



VIA EMAIL

Victoria File: 26250-20/3130
Site ID: 3130 (Part)

December 20, 2023

Nadine Blash
Imperial Oil Limited
505 Quarry Park Blvd. SE
Calgary, AB T2C 5N1
nadine.m.blash@esso.ca

Dear Nadine Blash:

Re: Certificate of Compliance – IOCO West Townsite, various civic addresses on First Street, Second Street, Third Avenue, and Fourth Avenue, 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.
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 note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.
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 site@gov.bc.ca.

Yours truly,



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

Enclosure

cc: Mary De Paoli, Manager of Policy Planning, City of Port Moody,
mdepaoli@portmoody.ca

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

Audrey Wagenaar, Environmental Scientist, Associate, CSAP, 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.

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A. Mortensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance includes various civic addresses on First Street, Second Street, Third Avenue, and Fourth Avenue, in Port Moody, BC, and is more particularly known as the IOCO West Townsite and described as:

LOT 4 BLOCK 6 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-039	303 First Street
LOT 9 BLOCK 7 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-756	301 Second Street
LOT 11 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-136	401 Second Street
LOT 17 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-853	202 Third Avenue
LOT 3 BLOCK 6 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-721	203 Third Avenue
LOT 18 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-284	204 Third Avenue
LOT 2 BLOCK 6 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-012	205 Third Avenue
LOT 19 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-292	206 Third Avenue
LOT 1 BLOCK 6 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-004	207 Third Avenue
LOT 20 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-861	208 Third Avenue
LOT 12 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-144	300 Third Avenue
LOT 13 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-152	302 Third Avenue
LOT 8 BLOCK 7 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	000-522-601	303 Third Avenue
LOT 14 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-161	304 Third Avenue

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LOT 7 BLOCK 7 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-748	305 Third Avenue
LOT 15 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-179	306 Third Avenue
LOT 16 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-811	308 Third Avenue
LOT 5 BLOCK 7 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-063	309 Third Avenue
LOT 17 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-187	310 Third Avenue
LOT 4 BLOCK 7 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-055	311 Third Avenue
LOT 18 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-195	312 Third Avenue
LOT 3 BLOCK 7 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	000-960-861	313 Third Avenue
LOT 19 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-209	314 Third Avenue
LOT 2 BLOCK 7 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-047	315 Third Avenue
LOT 20 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-217	316 Third Avenue
LOT 1 BLOCK 7 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	007-630-506	317 Third Avenue
LOT 21 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	007-525-371	318 Third Avenue
LOT 22 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-225	320 Third Avenue
LOT 5 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-837	201 Fourth Avenue
LOT 4 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-250	203 Fourth Avenue
LOT 3 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-241	205 Fourth Avenue

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LOT 2 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-233	207 Fourth Avenue
LOT 1 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	007-613-695	209 Fourth Avenue
LOT 10 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-128	303 Fourth Avenue
LOT 9 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-110	305 Fourth Avenue
LOT 8 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-101	307 Fourth Avenue
LOT 7 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	007-425-091	309 Fourth Avenue
LOT 6 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-802	311 Fourth Avenue
LOT 5 BLOCK 8 DISTRICT LOT 256 GROUP 1NEW WESTMINSTER DISTRICT PLAN 3286	006-654-223	313 Fourth Avenue
LOT 4 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-098	315 Fourth Avenue
LOT 3 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-799	317 Fourth Avenue
LOT 2 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-772	319 Fourth Avenue
LOT 1 BLOCK 8 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-080	321 Fourth Avenue
LOT 1 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3830	011-014-580	No civic addresses available
LOT 2 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3830	011-014-598	No civic addresses available
LOT 3 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3830	011-014-601	No civic addresses available
LOT 4 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3830	011-014-628	No civic addresses available
LOT 11 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3830	011-014-725	No civic addresses available

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LOT 12 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3830	011-014-733	No civic addresses available
LOT 13 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3830	011-014-814	No civic addresses available
LOT 6 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	001-418-645	No civic addresses available
LOT 7 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	001-418-670	No civic addresses available
LOT 8 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	001-418-718	No civic addresses available
LOT 9 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	001-418-769	No civic addresses available
LOT 10 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	001-418-793	No civic addresses available
LOT 11 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	001-418-807	No civic addresses available
LOT 12 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	001-418-815	No civic addresses available
LOT 13 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	001-418-831	No civic addresses available
LOT 14 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	001-418-840	No civic addresses available
LOT 15 BLOCK 9 DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 3286	010-894-268	No civic addresses available

The site contains part of a legal parcel depicted in a figure prepared by WSP Canada Inc. on January 12, 2023, for the following two parcels:

