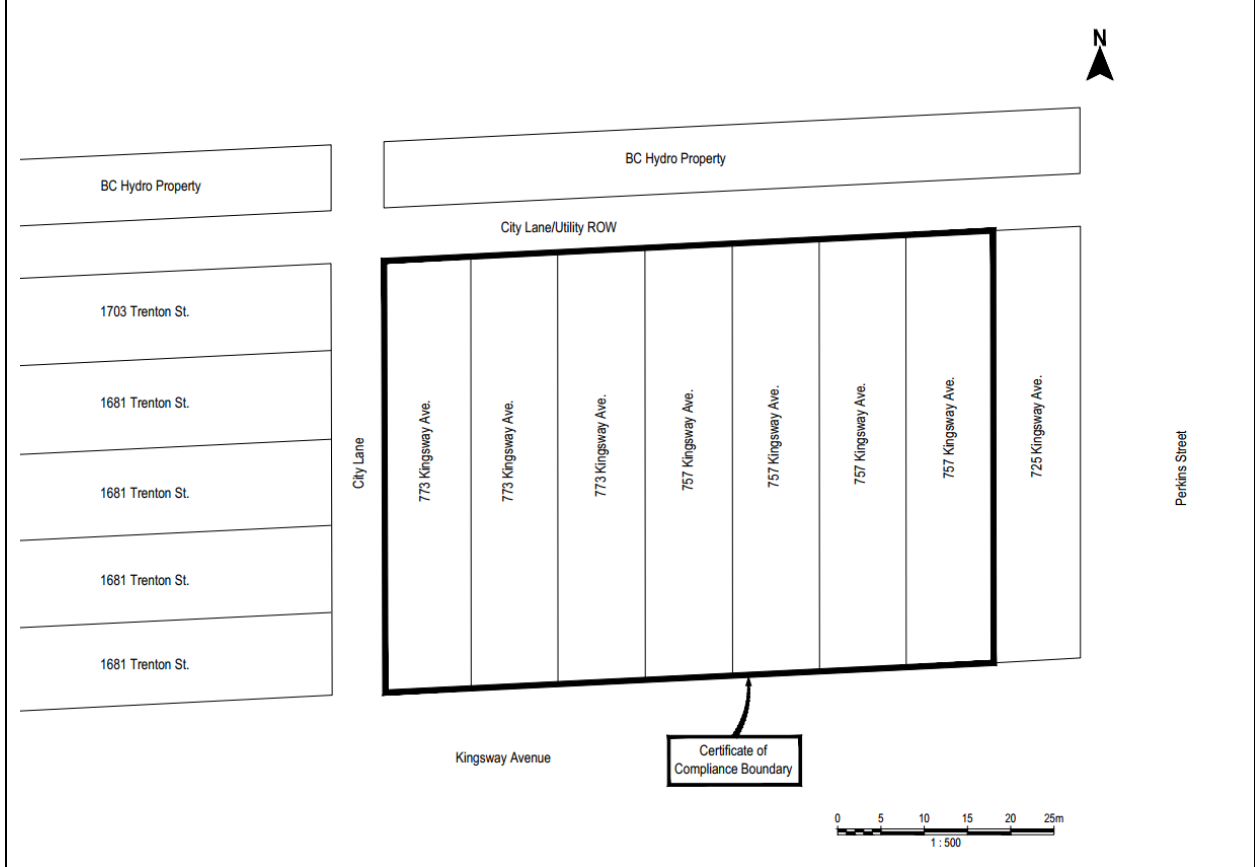
Date Issued



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# Site Plan, Port Coquitlam, BC



# Location Map, Port Coquitlam, BC



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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.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) Site groundwater must not be used as drinking water.
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.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

To meet risk-based remediation standards:

- Arsenic (7440-38-2)
- Copper (7440-50-8)
- Zinc (7440-66-6)

#### *Substances remediated in water for freshwater aquatic life water use:*

To meet risk-based remediation standards:

- Arsenic (7440-38-2)
- Chromium, trivalent (16065-83-1)
- Hydroquinone (123-31-9)
- Methylphenol, 3- (108-39-4)
- Methylphenol, 4- (108-44-5)
- Resorcinol (108-46-3)
- Zinc (7440-66-6)

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

To meet risk-based remediation standards:

- Aluminum (7429-90-5)
- Arsenic (7440-38-2)
- Cobalt (7440-48-4)
- Hydroquinone (123-31-9)
- Lithium (7439-93-2)
- Methylphenol, 3- (108-39-4)
- Methylphenol, 4- (106-44-5)
- Vanadium (7440-62-2)
- Zinc (7440-66-6)

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## Schedule D

### Documents

*Summary of Site Condition, SITE ID 21731, NEXT Environmental Inc. and Steer Environmental Associates Ltd., dated December 13, 2019;*

*Stage 1 Preliminary Site Investigation Update for 1681 & 1703 Trenton St. [Site ID 21731] and 757 & 773 Kingsway Ave. [Site ID 19866], Port Coquitlam, BC, NEXT Environmental Inc., dated December 12, 2019;*

*Administrative Guidance 11 Communication Record, Affected Parcel: SITE ID 19867, NEXT Environmental Inc., dated December 12, 2019;*

*Administrative Guidance 11 Communication Record, Affected Parcel: SITE ID 21732, NEXT Environmental Inc., dated December 12, 2019;*

*Human Health and Ecological Risk Assessment, 1681 & 1703 Trenton St., Port Coquitlam, BC [Site ID: 21731], 757 & 773 Kingsway Ave., Port Coquitlam, BC [Site ID: 19866], 725 Kingsway Ave., Port Coquitlam, BC [Site ID: 19867] and Portion Of Kingsway Ave., Trenton St. & Adjacent Municipal Land, Port Coquitlam, BC [Site ID: 21732]; NEXT Environmental Inc., dated August 27, 2019;*

*Detailed Site Investigation Report – Rev 2, 1681 & 1703 Trenton St. [Site ID 21731] and 757 & 773 Kingsway Ave. [Site ID 19866], Port Coquitlam, BC, NEXT Environmental Inc., dated September 18, 2018, revised August 26, 2019;*

*Stage 2 Preliminary Site Investigation – Report Rev 1, 1681 & 1703 Trenton St. [Site ID 21731] and 757 & 773 Kingsway Ave. [Site ID 19866], Port Coquitlam, BC, NEXT Environmental Inc., dated September 21, 2018, revised July 16, 2019; and*

*Stage 1 Preliminary Site Investigation – Report Rev 1, 1681 & 1703 Trenton St. [Site ID 21731] and 757 & 773 Kingsway Ave. [Site ID 19866], Port Coquitlam, BC, NEXT Environmental Inc., dated September 21, 2018, revised May 16, 2019.*

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For Director, Environmental Management Act