

O'CONNOR ASSOCIATES ENVIRONMENTAL INC.

19890-92A AVENUE, LANGLEY, BRITISH COLUMBIA V1M 3A9

TELEPHONE: (604) 513-1000 FAX: (604) 513-1040

October 30, 1997

10-4616

BC Environment
10470 152 Street
Surrey, British Columbia
V3R 0R3

Attention: Mr. D. Pope, P.Eng.
Head, Special Waste Section

Dear Sir:

Re: Notice of Independent Remediation
Burquitlam Petro-Canada Service Station
556 Clarke Road
Coquitlam, British Columbia
Location No. 2848

26250-20/4592
SITE ID 4592
~~No file~~

Further to the request of our client Petro-Canada, we are providing notice of independent remediation.

With reference to section 57(1)(b) in Part 13 of the Contaminated Sites Regulation (CSR) (B.C. Reg. 375/96) we provide the following information:

1. Table 1.1 outlines the legal description including parcel identifier numbers, latitudinal and longitudinal references, and civic address of the parcel or parcels of land at the site.
2. The site title is registered to:

Petro-Canada Inc.
PO BOX 2844 Stn. M
Calgary, AB
T2P 3E3
3. The contact person for the site remediation activities is Mr. A.P. Stolz, P.Eng. of Petro-Canada who can be reached at (604) 933-2600.
4. An initial subsurface investigation was completed in June 1996. Soil samples collected at this time indicate that the soils on-site do not exceed the commercial/industrial land use (CI) standards for petroleum hydrocarbons or trace metals. The groundwater beneath the site exceeds the Special Waste Regulation leachate and the aquatic life water use

.../2

standards for petroleum hydrocarbons and the aquatic life water use standards for dissolved aluminum and manganese concentrations.

It is our understanding that Petro-Canada wishes to conduct delineation activities in November 1997. In addition to the delineation, planned works at the site include a site redevelopment. Remediation activities would comprise monitoring and sampling of the soil and groundwater that may be encountered during the upgrade. Any soils removed from the site would be treated and disposed in accordance with the CSR and Special Waste Legislation. Should groundwater removal be necessary to facilitate the construction activities, it would be treated and discharged in accordance with the applicable bylaws and with municipal approval.

We trust that the foregoing is sufficient for your current requirements. Should you have any questions, please do not hesitate to contact the undersigned.

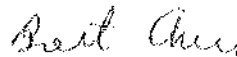
Yours very truly,

O'CONNOR ASSOCIATES ENVIRONMENTAL INC.

J. Lacey, B.Sc.(Eng.)



S.E. Kenway, B.Sc.E.



R.B. Amero, P.Eng.

JL/zf

Distribution: Addressee (1)
Mr. A.P. Stolz, Petro-Canada (1)
Mr. D. Yahn, Petro-Canada (1)



O'CONNOR ASSOCIATES



TABLE 1.1

SITE DESCRIPTION

COMMON NAME:	Burquitlam Petro-Canada Service Station
CIVIC ADDRESS:	556 Clarke Road Coquitlam, British Columbia
LEGAL DESCRIPTION(s):	Plan 4485, New Westminster Land District Parcel 2 of Lot 56 DL9 (S&E PL 42365) EXPL PL16748
PARCEL IDENTIFIER NUMBER(s):	011-085-207
LATITUDE ^a :	49° 15' 46.86"
LONGITUDE ^a :	-122° 53' 14.62"
BC ENVIRONMENT FILE:	None to our knowledge

a - coordinates obtained from Province of British Columbia
1993 TRIM map (92G.026) Scale 1:20 000



Date: JAN 15 2003

Your File:
Our File: 26250-20/4592

VIA FAX ONLY 604-933-2660

Petro-Canada
PO Box 100 Stn. Main
1155 Glenayre Drive
Port Moody BC V3H 3E1

Attention: Sharon Bond

Dear Sir/Madam:

**Re: Migration of Contamination to Neighbouring Property from 556 Clarke Road,
Coquitlam**

Thank you for copying the ministry on your notification to the owner(s) of neighbouring property as referenced above.

The main purpose of this letter is to communicate the ministry's expectations of you regarding the contamination. Specifically, the ministry expects you to determine the full extent of contamination and to prepare and implement a remediation plan. To this end, we strongly encourage you to initiate discussion with all affected persons so that a mutually satisfactory remediation plan can be implemented.

Persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Waste Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation, etc.). The ministry considers these persons responsible for identifying and addressing any associated human health or environmental impacts associated with the contamination.

Should you have any questions about this letter, please contact the undersigned at 604-582-5247.

Yours truly,

A handwritten signature in cursive script that reads "Kerri Dundas".

Kerri Dundas

Environmental Protection Technician

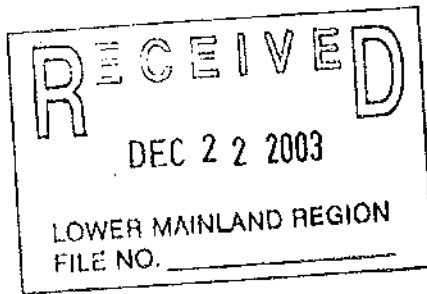
cc: Jeri McBeth, City of Coquitlam, 604-927-3405

Petro-Canada

P.O. Box 100, Stn. Main
1155 Glenayre Drive
Port Moody, B.C. V3H 3E1
Telephone (604) 933-2600
Facsimile (604) 933-2660

Petro-Canada

C.P. 100, Succursale principale
1155, Glenayre Drive
Port Moody (C.-B.) V3H 3E1
Téléphone (604) 933-2600
Télécopieur (604) 933-2660



Site: 4592

2003-12-17

~~Burquitlam Building Limited~~
~~440 333 Brooksbank Avenue~~
~~North Vancouver, British Columbia~~
~~V7J 3S8~~

Attention: Franca Araere

Dear Madam:

Re: Notification of Potential Migration of Substances to 552/562 Clarke Road,
Coquitlam, British Columbia ("Adjacent Property")

A title search conducted on 23rd August, 2002 at the land title office, copy attached, identifies you as the registered owner of the Adjacent Property.

In accordance with Section 60.1 of the Contaminated Sites Regulation (CSR) made pursuant to the *Waste Management Act* (British Columbia), as amended, Petro-Canada hereby notifies you that one or more substances has migrated or is likely to have migrated to the Adjacent Property and is or is likely causing contamination of the Adjacent Property. In accordance with Section 60.1, Petro-Canada provides you with the following information:

1. Petro-Canada is the owner of the property located at 556 Clarke Road, Coquitlam, BC for which this notification is required ("Lands").
2. Petro-Canada's address is P.O. Box, 1155 Glenayre Drive, Port Moody, BC, V3H 3E1.
3. The substances and the nature of the migration, are as follows:
 - In soil, toluene, ethylbenzene, xylenes and volatile petroleum hydrocarbons are present at concentrations greater than the CSR commercial land use standards which, we believe, apply to the Adjacent Property.



- In groundwater, petroleum hydrocarbon constituents are likely present at concentrations greater than the CSR freshwater aquatic life water use standards which, we believe, apply to your property.

4. If you require further information please contact the undersigned at 604-933-2617.

This notification is based on our understanding of presently available information. Accordingly, in the future Petro-Canada may amend this notification or withdraw it completely, based on additional information.

