



**VIA EMAIL: [kalsrih@hotmail.com](mailto:kalsrih@hotmail.com)**

Victoria File: 26250-20/9890  
Site ID: 9890

May 21, 2024

Kal Srih  
Spring Creek Development Ltd.  
214-133 West 17<sup>th</sup> Street  
North Vancouver, BC V7M 1V5

Dear Kal Srih:

**Re: Certificate of Compliance – 2103 Clarke Street, 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 that may be encountered during any future work at the site.
4. A streamside protection and enhancement area bordering Schoolhouse 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 urban park (PL) 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 [Liliana.Jerade@gov.bc.ca](mailto:Liliana.Jerade@gov.bc.ca)

Yours truly,



Liliana Jerade  
Senior Contaminated Sites Officer

Enclosure

cc: Zayed Mohamed, Approved Professional, PGL Environmental, [zmohamed@pggroup.com](mailto:zmohamed@pggroup.com)

Xavier Sandoval. PGL Environmental, [xsandoval@pggroup.com](mailto:xsandoval@pggroup.com)

City of Port Moody Planning & Development, [dteodorovic@portmoody.ca](mailto:dteodorovic@portmoody.ca) and  
[scote-rolvink@portmoody.ca](mailto:scote-rolvink@portmoody.ca)

Bridgemont Partners Ltd., [mark.vonmarksfeld@dlapiper.com](mailto:mark.vonmarksfeld@dlapiper.com)

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

Client Information Officer, BC Ministry of Environment and Climate Change Strategy,  
Land Remediation Section, [csp\\_cio@victoria1.gov.bc.ca](mailto:csp_cio@victoria1.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.

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.

May 21, 2024  
Date Issued

  
Liliana Jerade  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 2103 Clark Street, Port Moody, British Columbia which is more particularly known and described as:

LOT 1 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP131947,  
PID: 032-164-319; and,

LOT 2 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP131947,  
PID: 032-164-327

