



VIA MAIL

Victoria File: 23156
Site ID: 23156

December 20, 2023

Mary De Paoli
City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3
mdepaoli@portmoody.ca

Dear Mary De Paoli:

Re: Certificate of Compliance – City of Port Moody road dedications on portions of First Street, Second Street, Third Avenue, Fourth Avenue, Ioco Road and unnamed lanes within the IOCO West Townsite, Port Moody, BC

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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future work at the site.

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.

Yours truly,



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

Enclosure

cc: Nadine Blash, Senior Project Manager, Imperial Oil Limited
nadine.m.blash@esso.ca

Dawn Flotten, Senior Principal Environmental Engineer, CSAP, WSP Canada Inc.
dawn.flotten@wsp.com

Audrey Wagenaar, Environmental Scientist, Associate, CSAP, WSP Canada Inc.
audrey.wagenaar@wsp.com

Jacqueline Foley, Senior Principal Hydrogeologist, WSP Canada Inc.
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Client Information Officer, ENV
csp_cio@victoria1.gov.bc.ca

CSAP Society
apopova@csapsociety.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.

December 20, 2023

Date Issued

A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance includes City of Port Moody road dedications on portions of First Street, Second Street, Third Avenue, Fourth Avenue, Ioco Road and unnamed lanes within the IOCO West Townsite in Port Moody, BC.

Based upon a figure prepared by WSP Canada Inc. on January 12, 2023, the metes and bounds for the affected City of Port Moody road dedications is as follows:

COMMENCING at the standard concrete post set in the northeast corner of parcel "O" (Plan 6847) District Lot 256 Group 1, New Westminster District as illustrated on Plan EPP5231 located within the City of Port Moody at the southwest corner of the intersection of IOCO Road and Second Avenue;

THENCE westerly along the bearing N74°09'24"W a distance of 126.791 metres to the POINT OF BEGINNING;

THENCE westerly along the bearing S74°53'30"W a distance of 19.411 metres;

THENCE southerly along the bearing S1°37'23"E a distance of 8.582 metres;

THENCE westerly along the bearing S69°49'25"W a distance of 14.561 metres;

THENCE westerly along the bearing N54°23'55"W a distance of 13.29 metres;

THENCE westerly along the bearing S77°03'01"W a distance of 20.564 metres;

THENCE northerly along the bearing N0°02'39"E a distance of 364.523 metres;

THENCE easterly along the bearing S89°17'45"E a distance of 133.937 metres;

THENCE southerly along the bearing S4°05'00"W a distance of 280.703 metres;

THENCE westerly along the bearing N88°25'41"W a distance of 48.575 metres;

THENCE southerly along the bearing S2°05'56" a distance of 66.894 metres to the POINT OF BEGINNING;

EXCLUDING all of the Legal Lots contained within this perimeter.