As stated above, Petro-Canada is providing this notice to you as is required under the provisions of the *Waste Management Act* (British Columbia) and the regulations made thereunder. By providing this notification to you, Petro-Canada is not admitting or acknowledging that it is a responsible person under the *Waste Management Act* and is not admitting or acknowledging any liability or responsibility for the migration or possible migration of any of the substances referred to herein or any other substances that may be found on the Lands or the Adjacent Property.

Sincerely,

Curt Bogren, P.Geo.
Senior Advisor, Site Remediation, (Contractor)

Encl.: title search

KD (o.e.c.)

cc: S. Murphy, Komex International Ltd., Suite 184, 4664 Lougheed Highway,
Burnaby, BC V5C 5T5 (fax: 604-298-1625)
Alan McCammon, BC Ministry of Water, Land and Air Protection, Lower Mainland
Region, 10470 - 152nd Street, Surrey, BC V3R 0Y3 (fax: 604-582-5334)

DATE: Dec 17/03

HISTORICAL SEARCH

PID: 005-742-820

LEGAL: PARCEL "ONE" DL 9 GRP 1 NWD REFERENCE PLAN 59346

BL 349443

S 52204E

Continued on page 2

PACIFIC COAST TOTAL SOLUTIONS INC.

Page 09 to/à Page 21

Withheld pursuant to/removed as

s.3



Date:

Your File:
Our File: 26250-20/4592

VIA FAX ONLY 604-933-2660

Petro-Canada
PO Box 100 Stn. Main
1155 Glenayre Drvie
Port Moody BC V3H 3E1

Attention: Sharon Bond

Dear Sir/Madam:

**Re: Migration of Contamination to Neighbouring Property from 556 Clarke Road,
Coquitlam**

Thank you for copying the ministry on your notification to the owner(s) of neighbouring property as referenced above.

The main purpose of this letter is to communicate the ministry's expectations of you regarding the contamination. Specifically, the ministry expects you to determine the full extent of contamination and to prepare and implement a remediation plan. To this end, we strongly encourage you to initiate discussion with all affected persons so that a mutually satisfactory remediation plan can be implemented.

Persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Waste Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation, etc.). The ministry considers these persons responsible for identifying and addressing any associated human health or environmental impacts associated with the contamination.

Should you have any questions about this letter, please contact the undersigned at 604-582-5247.

Yours truly,

Kerri Dundas
Environmental Protection Technician

cc: Jeri McBeth, City of Coquitlam, 604-927-3405



Date:

Your File:

Our File: 26250-20/4592
SITE 4592

VIA FAX ONLY 604-933-2660

Petro-Canada
P.O. Box 100, Stn. Main
1155 Glenayre Drive
Port Moody, BC
V3H 3E1

Attention: Curt Bogren, P.Geo.

Dear Sir:

**Re: Migration of Contamination to Neighbouring Property from 556 Clarke
Road, Coquitlam, BC**

Thank you for copying the ministry on your notification to the owner(s) of neighbouring property as referenced above, pursuant to section 57 and/or 60.1 of the Contaminated Sites Regulation.

This letter outlines the ministry's expectations of you regarding the contamination. Specifically, the ministry expects you to advise any other affected persons (e.g. owners of rights-of-way, utility corridors, easements, etc.) of the contamination, determine the full extent of contamination and prepare and implement a remediation plan. We strongly encourage you to initiate discussion with all affected persons so that a mutually satisfactory remediation plan can be implemented.

Please be advised that any reports or other documentation submitted with your migration notice have not been reviewed by the ministry. It remains your responsibility to meet the requirements of the *Waste Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation, etc.) and to identify and address any human health or environmental impacts, safety issues or impacts on utilities associated with the contamination. Information regarding ministry requirements may be accessed at:

"http://wlapwww.gov.bc.ca/epd/epdpa/contam_sites/index.html".

Should you have any questions about this letter, please contact the undersigned at (604) 582-5282.

Sincerely,

Ashley Smith
Contaminated Sites Technician

cc: Franca Araere, Burquitlam Building Limited, 440 – 333 Brooksbank Avenue, North
Vancouver, BC, V7J 3S8
Fraser Lees, City of Coquitlam, Fax: 604-927-3405

Our File: 26250-20/4592
SITE: 4592

Petro-Canada Inc.
P.O. Box 100
1155 Glenayre Drive
Port Moody, British Columbia

(Fax: 933-2661)

Attention: Mr. A.P. Stolz

Dear Sir:

**Re: Notification of Independent Remediation
556 Clarke Road, Coquitlam, British Columbia**

This letter is to acknowledge receipt of your written notification of commencement of independent remediation, prepared by O'Connor Associates Environmental Inc. on October 30, 1997, at the above-referenced site pursuant to section 28(2)(a) (formerly section 20.8(2)(a)) of the *Waste Management Act* (WMA). This site has been assigned the provincial SITE identification number shown above and we request that you reference this number in future submissions regarding this site.

As required by the Act, please notify us of the completion of remediation. This notification shall be in writing and shall be submitted within 90 days of completing remediation. Also, please note that a soil relocation agreement may be required if contaminated soil from this site is relocated to a receiving site. We refer you to WMA section 28.1 and sections 40 through 46 of the Contaminated Sites Regulation (CSR) which specify requirements with respect to relocation of contaminated soil.

In the event that you determine that on-site contaminants have migrated off-site, pursuant to WMA section 28(3), the ministry will require that you apply for and obtain an approval in principle for a remediation plan addressing the off-site contamination, followed with a written confirmation that all off-site contamination has been remediated upon completion.

Should you anticipate the need for a certificate of compliance for this site in the future, we recommend that you review all aspects of the government's contaminated site legislation and supporting guideline documents and protocols to ensure that the required information is collected and documented during the remediation project.

Please be advised that those persons undertaking site investigations and remediation at contaminated sites in British Columbia shall do so in accordance with the requirements of the *Waste Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation etc.). In addition, the ministry considers these persons responsible for ensuring that on-site contaminants are not migrating off-site and that any associated human health or environmental impacts (on or off-site) are identified and addressed, including notification of any potentially affected parties (e.g. adjacent land owners/occupants, municipalities, utility companies etc.).

Should you have any further questions about your responsibilities and obligations while undertaking independent remediation, please contact the undersigned at 930-7101.

Yours truly,

Stephen Lee, B.Sc.
Pollution Prevention Technician
Contaminated Sites Section

cc: S.E. Kenway, O'Connor Associates Environmental Inc., 19890-92A Avenue, Langley,
British Columbia, V1M 3A9. (Fax: 513-1040)



Date:

MAR 26 2004

Your File:

Our File: 26250-20/4592

SITE 4592

VIA FAX ONLY 604-933-2660

Petro-Canada
P.O. Box 100, Stn. Main
1155 Glenayre Drive
Port Moody, BC
V3H 3E1

Attention: Curt Bogren, P.Geo.

Dear Sir:

Re: Migration of Contamination to Neighbouring Property from 556 Clarke Road, Coquitlam, BC

Thank you for copying the ministry on your notification to the owner(s) of neighbouring property as referenced above, pursuant to section 57 and/or 60.1 of the Contaminated Sites Regulation.

This letter outlines the ministry's expectations of you regarding the contamination. Specifically, the ministry expects you to advise any other affected persons (e.g. owners of rights-of-way, utility corridors, easements, etc.) of the contamination, determine the full extent of contamination and prepare and implement a remediation plan. We strongly encourage you to initiate discussion with all affected persons so that a mutually satisfactory remediation plan can be implemented.

