



Victoria File: 26250-20/21732  
Site ID: 21732

June 26, 2020

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

Dear Elsie Heinrick:

**Re: Certificate of Compliance – City Property Bordering 1681/1703 Trenton St.  
and 725/757/773 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@portcoquitlam.ca](mailto:burtonm@portcoquitlam.ca)  
2580 Shaughnessy Street, Port Coquitlam, BC V3C 2A8

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 commonly described as City Property Bordering 1681/1703 Trenton St. and 725/757/773 Kingsway Ave., Port Coquitlam, British Columbia, and is more particularly known and described as “Area A” in the following metes and bounds description:

### Area 1:

Commencing at Borehole 1004 located at the intersection of Kingsway Avenue and Trenton Street in the Municipality of Port Coquitlam, British Columbia;  
Thence in a Northerly direction at a bearing of 349 degrees 04 minutes 31 seconds and 20.773 metres more or less to approximate location of Borehole 1005;  
Thence in a Northerly direction at a bearing of 4 degrees 46 minutes 57 seconds and 22.393 metres more or less to approximate location of Borehole 1006;  
Thence in a North Easterly direction at a bearing of 29 degrees 33 minutes 53 seconds and 24.092 metres more or less to Borehole 1008;  
Thence in an Easterly direction at a bearing of 85 degrees 39 minutes 07 seconds and 42.550 metres more or less to BH 1210;  
Thence in an Easterly direction at a bearing of 85 degrees 18 minutes 51 seconds and 25.462 metres more or less to BH 1211;  
Thence in an Easterly direction at a bearing of 87 degrees 06 minutes 00 seconds and 60.700 metres more or less to BH 1222;  
Thence in a Southerly direction at a bearing of 165 degrees 15 minutes 07 seconds and 17.315 metres more or less to BH 1206;  
Thence in a Southerly direction at a bearing of 176 degrees 57 minutes 21 seconds and 16.119 metres more or less to BH 1213/BH 1220;  
Thence in a Southerly direction at a bearing of 181 degrees 55 minutes 45 seconds and 19.131 metres more or less to BH 1207;  
Thence in a South Westerly direction at a bearing of 211 degrees 30 minutes 44 seconds and 16.641 metres more or less to BH 1218;  
Thence in a Westerly direction at a bearing of 269 degrees 53 minutes 51 seconds and 15.671 metres more or less to BH 1003;  
Thence in a North Westerly direction at a bearing of 313 degrees 51 minutes 25 seconds and 8.72 metres more or less to BH 1217;  
Thence in a South Westerly direction at a bearing of 236 degrees 47 minutes 49 seconds and 13.963 metres more or less to BH 1208;  
Thence in a Westerly direction at a bearing of 267 degrees 29 minutes 14 seconds and 54.374 metres more or less to BH 1209;  
Thence in a Westerly direction at a bearing of 267 degrees 40 minutes 12 seconds and 46.240 metres more or less to the point of commencement; and including a total **Area of 0.916 ha** more or less, creating an overall **Area '1'**.

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**Area 2:**

Beginning on BH 1004 located at the intersection of Kingsway Avenue and Trenton Street in the Municipality of Port Coquitlam, British Columbia;

Thence in a North Easterly direction at a bearing of 39 degrees 22 minutes 10 seconds and 14.956 metres more or less to the point of commencement;

Commencing at South West corner of Lot 9, Plan 2416, along the West property lines of Lot 9 to 5, Plan 2416 in a Northerly direction at a bearing of 359 degrees 58 minutes 47 seconds and 49.729 metres more or less to the North West corner Lot 5, Plan 2416;

Thence along the North property line of said Lot 5, in an Easterly direction at a bearing of 87 degrees 11 minutes 23 seconds and 40.674 metres more or less to North East corner of Lot 5;

Thence along the East property lines of Lot 5 to 9, Plan 2416, in a Southerly direction at a bearing of 180 degrees 09 minutes 12 seconds and 49.739 metres more or less to South East corner of Lot 9, Plan 2416;

Thence along the South property line of said Lot 9, in a westerly direction at a bearing of 267 degrees 11 minutes 34 seconds and 40.523 metres more or less to the point of commencement;

and including a total Area of **0.202 ha** more or less creating **Area 2**.

