



**REGISTERED MAIL**

Victoria File: 26250-20/10005  
Site ID: 10005

January 20, 2022

Len Noort  
FERNCO Development Ltd., Inc. No. 101530  
NORCO Development Ltd., Inc. No. 101717  
Lenco Development Ltd., Inc. No. 101531  
101 – 403 6<sup>th</sup> Street  
New Westminster, British Columbia V3L 3B1  
len@noorthomes.com

Dear Len Noort:

**Re: Certificate of Compliance - 3001, 3003, 3017 St. Johns Street, Port Moody, 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. A streamside protection and enhancement area bordering Slaughterhouse Creek may be required pursuant to the Riparian Areas Regulation under the *Fish Protection Act*, in conjunction with future development of the site. Contaminated Sites Regulation Wildland (WL) standards may apply respecting soil quality within the streamside protection and enhancement area.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
6. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
7. 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 [site@gov.bc.ca](mailto:site@gov.bc.ca) (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Annette Mortensen, Ph.D., P.Eng  
Senior Contaminated Sites Officer

Enclosure

cc: Julie Pavey, Director Environment and Parks, City of Port Moody,  
[jpavey-tomlinson@portmoody.ca](mailto:jpavey-tomlinson@portmoody.ca)

Bret Gloag, Managing Director, Bank of Montreal, Vancouver,  
[bret.gloag@bmo.com](mailto:bret.gloag@bmo.com)

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
[Csp\\_cio@victoria1.gov.bc.ca](mailto:Csp_cio@victoria1.gov.bc.ca)

Society of Contaminated Sites Approved Professions of BC,  
[apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Michelle Uyeda, Approved Professional, GHD Ltd.,  
[Michelle.uyeda@ghd.com](mailto:Michelle.uyeda@ghd.com)



**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.

January 20, 2022  
Date Issued

A. Mortensen  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 3001, 3003, and 3017 St. Johns Street, Port Moody, British Columbia which is more particularly known and described as:


Lot A, District Lot 190, Group 1, New Westminster District, Plan 86357  
PID: 016-331-664

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

Latitude:     49° 16' 35.4"  
Longitude:   122° 50' 42.1"

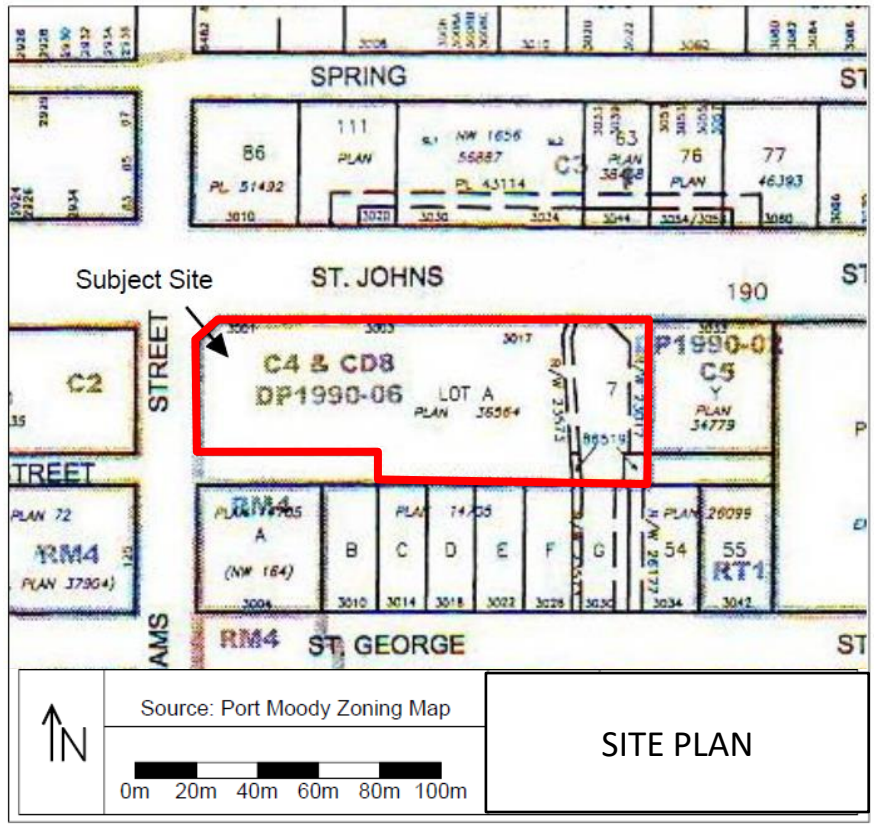
January 20, 2022  
Date Issued

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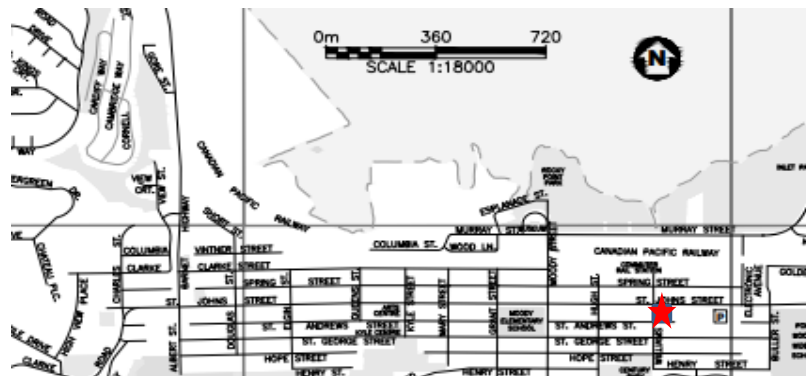
  