Please be advised that any reports or other documentation submitted with your migration notice have not been reviewed by the ministry. It remains your responsibility to meet the requirements of the *Waste Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation, etc.) and to identify and address any human health or environmental impacts, safety issues or impacts on utilities associated with the contamination. Information regarding ministry requirements may be accessed at:

"http://wlapwww.gov.bc.ca/epd/epdpa/contam_sites/index.html".

Should you have any questions about this letter, please contact the undersigned at (604) 582-5282.

Sincerely,

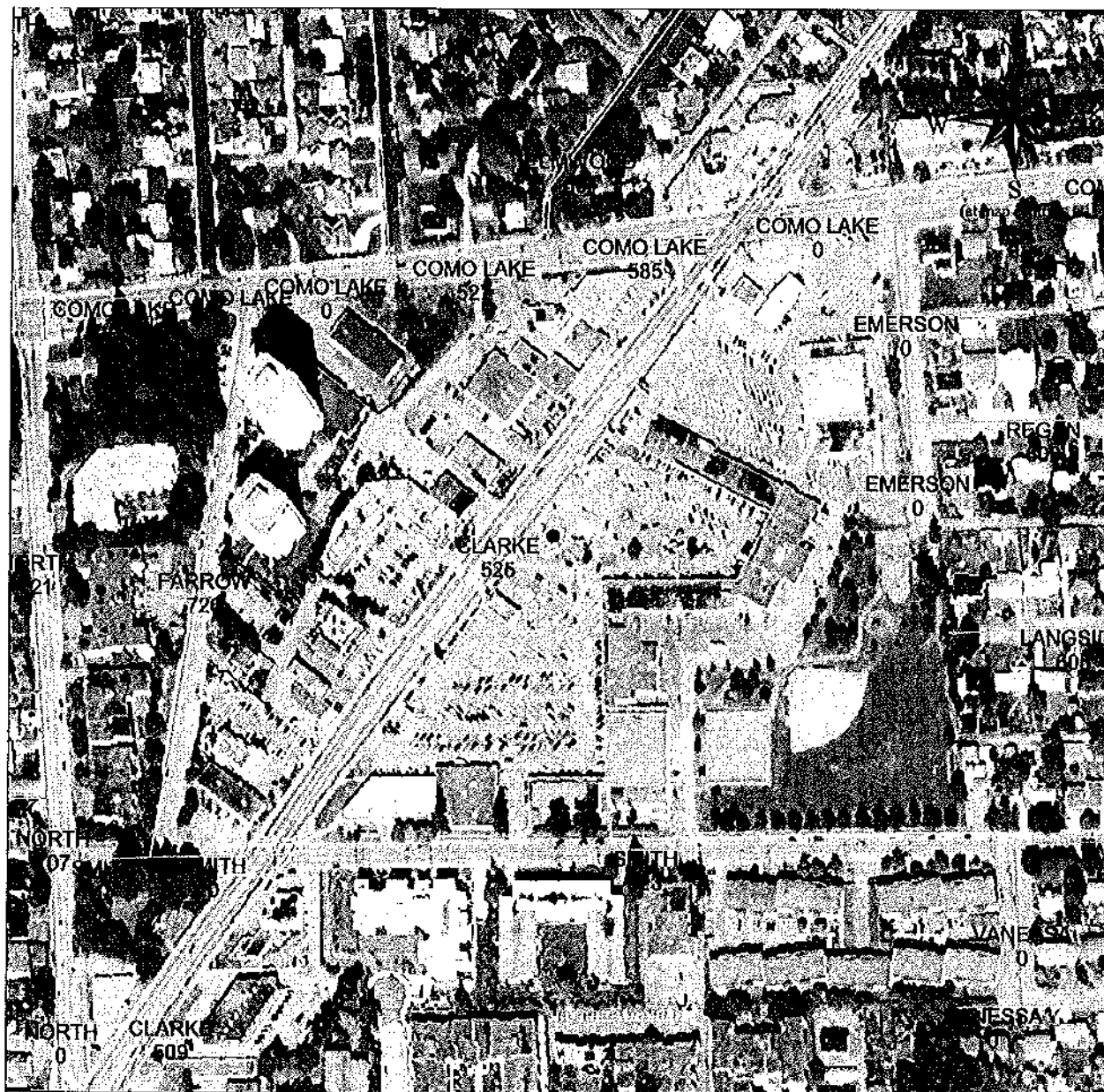
A handwritten signature in black ink, appearing to read 'Ashley Smith', written over the printed name.

Ashley Smith
Contaminated Sites Technician

cc: Franca Araere, Burquitlam Building Limited, 440 – 333 Brooksbank Avenue, North
Vancouver, BC, V7J 3S8
Fraser Lees, City of Coquitlam, Fax: 604-927-3405

 *** ACTIVITY REPORT ***

ST. TIME	CONNECTION TEL/ID	SENDER'S NAME	NO.	MODE	PGS.	RESULT
*03/26 10:45	1p6048523982		4065	TX ECM-1	11	OK 04'17
*03/26 10:53	1p6043982		4064	TX 1	0	NG 00'18
					0	#018
*03/26 11:24	ENV. MGMT BRANCH		4066	TX ECM-1	3	OK 00'31
	1p2503878897					
*03/26 11:34	6042935634		4067	B'CAST ECM-1	2	OK 00'18
*03/26 11:35	1p6047932997		4067	B'CAST ECM-1	2	OK 00'46
*03/26 11:36	6046873446		4069	B'CAST ECM-1	2	OK 00'50
*03/26 11:38	6049273405		4068	B'CAST ECM-1	2	OK 00'21
*03/26 11:39	6048737963		4070	B'CAST ECM-1	2	OK 00'44
*03/26 11:39	6045131040		4067	B'CAST -2	0	NG 00'00
					0	#018
*03/26 11:40	1p2505617721		4072	B'CAST ECM-1	2	OK 00'22
*03/26 11:40	6049332660		4068	B'CAST -2	0	NG 00'00
					0	#018
*03/26 11:41	6046823497		4073	B'CAST G3 -1	2	OK 00'55
*03/26 11:42	SURREY ENGINEER		4069	B'CAST ECM-1	2	OK 00'25
	6045918693					
*03/26 11:43	6049802188		4072	B'CAST ECM-1	2	OK 00'28
*03/26 11:43	6042666524		4070	B'CAST -2	0	NG 00'00
					0	#018
*03/26 11:44	6048737963		4073	B'CAST ECM-1	2	OK 00'46
*03/26 11:45	6049802188		4071	B'CAST ECM-1	2	OK 00'27
*03/26 11:47	1p2505617721		4071	B'CAST ECM-1	2	OK 00'20
*03/26 11:47	1p2505623762		4071	B'CAST -2	0	NG 00'00
					0	#018
*03/26 11:49	6045131040		4074	TX ECM-1	2	OK 00'20
*03/26 11:50	6044366970		4076	TX ECM-1	6	OK 00'42
*03/26 11:50	1p6049332660		4075	TX -2	0	NG 00'00
					0	#018
*03/26 11:51	1p2505623762		4072	B'CAST ECM-1	2	OK 00'25
*03/26 11:56	6045745456		4077	TX G3 -1	1	OK 01'02
*03/26 12:17	6042666524		4078	TX ECM-1	2	OK 00'44
*03/26 12:19	PETRO CANADA		4080	TX G3 -1	2	OK 01'02
	6049332660					
*03/26 12:22	1p2505623762		4079	TX ECM-1	2	OK 00'23
*03/26 12:24	250 387 6445		5779	AUTO RX ECM-1	3	OK 00'44
*03/26 12:27	96048736339		4081	TX -1	0	NG 00'18
					0	#018
*03/26 12:29	CANAAN SHIPPING		4082	TX G3 -1	2	OK 01'30
	6048736339					
*03/26 12:40	TEXADA QUARRYING		5780	AUTO RX ECM-1	2	OK 00'54
	604 486 7280					
*03/26 13:06	6042531723		4083	TX ECM-1	2	OK 00'53
*03/26 14:26			5781	AUTO RX G3 -1	6	OK 03'39
*03/26 14:32	1p2505656629		4084	TX -1	0	NG 00'00
					0	#018
*03/26 14:45	BC PARKS CULTUS		4085	TX ECM-1	6	OK 00'58
	1p6048584905					
*03/26 14:52	6046878108		5782	AUTO RX ECM-1	2	OK 00'39
*03/26 14:56	1p2505656629		4086	TX ECM-1	5	OK 01'31
03/26 16:18	6043316048		4087	B'CAST ECM-1	3	OK 00'38
03/26 16:23	6046608371		4087	B'CAST ECM-1	3	OK 00'27
03/26 16:24	6046873446		4087	B'CAST -2	0	NG 00'00
					0	#018