**Area 3:**

Beginning on BH 1004 located at the intersection of Kingsway Avenue and Trenton Street in the Municipality of Port Coquitlam, British Columbia;

Thence in a North Easterly direction at a bearing of 76 degrees 07 minutes 40 seconds and 57.750 metres more or less to the point of commencement;

Commencing at South West corner of Lot 10, Plan 2416, along the West property line in a Northerly direction at a bearing of 00 degrees 09 minutes 12 seconds and 49.739 metres more or less to the North West corner Lot 10, Plan 2416;

Thence along the North property lines of said Lot 10 to Lot 17, Plan 2416, in an Easterly direction at a bearing of 87 degrees 11 minutes 23 seconds and 80.552 metres more or less to North East corner of Lot 17, Plan 2416;

Thence along the East property line of said Lot 17, in a Southerly direction at a bearing of 180 degrees 00 minutes 21 seconds and 49.737 metres more or less to South East corner of Lot 17;

Thence along the South property lines of said Lot 17 to Lot 10, Plan 2416, in a westerly direction at a bearing of 267 degrees 11 minutes 34 seconds and 80.680 metres more or less to the point of commencement; and including a total Area of **0.400 ha** more or less creating **Area 3**.

**Area 'A'** is all that area described as Area 1 excepting Area 2 and Area 3; and including a total Area of **0.313 ha**.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Binnie Consulting Ltd. on June 13<sup>th</sup>, 2019.

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For Director, *Environmental Management Act*

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

Latitude: 49° 14' 54.40"

Longitude: 122° 44' 12.30"