A. Mortensen  
For Director, *Environmental Management Act*

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### Site Plan, Port Moody, BC



### Location Map Port Moody, BC



January 20, 2022  
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*Autte Mør*  
A. Mortensen  
For Director, Environmental Management Act

## Schedule B

### Requirements and Conditions

1. Any changes in land 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 use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

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## Schedule C

### Substances and Uses

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

##### To meet numerical remediation standards:

benzene	71-43-2
ethylbenzene	100-41-4
toluene	108-88-3
VPHs	N/A
xylenes	1330-20-7

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

##### To meet numerical remediation standards:

benzene	71-43-2
naphthalene	91-20-3

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

##### To meet numerical remediation standards:

benzene	71-43-2
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(a)pyrene	50-32-8
ethylbenzene	100-41-4
naphthalene	91-20-3
toluene	108-88-3
VHw6-10	N/A
xylenes	1330-20-7

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

To meet numerical remediation standards:

benzene	71-43-2
LEPHw	N/A
naphthalene	91-20-3
toluene	108-88-3
VHw6-10	N/A
VPHw	N/A
xylenes	1330-20-7

***Substances remediated in water for marine aquatic life water use:***

To meet numerical remediation standards:

LEPHw	N/A
naphthalene	91-20-3
VHw6-10	N/A
VPHw	N/A
xylenes	1330-20-7

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## Schedule D

### Documents

*Summary of Site Condition for MOECCS Site ID no. 10005*, prepared by GHD Ltd. and dated November 5, 2021;

*Addendum for Ventus Report Preliminary Site Investigation (PSI), Stage 1 Environmental Site Assessment of 3001, 3003 and 3017 St. Johns Street, Port Moody, B.C.*, prepared by Ventus Consulting Inc. and dated November 5, 2021;

*Detailed Site Investigation / Confirmation of Remediation for 3001, 3003 & 3017 St. Johns Street, Port Moody, B.C., V3H 2C4*, prepared by Ventus Consulting Inc. and dated May 27, 2020;

*Site Risk Classification Report for 3001, 3003, and 3017 St. Johns Street, Port Moody, British Columbia*, prepared by Pinchin Ltd. and dated September 30, 2019;

*Remedial Plan / Confirmation of Remediation for 3001, 3003 and 3017 St. Johns Street, Port Moody, B.C.*, prepared by Ventus Consulting Inc. and dated July 2008;

*Detailed Site Investigation for 3001, 3003 and 3017 St. Johns Street, Port Moody, B.C.*, prepared by Ventus Consulting Inc. and dated July 2008;

*Preliminary Site Investigation, Stage 1 Environmental Site Assessment of 3001, 3003 and 3017 St. Johns Street, Port Moody, B.C.*, prepared by Ventus Consulting Inc. and dated June 2008;

*Preliminary Site Investigation, Stage 1 Environmental Site Assessment of 3001, 3003 and 3017 St. Johns Street, Port Moody, B.C.*, prepared by Ventus Consulting Inc. and dated November 2007;

*Preliminary Site Investigation, Stage 1 Environmental Site Assessment of 3001 St. Johns Street, Port Moody, B.C., V3H 2C4*, prepared by Ventus Consulting Inc. and dated September 2006;

*Notification of Independent Remediation Initiation for 3001, 3003, and 3017 St. Johns Street, Port Moody, B.C.*, prepared by Ventus Consulting Inc. and dated July 28, 2006;

*Independent Remediation Plan for 3001 St. Johns Street, Port Moody, B.C.*, prepared by Ventus Consulting Inc. and dated June 1, 2006;

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*Detailed Site Investigation (DSI), 3001 St. John Street, Burnaby, BC (Site), prepared by Primex Environmental Ltd. and February 15, 2006;*

*Investigation Data Review – 3001 St. Johns Street, Port Moody, BC, prepared by AquaTerra Consultants Ltd. and dated November 9, 2005;*

*Stage II – Baseline Site Investigation (Stage II – PSI), 3001 St. Johns Street, Port Moody, B.C., prepared by Primex Environmental Ltd. and dated May 22, 2005;*

*Groundwater Monitoring and Sampling Results, ARCO #9424, 3001 St. John’s Street, Port Moody, B.C., prepared by Seacor Environmental Engineering Inc. and dated February 12, 2002;*


*Baseline Investigation Update, 3001 St. Johns Street, Port Moody, British Columbia, prepared by Soilcon Laboratories Ltd. and dated October 2001;*

*Baseline Investigation, 3001 St. Johns Street, Port Moody, British Columbia, prepared by Seacor Environmental Inc. and dated October 28, 1998;*

*Precision Tank Testing Report, Acton Petroleum Sales Ltd., Site no. 0119, 3001 St. Johns St., Port Moody, B.C., prepared by McIntosh Monitoring Systems Ltd. and dated June 14, 1997; and*

*Geotechnical Report for 3001, 3003 and 3017 St. Johns Street, Port Moody, B.C., prepared by Terra Engineering Ltd. and dated January 1990.*

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