1:3,500

50 0 50 Meters

MoTHWY, Transportation Centreline

Network, 1:20K

Highway - Unclassified
Road - Unclassified

Site ID: 4592
556 Clarke Road
Coquitlam, BC
Lat: 49/15/42.39
Long: 122/53/21.68
Day of Photo: Summer, 1999

Ministry of Water,
Land and Air Protection
Lower Mainland Region
March 25, 2004



Independent Remediation Processing

Regional Checklist

Contaminated Sites Section Lower Mainland Region

Common Name: 556 Clarke Road

Date received: 2003/12/22

Address: 556 Clarke Road, Coquitlam, BC

Corresponding Procedure		Date
	<p><u>Notification Requirements</u></p> <p><input checked="" type="checkbox"/> notification of potential migration of contaminants</p> <p><input type="checkbox"/> written notification of commencement received/satisfactorily complete</p> <p><input type="checkbox"/> notification of completion received</p> <p><u>Additional Activities At Site</u></p> <p><input type="checkbox"/> decommissioning</p> <p><input type="checkbox"/> land ownership change</p> <p><input type="checkbox"/> site profile attached</p> <p><input type="checkbox"/> other, specify _____</p> <p><input checked="" type="checkbox"/> none</p> <p><u>Existing File Records?</u></p> <p><input checked="" type="checkbox"/> yes File: <u>4592</u> Caseworker: <u>Kerri</u></p> <p><input type="checkbox"/> no</p> <p><u>Processing Requirements</u></p> <p><input type="checkbox"/> SITE record created</p> <p><input checked="" type="checkbox"/> orthographic photo printed – Latitude/Longitude determined</p> <p><u>Recommended Response</u></p> <p><input type="checkbox"/> no response letter</p> <p><input type="checkbox"/> standard response letter</p> <p><input checked="" type="checkbox"/> offsite migration response letter</p> <p><input type="checkbox"/> offsite migration requiring additional information response letter</p> <p>Prepared by: <u>A. Smith</u> Date: <u>Mar 25/04</u></p> <p>Reviewed by: <u>Kelli DUNDAS</u> Date: <u>MAR 26/04</u></p> <p>Letter sent by: _____ Date: _____</p>	<p>March 25/04</p>

**Checklist for Independent Remediation
Notifications:**

What needs to be in the letter:

Legal description (s)

PID(s)

Owner's name and address

Site contact

-name, address, phone #, fax #

Description of contamination

Remedial plans

Site plans (2 - ie street, lots)

SITE check:

Check if existing file on SITE

SITE ID# =

If not, create one

Do admin assc'd with new site

SITE entry:

Details screen

-Status : A - UR

Notations screen

-Notice of IR Initiation
submitted

-Initiation date = date rc'd

-Notes on extent of contamination

-Notes on remedial plans

Participants screen

Parcel Descriptions screen

Nature of contamination:

Is off-site migration likely?

Summarize on worksheet

Receipt acknowledgement:

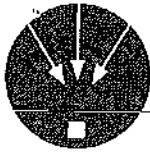
Letter of response...

Map

Page 34 to/à Page 49

Withheld pursuant to/removed as

DUPLICATE



O'CONNOR ASSOCIATES ENVIRONMENTAL INC.

19890 - 92A AVENUE, LANGLEY, BRITISH COLUMBIA V1M 3A9

TELEPHONE: (604) 513-1000 FAX: (604) 513-1040

August 18, 2003

10-4616.1

RECEIVED
AUG 18 2003

BC Ministry of Water, Land and Air Protection
10470 - 152nd Street
Surrey, British Columbia
V3R 0Y3

Attention: Mr. A. McCammon
Head, Contaminated Sites

Dear Mr. McCammon:

Re: Burquitlam Petro-Canada
556 Clark Road
Coquitlam, British Columbia
Location No. 02848

Confidential Document

This document contains valuable commercial, financial, scientific and technical information belonging to Petro-Canada and is expressly provided in confidence for the limited purpose of compliance with the Waste Management Act and Regulation thereunder and shall not be otherwise used or disclosed without the prior written consent of Petro-Canada as its dissemination may harm or interfere with the competitive and negotiating position of, and result in undue financial loss to, Petro-Canada. Consequently, its disclosure to third parties for other purposes should be refused pursuant to Section 21 of the Freedom of Information and Protection of Privacy Act.

In addition, this document is exempted from mandatory disclosure under Section 17(3) of the Freedom of Information and Protection of Privacy Act by virtue of the environmental testing referred to herein having been done for Petro-Canada on a fee-for-services basis.

Petro-Canada specifically objects to the inclusion of the whole and each and every part of this document and any description thereof in the Site Registry, save and except to the extent specifically and expressly required by statute or regulation.

On behalf of our client, Petro-Canada, please be advised that remediation activities at the above referenced property are being conducted under the independent remediation process. A Notice of Independent Remediation (NIR) was previously submitted to the BC Ministry of Water, Land and Air Protection (BCMWLAP) on 1997-11-11.

Further to the NIR submitted to BCMWLAP on 1997-11-11, Petro-Canada wishes to provide the following updated information:

1. Table 1.1 outlines the legal description including parcel identifier numbers, latitudinal and longitudinal references, and civic address of the parcel or parcels of land at the property.
2. The site title is registered to:

Petro-Canada Exploration Inc.
407 - 2nd Street West
S.W. Calgary, Alberta
3. The contact person for the remediation activities at the property is Ms. S. Bond, P.Eng. of Petro-Canada who can be reached at (604) 933-2617.

4. Petro-Canada would like to proceed with an upgrade to the existing building on the property under the Guidance Document 4 (draft version) process. A site profile, also copied to the City of Coquitlam, is attached for your reference. We understand that BCMWLAP typically does not require investigations for building upgrades under this process.
5. The property is used for an operating service station. Subsurface investigations activities at and adjacent to the property are ongoing. During the building upgrade should soil removal be necessary, it will be treated and disposed in accordance with the CSR and the Special Waste Regulation. Dewatering is not anticipated, however, should groundwater removal be necessary, it will be treated and discharged in accordance with the applicable bylaws or transported to a permitted facility for treatment and/or disposal.
6. Notification to any affected adjacent property owners regarding contamination on adjacent properties resulting from activities associated with the Petro-Canada service station operations will be completed in accordance with Section 57 (1.1) and/or Section 60.1 of the CSR.
7. The proposed future land use at the property will continue to be commercial. Petro-Canada will be a responsible party for contamination off property which is associated with its service station operations and intends to work with any affected third parties to address contamination on their properties. If necessary, Petro-Canada will apply for and obtain an approval in principal (AiP) for a remediation plan to address contamination on adjacent properties.