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

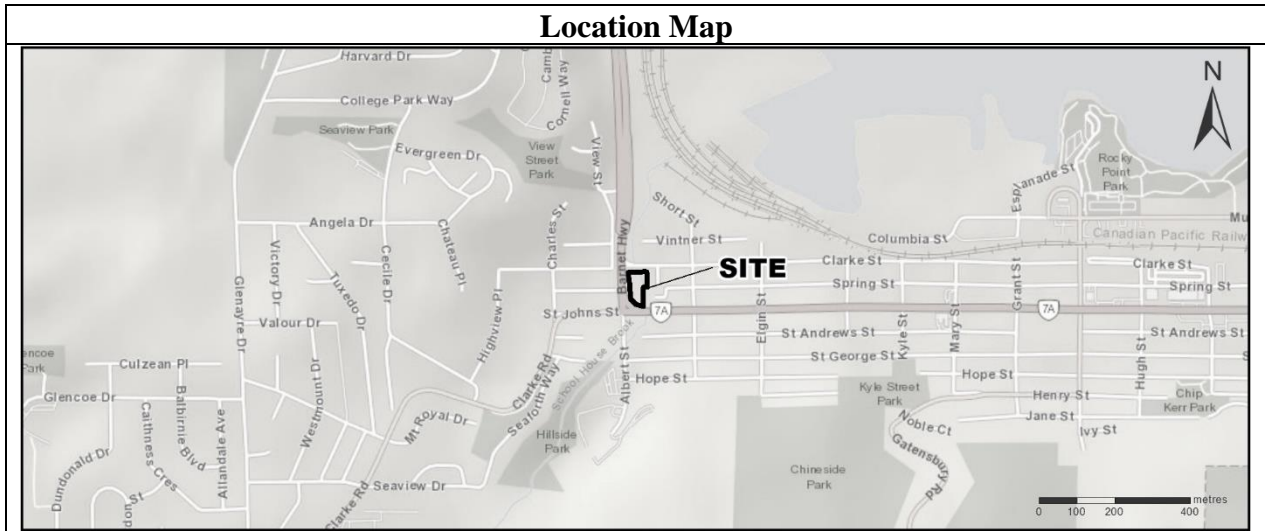
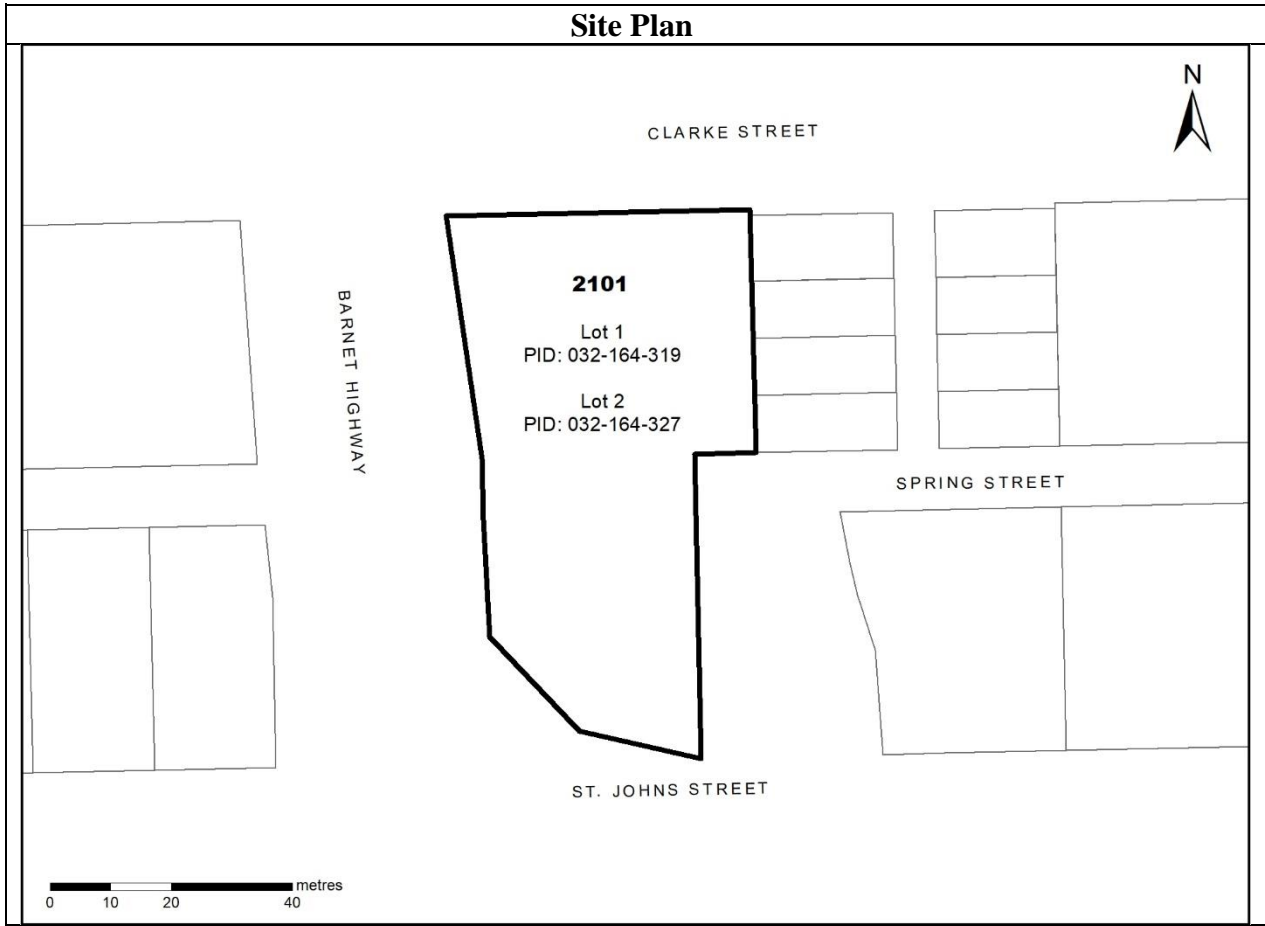
Latitude: 49° 16' 37.00"  
Longitude: 122° 51' 59.00"

May 21, 2024  
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For Director, *Environmental Management Act*

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## 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.

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 building existing or expected at the site. These assumptions include the following:

- (a) *Buildings constructed at the site will be underlain by a concrete slab; and,*
- (b) *Any buildings that are constructed below the water table, and require active pumping or drawdown of groundwater, will be underlain by a parkade.*

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 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 high density residential land soil use:***

To meet numerical remediation standards:

arsenic	7440-38-2
HEPHs	N/A

To meet local background concentrations:

lead	7439-9-1
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***Substances remediated in water for drinking water use:***

To meet numerical remediation standards:

xylenes, total	1330-20-7
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For Director, *Environmental Management Act*

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## Schedule D

### Documents

*Summary of Site Condition*, prepared by PGL Environmental Ltd./Zayed Mohamed, March 22, 2024.

*Stage 1 & Stage 2 Preliminary & Detailed Site Investigation and Confirmation of Remediation - 2103 Clarke Street, Port Moody BC*, prepared by PGL Environmental Ltd., March 2024.

*Stage 1 and Stage 2 Preliminary & Detailed Site Investigation and Remediation Plan - 2102 and 2106 St. Johns Street, Port Moody BC*, prepared by PGL Environmental Ltd., December 2019.

*Stage 1 and Stage 2 Preliminary Site Investigation, 2102 St. Johns Street, Port Moody, BC*, prepared by SEACOR Environmental, December 21, 2007.

May 21, 2024  
Date Issued

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Liliana Jerade  
For Director, *Environmental Management Act*

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