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

Latitude: 49° 18' 13.9" N

Longitude: 122° 52' 36.1" W

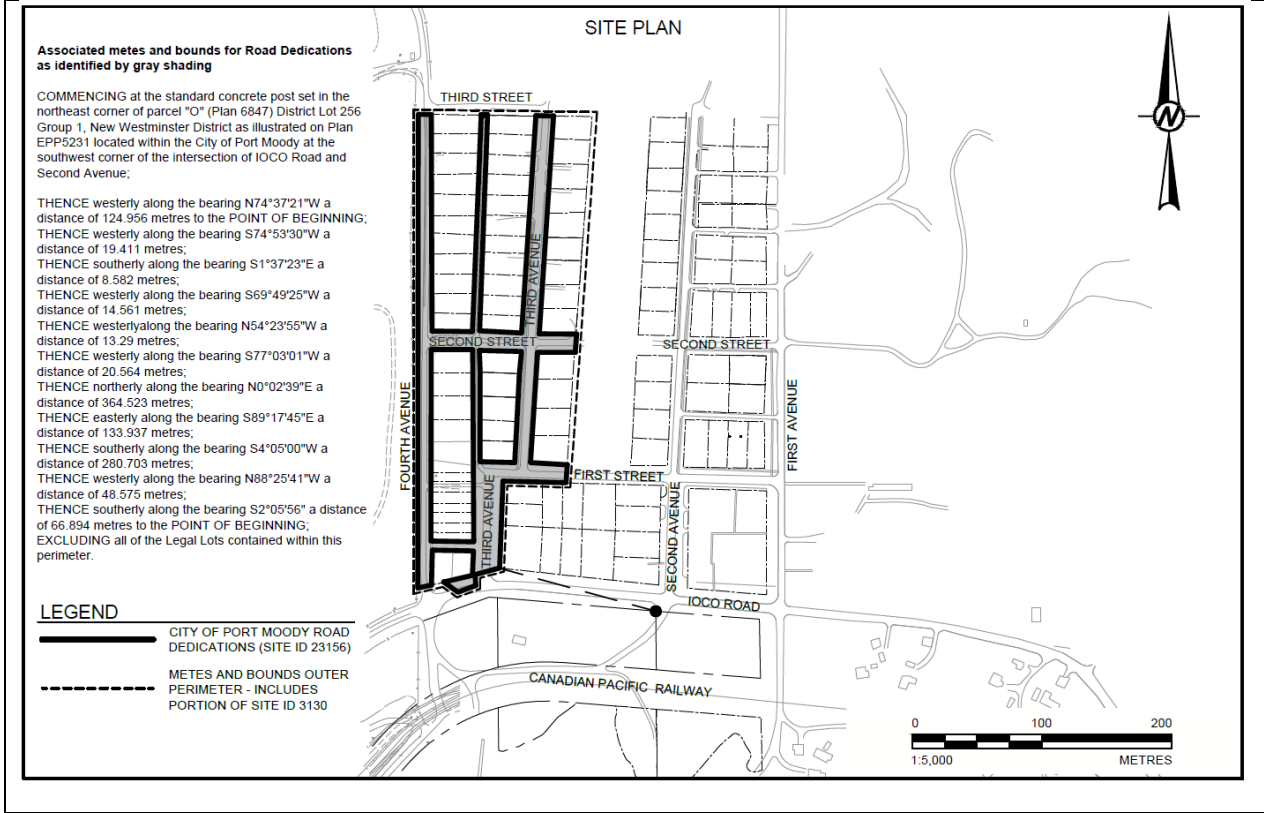
December 20, 2023

Date Issued

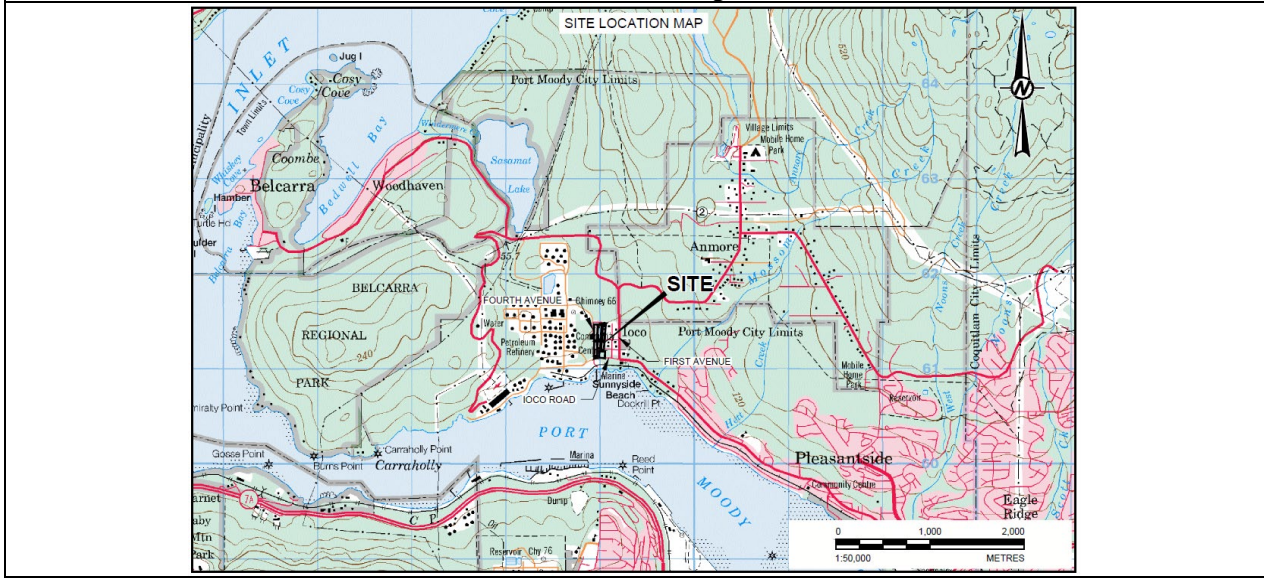


A. Mortensen
For Director, *Environmental Management Act*

Site Plan



Location Map



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 For Director, Environmental Management Act

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water, or sediment 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) No buildings will be constructed on the site.

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.

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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for urban park land soil use:

To meet risk-based remediation standards:

| | |
|----------|-----------|
| aluminum | 7429-90-5 |
| barium | 7440-39-3 |
| copper | 7440-50-8 |
| iron | 7439-89-6 |
| lead | 7439-92-1 |
| selenium | 7782-49-2 |
| zinc | 7440-66-6 |

Substances evaluated in soil for urban park land soil use:

To meet local background concentrations:

| | |
|---------|-----------|
| arsenic | 7440-38-2 |
|---------|-----------|

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

| | |
|------|-----------|
| zinc | 7440-66-6 |
|------|-----------|

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Schedule D

Documents

Summary of Site Condition, WSP Canada Inc., 05 Dec 2023

Reference: Final Addendum to Stage 1 & 2 PSI, DSI and COR, Site No 3130 & 23156, WSP Canada Inc., 26 May 2023

Supplemental Risk Assessment Information – IOCO West Townsite, WSP Canada Inc., 26 May 2023

Communication Record with the City of Port Moody, Certificate of Compliance for Portion of Site ID 3130, WSP Canada Inc. (formerly Golder Associates Ltd.), 16 January 2023

Stage 1 & 2 Preliminary Site Investigation, Golder Associates Ltd., 22 December 2022 (appended to *Detailed Site Investigation and Confirmation of Remediation*).

Detailed Site Investigation and Confirmation of Remediation, Golder Associates Ltd., 22 December 2022

IOCO West Townsite: Detailed Quantitative Risk Assessment, Golder Associates Ltd., 9 December 2022

Application for Director's Preapproval under Protocol 6, IOCO West Townsite (Part of IOCO Lands), 2225 IOCO Road, Port Moody, BC, BC ENV, 9 March 2022

Protocol 6 Preapproval Request for the IOCO West Townsite, Golder Associates Ltd., 8 July 2021

Protocol 4 Application for Background Determination of Arsenic in Soil, IOCO West Townsite (West VI), Port Moody, BC, BC Ministry of Environment and Climate Change Strategy (ENV), 15 March 2021

Background Determination of Arsenic in Soil, Golder Associates Ltd., 25 November 2020

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For Director, *Environmental Management Act*