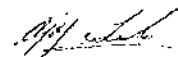
We trust that the foregoing is sufficient for your current requirements. Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

O'CONNOR ASSOCIATES ENVIRONMENTAL INC.



D.J. Williams, B.Sc.



A.P. Tumber, P.Eng.



V.G. Kallur, P.Eng.

DJW/ces

Distribution: Addressee (1)
Ms. J. McBeth, City of Coquitlam (1)
Ms. D. Cheveldeaw, City of Coquitlam (1)
Ms. S. Bond, Petro-Canada (1)



TABLE 1.1
PROPERTY DESCRIPTION

COMMON NAME:	Burquillam Petro-Canada
CIVIC ADDRESS:	556 Clarke Road Coquitlam, British Columbia
LEGAL DESCRIPTION(s):	Parcel "2", (Explanatory Plan 16748) Lot 56, Except: Parcel "N" (Bylaw Plan 42365) District Lot 9 Group 1 New Westminster Land District Plan 4485
PARCEL IDENTIFIER NUMBER(s):	011-085-207
LATITUDE ^a :	49° 15' 42.5 "
LONGITUDE ^a :	-122° 53' 21.5 "
BCMWLAP FILE:	26250-20/4592

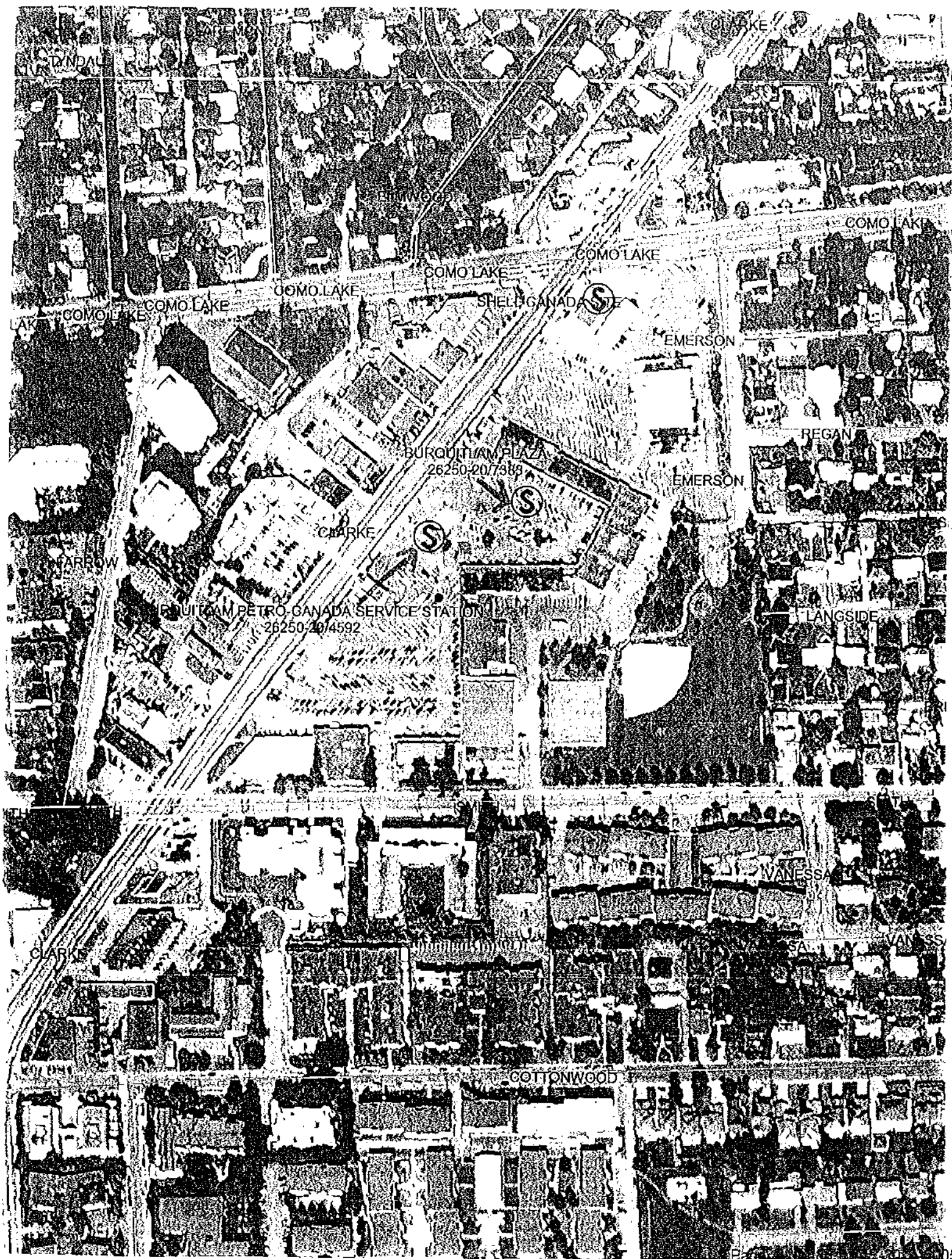
a -coordinates obtained from a GPS Receiver



Page 54 to/à Page 59

Withheld pursuant to/removed as

s.3





Date: JAN 15 2003

Your File:
Our File: 26250-20/4592

VIA FAX ONLY 604-933-2660

Petro-Canada
PO Box 100 Stn. Main
1155 Glenayre Drive
Port Moody BC V3H 3E1

Attention: Sharon Bond

Dear Sir/Madam:

**Re: Migration of Contamination to Neighbouring Property from 556 Clarke Road,
Coquitlam**

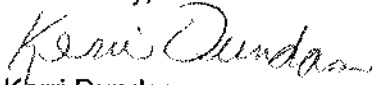
Thank you for copying the ministry on your notification to the owner(s) of neighbouring property as referenced above.

The main purpose of this letter is to communicate the ministry's expectations of you regarding the contamination. Specifically, the ministry expects you to determine the full extent of contamination and to prepare and implement a remediation plan. To this end, we strongly encourage you to initiate discussion with all affected persons so that a mutually satisfactory remediation plan can be implemented.

Persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Waste Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation, etc.). The ministry considers these persons responsible for identifying and addressing any associated human health or environmental impacts associated with the contamination.

Should you have any questions about this letter, please contact the undersigned at 604-582-5247.

Yours truly,

A handwritten signature in cursive script that reads "Kerri Dundas".

Kerri Dundas
Environmental Protection Technician

cc: Jeri McBeth, City of Coquitlam, 604-927-3405



Date: JAN 15 2003

Your File:
Our File: 26250-20/4592

VIA FAX ONLY 604-933-2660

Petro-Canada
PO Box 100 Stn. Main
1155 Glenayre Drive
Port Moody BC V3H 3E1

Attention: Sharon Bond

Dear Sir/Madam:

**Re: Migration of Contamination to Neighbouring Property from 556 Clarke Road,
Coquitlam**

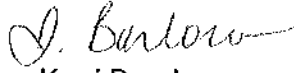
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The main purpose of this letter is to communicate the ministry's expectations of you regarding the contamination. Specifically, the ministry expects you to determine the full extent of contamination and to prepare and implement a remediation plan. To this end, we strongly encourage you to initiate discussion with all affected persons so that a mutually satisfactory remediation plan can be implemented.

Persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Waste Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation, etc.). The ministry considers these persons responsible for identifying and addressing any associated human health or environmental impacts associated with the contamination.

Should you have any questions about this letter, please contact the undersigned at 604-582-5247.

Yours truly,



for Kerri Dundas
Environmental Protection Technician

cc: Jeri McBeth, City of Coquitlam, 604-927-3405

 *** ACTIVITY REPORT ***

ST. TIME	CONNECTION TEL/ID	SENDER'S NAME	NO.	MODE	PGS.	RESULT
*01/14 13:49	1p6048940211		0308	TX	ECM-1	2 OK 00'58
*01/14 13:53	1p6048940211		0309	TX	ECM-1	2 OK 00'58
*01/14 14:01	WEYERHAEUSER STI		0310	TX	ECM-1	43 OK 06'13
	16044859829					
*01/14 14:45	6045343811		0311	B'CAST	G3 -1	1 OK 00'40
*01/14 14:48	6048503542		0311	B'CAST	-1	0 NG 00'00
					0	STOP
*01/14 14:50	1p6048503542		0312	TX	G3 -1	1 OK 00'37
*01/14 15:11	6048839563		5454	AUTO RX	G3 -1	3 OK 01'32
*01/14 16:00	6046823497		0313	B'CAST	G3 -1	4 OK 01'34
*01/14 16:02	6046886882		0313	B'CAST	ECM-1	4 OK 00'40
*01/14 16:03	6048716048		0313	B'CAST	ECM-1	4 OK 01'17
*01/14 16:05	6042578365		0313	B'CAST	ECM-1	4 OK 01'37
*01/14 16:06	6042784588		0313	B'CAST	-2	0 NG 00'00
					0	#018
*01/14 16:07	6048716139		0313	B'CAST	-2	0 NG 00'00
					0	#018
*01/14 16:07	6046841539		0313	B'CAST	ECM-1	4 OK 01'22
*01/14 16:08	6048737963		0313	B'CAST	-2	0 NG 00'00
					0	#018
*01/14 16:09	6046233988		0313	B'CAST	ECM-1	4 OK 01'19
*01/14 16:26			5455	AUTO RX	G3 -1	1 OK 00'44
*01/15 01:52			5456	AUTO RX	G3 -1	1 OK 02'50
*01/15 08:04	U OF WI EXT REG		5457	AUTO RX	G3 -1	1 OK 00'39
	608 265 3448					
*01/15 08:22	604 884 2170		5458	AUTO RX	G3 -1	4 OK 01'13
*01/15 08:33			5459	AUTO RX	G3 -1	1 NG 01'04
					1	#200
*01/15 08:39	12503800437		0314	TX	ECM-1	11 OK 03'09
*01/15 09:37	6042630880		0315	TX	-2	0 NG 00'00
					0	#018
*01/15 09:27	MOG REV BRANCH		5460	AUTO RX	G3 -1	32 OK 12'36
	250 952 0191					
*01/15 09:40	6042734729		0316	TX	-2	0 NG 00'00
					0	#018
*01/15 09:47	C F M R		0318	TX	ECM-1	3 OK 00'34
	6042734729					
*01/15 09:50	6042784588		0319	TX	ECM-1	4 OK 01'11
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*01/15 09:54	6042630880		0317	TX	-2	0 NG 00'00
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*01/15 09:59	6048737963		0322	TX	ECM-1	4 OK 01'19
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*01/15 10:21	LIM & COMPANY		0324	TX	ECM-1	2 OK 01'04
	6042630880					
*01/15 11:07	604933266		0326	B'CAST	-1	0 NG 00'00
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*01/15 11:07	6049273405		0326	B'CAST	-2	0 NG 00'00
					0	#018
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					0	#018
01/15 11:14	6049332660		0327	B'CAST	ECM-1	2 OK 00'51
01/15 11:18	6049273405		0327	B'CAST	ECM-1	2 OK 00'18
01/15 11:28	6049058581		0328	TX	-1	0 NG 00'00
					0	STOP
01/15 11:31	16049058581		0329	TX	-1	0 NG 00'00
					0	#995

Independent Remediation Processing

Regional Checklist	Contaminated Sites Section Lower Mainland Region
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Contaminated Sites Section Lower Mainland Region

Common Name: Pistio-Canada Date received: 2002/1/20
Address: 556 Clarke Rd, Coquitlam

Address: 536 Clarke Rd, Coquitlam

Corresponding Procedure		Date
	<p><u>Notification Requirements</u></p> <p><input type="checkbox"/> notification of potential migration of contaminants</p> <p><input checked="" type="checkbox"/> written notification of commencement received/satisfactorily complete</p> <p><input type="checkbox"/> notification of completion received</p> <p><u>Existing File Records?</u></p> <p><input checked="" type="checkbox"/> yes File: <u>4592</u> Caseworker: <u>1 C. H.</u></p> <p><input type="checkbox"/> no</p> <p><u>Processing Requirements</u></p> <p><input checked="" type="checkbox"/> SITE record created</p> <p><input checked="" type="checkbox"/> orthographic photo printed – Latitude/Longitude determined</p> <p><u>Recommended Response</u></p> <p><input type="checkbox"/> no response letter</p> <p><input checked="" type="checkbox"/> standard response letter</p> <p><input type="checkbox"/> "offsite" response letter</p> <p><input type="checkbox"/> WMA s.28(3) requirements imposed (specify)</p> <p>_____</p> <p>_____</p> <p><u>Comments</u></p> <p>_____</p> <p>_____</p> <p>Prepared by: _____ Date: _____</p> <p>Reviewed by: _____ Date: _____</p> <p>Noted by: _____ Date: _____</p> <p>File Prepared by: _____ Date: _____</p>	

Petro-Canada

P.O. Box 100, Stn. Main
1155 Glenayre Drive
Port Moody, B.C. V3H 3E1
Telephone (604) 933-2600
Facsimile (604) 933-2660

Petro-Canada

C.P. 100, Succursale principale
1155, Glenayre Drive
Port Moody (C.-B.) V3H 3E1
Téléphone (604) 933-2600
Télécopieur (604) 933-2660

Site 4592
COPY

2002 11 19



City of Coquitlam
2647 Austin Avenue
Coquitlam, BC
V3K 3S2

R E C E I V E D

NOV 20 2002

LOWER MAINLAND REGION

FILE NO.

Attention: Jeri McBeth, Engineering Department

Dear Ms. McBeth:

Re: Notification of Potential Migration of Substances to Portion of Clarke Road ("Property"), Located Near 556 Clarke Road, Coquitlam, British Columbia

We understand that the City of Coquitlam is the agent responsible for the roadway adjacent 556 Clarke Road, Coquitlam, BC.