Area 1: PARCEL "C" (REFERENCE PLAN 6697) DISTRICT LOT 234 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT PLAN EPP52350. 024-435-031 No civic addresses available

Area 2: PARCEL "H" (REFERENCE PLAN 6697) DISTRICT LOT 256 GROUP 1 NEW WESTMINSTER DISTRICT. 024-435-082 No civic addresses available

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The metes and bounds for Area 1 is provided 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 northerly along the bearing N7°21'17"W a distance of 386.690 metres to the POINT OF BEGINNING;
THENCE northerly along the bearing N8°10'12"E a distance of 13.324 metres;
THENCE westerly along the bearing N79°58'45"W a distance of 41.221 metres;
THENCE westerly along the bearing S79°49'14"W a distance of 31.490 metres;
THENCE southerly along the bearing S0°31'38"W a distance of 8.717 metres;
THENCE easterly along the bearing S89°15'27"E a distance of 59.013 metres to the POINT OF BEGINNING.

The metes and bounds for Area 2 is provided 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 northwesterly along the bearing N38°03'30"W a distance of 279.109 metres to the POINT OF BEGINNING;
THENCE northerly along the bearing N0°02'39"E a distance of 31.703 metres;
THENCE easterly along the bearing S89°02'20"W a distance of 19.694 metres;
THENCE southerly along the bearing S0°24'03"W a distance of 31.490 metres;
THENCE westerly the bearing N89°39'52"E a distance of 19.887 metres to the POINT OF BEGINNING.