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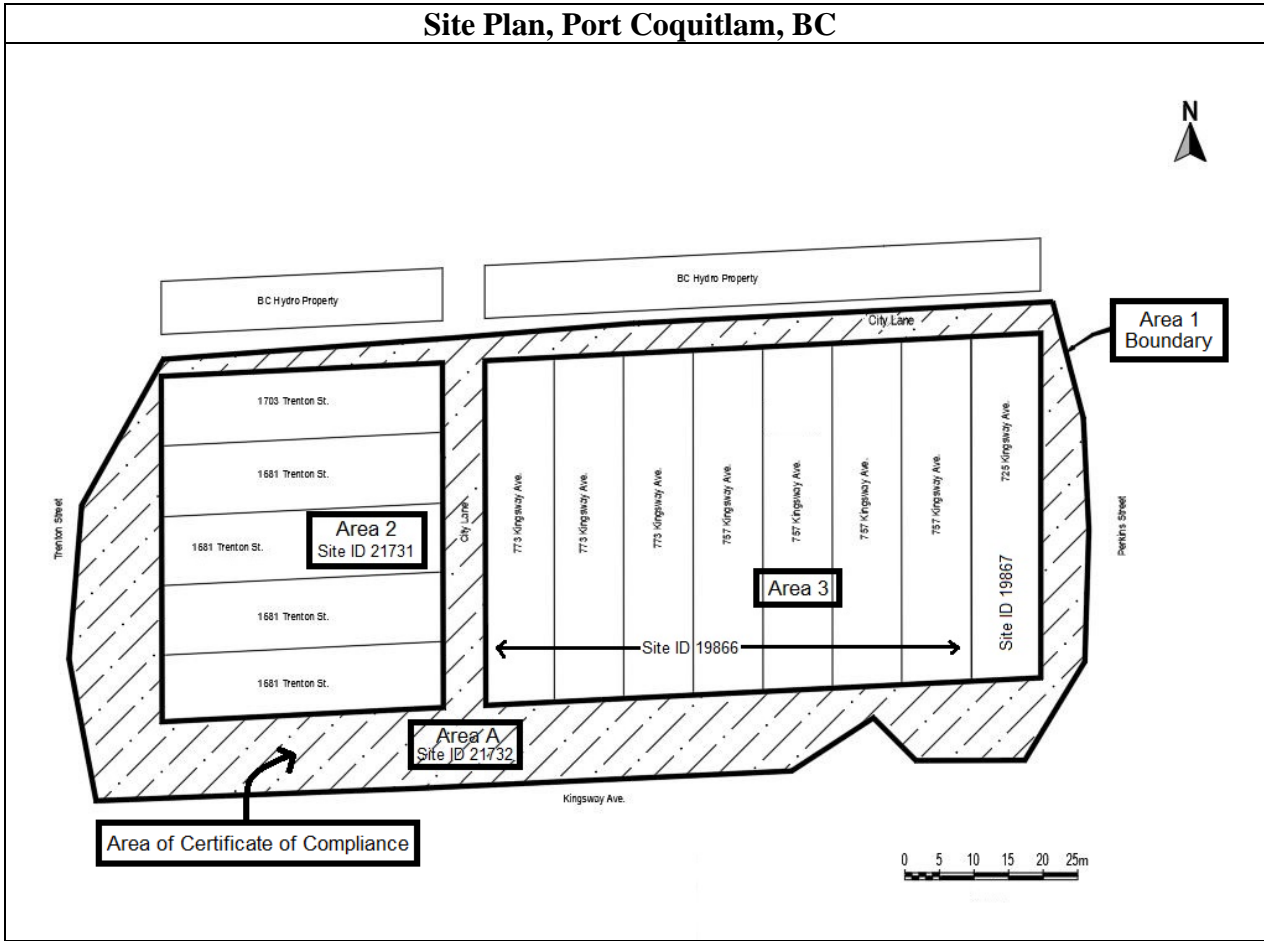
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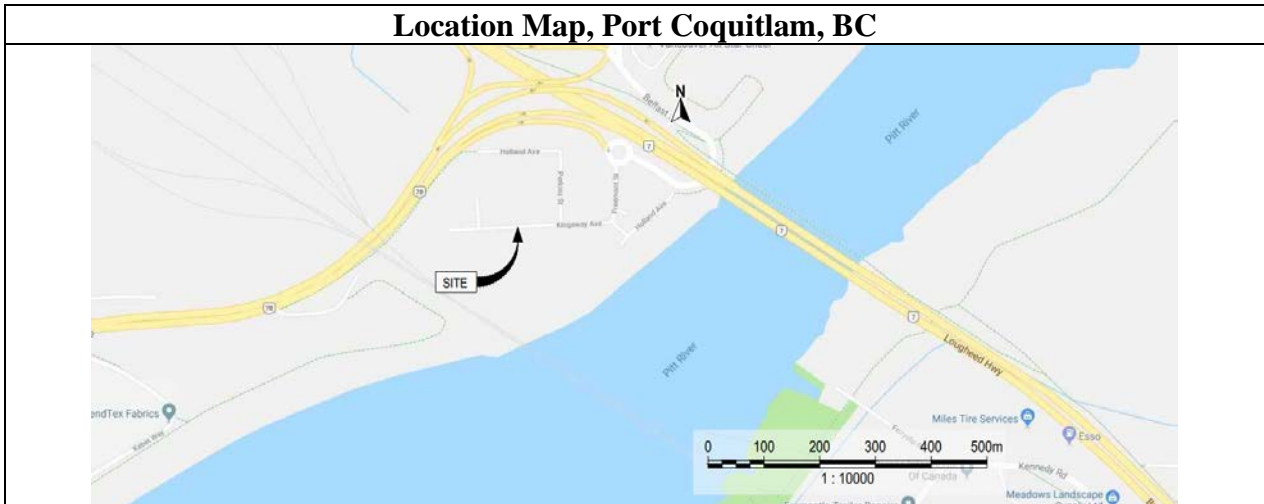
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### Site Plan, Port Coquitlam, BC



### 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 use 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 Industrial 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)
- Hydroquinone (123-31-9)
- Methylphenol, 3- (108-39-4)
- Methylphenol, 4- (106-44-5)
- Resorcinol (108-46-3)

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

To meet risk-based remediation standards:

- Arsenic (7440-38-2)
- Hydroquinone (123-31-9)
- Lithium (7439-93-2)
- Methylphenol, 3- (108-39-4)
- Methylphenol, 4- (106-44-5)

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

To meet local background concentrations:

- Cobalt (7440-48-4)

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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 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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