In accordance with Section 60.1 of the *Contaminated Sites Regulation* (CSR) made pursuant to the *Waste Management Act* (British Columbia), as amended, Petro-Canada hereby notifies you that one or more substances has migrated or is likely to have migrated to the Property and is or is likely causing contamination of the Property. In accordance with Section 60.1 Petro-Canada provides you with the following information:

1. Petro-Canada is the owner of the property located at 556 Clarke Road, Coquitlam, BC for which this notification is required ("Lands").
2. Petro-Canada's address is P.O. Box, 1155 Glenayre Drive, Port Moody, BC, V3H 3E1.
3. The substances and the nature of the migration, are as follows:
 - a) In soil, ethylbenzene, xylenes and volatile petroleum hydrocarbons are likely present at concentrations greater than the CSR commercial land use standards which, we believe, apply to the Property.
 - b) In groundwater, volatile petroleum hydrocarbons (VPHw) and light extractable petroleum hydrocarbons (LEPHw) are likely present at concentrations greater than the CSR freshwater aquatic life water use standards which, we believe, apply to the Property.
4. If you require further information please contact the undersigned at 604-933-2617.



This notification is based on our understanding of presently available information. Accordingly, in the future Petro-Canada may amend this notification or withdraw it completely, based on additional information.

As stated above, Petro-Canada is providing this notice to you as is required under the provisions of the *Waste Management Act* (British Columbia) and the regulations made thereunder. By providing this notification to you, Petro-Canada is not admitting or acknowledging that it is a responsible person under the *Waste Management Act* and is not admitting or acknowledging any liability or responsibility for the migration or possible migration of any of the substances referred to herein or any other substances that may be found on the Lands or the Property.

PETRO-CANADA

Sharon Bond, P.Eng.
Senior Advisor, Site Remediation

cc: A.P. Tumber, O'Connor Associates Environmental Inc., 19890 - 92A Avenue,
Langley, BC V1M 3A9 (fax: 604-513-1040)
Alan McCammon, BC Ministry of Water, Land and Air Protection, Lower Mainland
Region, 10470 - 152nd Street, Surrey, BC V3R 0Y3 (fax: 604-582-5334)



Province of
British Columbia

Ministry of Environment
Lands and Parks

26250-20'4592

Generator Registration Update

Form 1B

Under the authority of the
Special Waste Regulation
Schedule 5, Section 43

This form replaces/renews/updates the following special waste information reported on the previous Generator Registration Report:

DATED: (YY/MM/DD)	BY:	for BCG#	06194
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SECTION 1. GENERATOR IDENTIFICATION

Company Name	Petro-Canada		
Mailing Address	1155 Glenage Drive PO Box 100	Port Moody	BC CANADA V3H 3E1
	PO Box or Street	City	Prov Country Postal Code

SECTION 2. SPECIAL WASTE DESCRIPTION

FORMER	Waste Identification				Quantity			
Physical State	Name of Waste	PIN	TDG Class	Now in Storage	Produce/ 30-day Period	Units L/KG	Handling Code	Generation Code
a)								
b)								
c)								
d)								
e)								

PRESENT	Waste Identification				Quantity			
Physical State	Name of Waste	PIN	TDG Class	Now in Storage	Produce/ 30-day Period	Units L/KG	Handling Code	Generation Code
a) S	Waste Environmentally hazardous substance	UN3077	9.2		1000	KG	05	A
b)	n.o.s.							
c)	Chlorocarbon contaminated soil							
d)								
e)								

SECTION 3. BUSINESS GENERATING SPECIAL WASTE

3a	General Business Type		Operating Service Station location # 2848					
3b	Source of Special Waste		Historical operations - drilling					
3c	Generation Site	FORMER	Address		City	Province	Postal Code	
PRESENT		556 Clark Road		COQUITLAM	B.C.			
3d	Management Company Name	FORMER	Address		City	Province	Postal Code	
PRESENT		3091 Sumas Mountain Road Abbotsford		BC CANADA				

SECTION 4. CERTIFICATION

I CERTIFY THAT THE INFORMATION PROVIDED ON THIS FORM IS CORRECT AND COMPLETE.			
AL STOLZ	SIGNATURE	98.03.04	1604-933-2664
PRINT NAME		DATE (YY/MM/DD)	TELEPHONE NUMBER

FOR MINISTRY USE ONLY

REGIONS	LM	VI	TN	CA	OP	OK	SK	KO
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LATITUDE:	DEG	MIN	SEC	LONGITUDE:	DEG	MIN	SEC
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SUPPLEMENTARY REPORT				ARCHIVE REPORT			
BCG#	ENTRY			BCG#	ENTRY		
SPWASTE	DATE	INITIALS		SPWASTE	DATE	INITIALS	
SPCW	DATE	INITIALS		SPCW	DATE	INITIALS	
ADDITION	YES	NO		DELETION	YES	NO	
REPLACES BCG#				REPLACED BY BCG#			
SIC CODE				BCG#			



November 20, 1997

Our File: 26250-20/4592
SITE: 4592

Petro-Canada Inc.
P.O. Box 100
1155 Glenayre Drive
Port Moody, British Columbia

(Fax: 933-2661)

Attention: Mr. A.P. Stolz

Dear Sir:

**Re: Notification of Independent Remediation
556 Clarke Road, Coquitlam, British Columbia**

This letter is to acknowledge receipt of your written notification of commencement of independent remediation, prepared by O'Connor Associates Environmental Inc. on October 30, 1997, at the above-referenced site pursuant to section 28(2)(a) (formerly section 20.8(2)(a)) of the *Waste Management Act* (WMA). This site has been assigned the provincial SITE identification number shown above and we request that you reference this number in future submissions regarding this site.

As required by the Act, please notify us of the completion of remediation. This notification shall be in writing and shall be submitted within 90 days of completing remediation. Also, please note that a soil relocation agreement may be required if contaminated soil from this site is relocated to a receiving site. We refer you to WMA section 28.1 and sections 40 through 46 of the Contaminated Sites Regulation (CSR) which specify requirements with respect to relocation of contaminated soil.

In the event that you determine that on-site contaminants have migrated off-site, pursuant to WMA section 28(3), the ministry will require that you apply for and obtain an approval in principle for a remediation plan addressing the off-site contamination, followed with a written confirmation that all off-site contamination has been remediated upon completion.

Should you anticipate the need for a certificate of compliance for this site in the future, we recommend that you review all aspects of the government's contaminated site legislation and supporting guideline documents and protocols to ensure that the required information is collected and documented during the remediation project.

Please be advised that those persons undertaking site investigations and remediation at contaminated sites in British Columbia shall do so in accordance with the requirements of the *Waste Management Act* and regulations (e.g. Contaminated Sites Regulation, Special Waste Regulation etc.). In addition, the ministry considers these persons responsible for ensuring that on-site contaminants are not migrating off-site and that any associated human health or environmental impacts (on or off-site) are identified and addressed, including notification of any potentially affected parties (e.g. adjacent land owners/occupants, municipalities, utility companies etc.).

Should you have any further questions about your responsibilities and obligations while undertaking independent remediation, please contact the undersigned at 930-7101.

Yours truly,



Stephen Lee, B.Sc.
Pollution Prevention Technician
Contaminated Sites Section

cc: S.E. Kenway, O'Connor Associates Environmental Inc., 19890-92A Avenue, Langley,
British Columbia, V1M 3A9. (Fax: 513-1040)



O'CONNOR ASSOCIATES ENVIRONMENTAL INC.