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

Latitude: 49° 18' 16.9" N
Longitude: 122° 52' 35.8" W

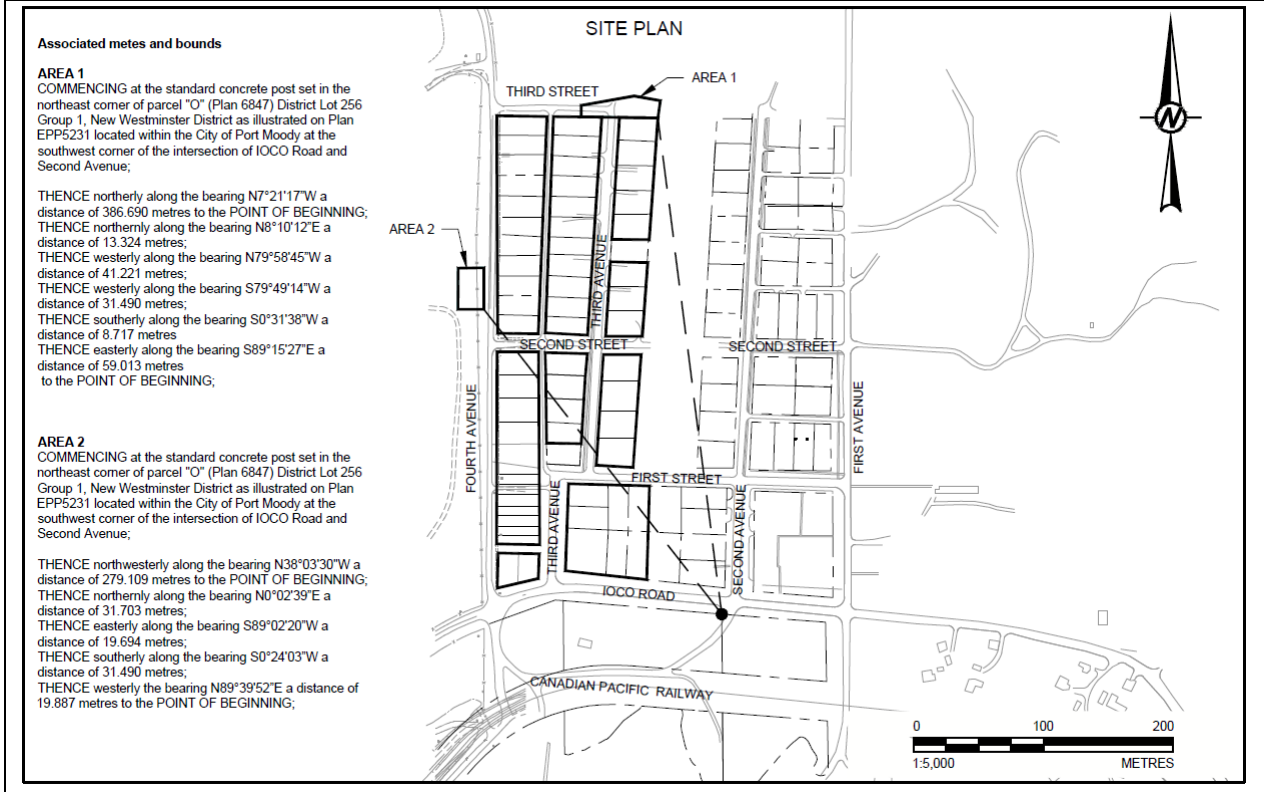
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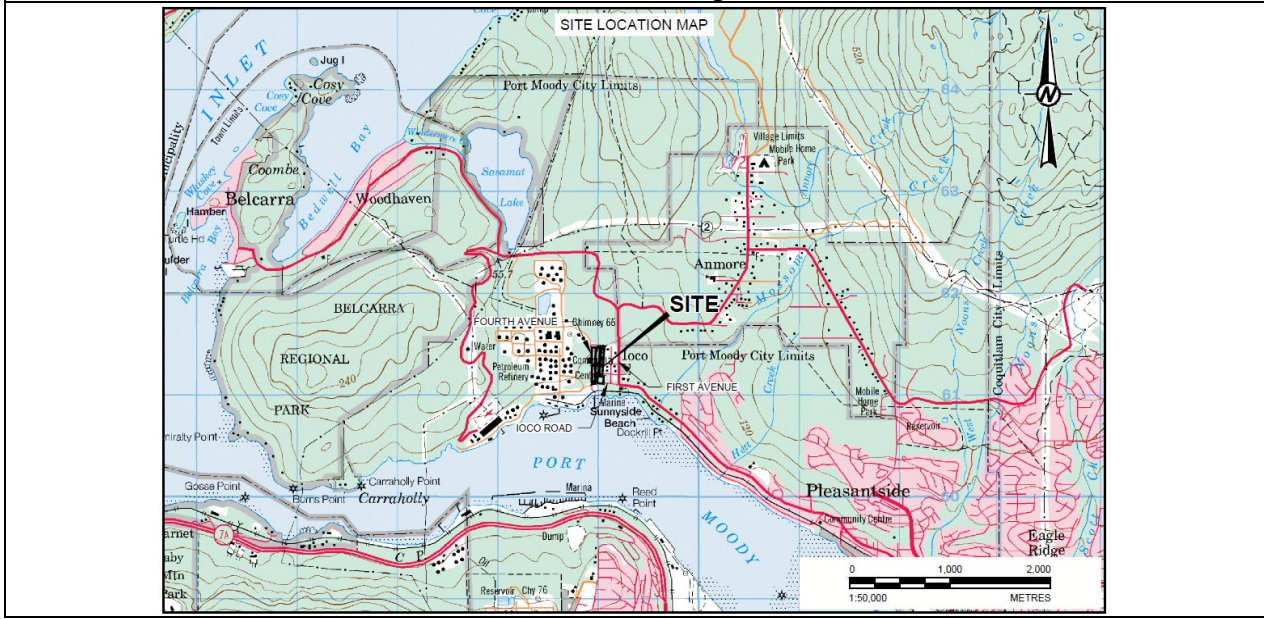


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For Director, *Environmental Management Act*

Site Plan



Location Map



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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) Future use assumes slab on grade, no basements, crawlspaces or preferential pathways.

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) The existing land surface must be maintained in place. If ground disturbance is required in the future, a qualified professional should be involved to assess the specific areas of interest.
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.
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.

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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.

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Schedule C

Substances and Uses

Substances remediated in soil for urban park land soil use:

To meet numerical remediation standards:

antimony	7440-36-0
benzene	71-43-2
cadmium	7440-43-9
HEPHs	NA
tin	7440-31-5
toluene	108-88-3
vanadium	7440-62-2

To meet risk-based remediation standards:

aluminum	7429-90-5
barium	7440-39-3
benz(a)anthracene	56-55-3
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
copper	7440-50-8
indeno(1,2,3-cd)pyrene	193-39-5
iron	7439-89-6
lead	7439-92-1
LEPHs	NA
selenium	7782-49-2
VPHs	NA
zinc	7440-66-6

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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

Substances remediated in sediment for freshwater typical sediment use:

To meet risk-based remediation standards:

copper 7440-50-8
lead 7439-92-1
zinc 7440-66-6

Substances evaluated in sediment for freshwater typical sediment use:

To meet local background concentrations:


arsenic 7440-38-2

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

To meet risk-based remediation standards:

copper 7440-50-8
iron 7439-89-6

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For Director, Environmental Management Act

Schedule D

Documents

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

Performance Verification Plan for Certificate of Compliance for Site ID 3130, WSP Canada Inc., 22 June 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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