19890-92A AVENUE, LANGLEY, BRITISH COLUMBIA V1M 3A9

TELEPHONE: (604) 513-1000 FAX: (604) 513-1040

November 11, 1997

10-4616

BC Environment
10470 152 Street
Surrey, British Columbia
V3R 0R3

RECEIVED

NOV 12 1997

ENVIRONMENT, LANDS & PARKS
LOWER MAINLAND REGION

Attention: Mr. D. Pope, P.Eng.
Head, Special Waste Section *no file found*

26250-20/4592

Dear Sir:

Re: Notice of Independent Remediation
Burquitlam Petro-Canada Service Station
556 Clarke Road
Coquitlam, British Columbia
Location No. 2848

Further to the request of our client Petro-Canada, we are providing notice of independent remediation.

With reference to section 57(1)(b) in Part 13 of the Contaminated Sites Regulation (CSR) (B.C. Reg. 375/96) we provide the following information:

1. Table 1.1 outlines the legal description including parcel identifier numbers, latitudinal and longitudinal references, and civic address of the parcel or parcels of land at the site.
2. The site title is registered to:

Petro-Canada Inc.
PO BOX 2844 Stn. M
Calgary, AB
T2P 3E3
3. The contact person for the site remediation activities is Mr. A.P. Stolz, P.Eng. of Petro-Canada who can be reached at (604) 933-2600.
4. An initial subsurface investigation was completed in June 1996. Soil samples collected at this time indicate that the soils on-site do not exceed the commercial/industrial land use (CI) standards for petroleum hydrocarbons or trace metals. The groundwater beneath the site exceeds the Special Waste Regulation leachate and the aquatic life water use

.../2

standards for petroleum hydrocarbons and the aquatic life water use standards for dissolved aluminum and manganese concentrations.

It is our understanding that Petro-Canada wishes to conduct delineation activities in November 1997. In addition to the delineation, planned works at the site include a site redevelopment. Remediation activities would comprise monitoring and sampling of the soil and groundwater that may be encountered during the upgrade. Any soils removed from the site would be treated and disposed in accordance with the CSR and Special Waste Legislation. Should groundwater removal be necessary to facilitate the construction activities, it would be treated and discharged in accordance with the applicable bylaws and with municipal approval.

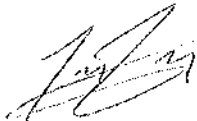
5. The proposed future land use at the site will continue to be commercial/industrial. Petro-Canada will be a responsible party and if offsite contamination originating from the site is identified, Petro-Canada will apply for and obtain an approval in principal for a remediation plan addressing the offsite contamination, followed with a written confirmation that all offsite contamination originating from the site has been remediated upon completion.



We trust that the foregoing is sufficient for your current requirements. Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

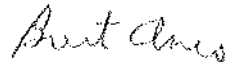
O'CONNOR ASSOCIATES ENVIRONMENTAL INC.



J. Lacey, B.Sc. (Eng.)



S.E. Kenway, B.Sc.E.



R.B. Amero, P.Eng.

JL/zf

Distribution: Addressee (1)
Mr. A.P. Stolz, Petro-Canada (1)
Mr. D. Yahn, Petro-Canada (1)

TABLE 1.1

SITE DESCRIPTION

COMMON NAME:	Burquitlam Petro-Canada Service Station
CIVIC ADDRESS:	556 Clarke Road Coquitlam, British Columbia
LEGAL DESCRIPTION(s):	Plan 4485, New Westminster Land District Parcel 2 of Lot 56 DL9 (S&E PL 42365) EXPL PL16748
PARCEL IDENTIFIER NUMBER(s):	011-085-207
LATITUDE ^a :	49° 15' 46.86"
LONGITUDE ^a :	-122° 53' 14.62"
BC ENVIRONMENT FILE:	None to our knowledge

a - coordinates obtained from Province of British Columbia
1993 TRIM map (92G.026) Scale 1:20 000

Page 77 to/à Page 79

Withheld pursuant to/removed as

DUPLICATE

Appleton, Natalie MTIC:EX

From: Hackinen, Coleen M ENV:EX
Sent: Tuesday, April 16, 2013 3:51 PM
To: Hackinen, Coleen M ENV:EX
Subject: FW: Petro-Canada, 556 Clarke Road, Coquitlam - Development Permit Application, File # 26250-20/4592

Importance: High

28 Jan/04 - Disc'd with KD. KD will call City of Coquitlam lawyer to clarify that LGA 946.2(2)(e) provision only applies when site profile required - in the case of City of Coquitlam, site profile not required because city has opted out. KD also to advise that site investigation trigger process under review and would welcome City of Coquitlam participation in process given that we are looking at removing the opt out provision. CH

-----Original Message-----

From: Dundas, Kerri WLAP:EX
Sent: January 28, 2004 9:00 AM
To: Hackinen, Coleen M WLAP:EX
Subject: FW: Petro-Canada, 556 Clarke Road, Coquitlam - Development Permit Application, File # 26250-20/4592
Importance: High

I was wondering if you could give your thoughts on this. We don't have a site profile because City of Coquitlam has "opted out" of site profile process, but they are stilling looking for release of their permits from us.

Kerri Dundas

Contaminated Sites Officer

Phone: (604) 582-5282

Fax: (604) 582-5334

-----Original Message-----

From: Bogren, Curtis [mailto:CBogren@petro-canada.ca]
Sent: January 28, 2004 8:29 AM
To: Dundas, Kerri WLAP:EX
Subject: FW: Petro-Canada, 556 Clarke Road, Coquitlam - Development Permit Application, File # 26250-20/4592

Hi Kerri,

Further to our discussion, I just received an e-mail response from Deborah Brown (lawyer for City of Coquitlam) indicating that they cannot proceed with our development permit since we cannot provide documentation from the MWLAP saying that our Notification of Independent Remediation (NOIR) has been "accepted" - as required in the Local Government Act (LGA). I know we had this discussion before and you had indicated that the MWLAP does not "accept" NOIR. This word seems to be causing us considerable grief. For reference, I've included the relevant sections of the LGA below (subsections 946.2(2)(d), (e), (f) or (g)). It appears that Ms. Brown feels that it is the Province's responsibility to provide a mechanism for a municipality to allow a permit to proceed under these conditions. Can I get you to have a look at these subsections (bolded below) and determine if the MWLAP can provide anything to satisfy one of these requirements. We had been trying to qualify under Section 2(e) but we may be better off looking at subsection 2(d). I look forward to your response.

Thanks
Curtis Bogren, P.Geo.
Senior Advisor (Contractor)
Site Remediation - Asset Management
Petro-Canada
Tel (604) 933-2617
Fax (604) 933-2660

946.2

(1) This section applies to an application for one or more of the following:

- (a) zoning;
- (b) development permits or development variance permits;
- (c) removal of soil;
- (d) demolition permits respecting structures that have been used for commercial or industrial purposes.

(2) A municipality must not approve an application referred to in subsection (1) with respect to a site where a site profile is required under section 26.1 of the *Waste Management Act* unless at least one of the following is satisfied:

- (a) the municipality has received a site profile required under section 26.1 of the *Waste Management Act* with respect to the site and the municipality is not required to forward a copy of the site profile to the manager under section 26.1 (5) (b) of that Act;
- (b) the municipality has received a site profile under section 26.1 of the *Waste Management Act* with respect to the site, has forwarded a copy of the site profile to the manager under section 26.1 (5) (b) of that Act and has received notice from the manager that a site investigation under section 26.2 of that Act will not be required by the manager;
- (c) the municipality has received a final determination under section 26.4 of the *Waste Management Act* that the site is not a contaminated site;
- (d) the municipality has received notice from a manager under the *Waste Management Act* that the municipality may approve an application under this section because, in the opinion of the manager, the site would not present a significant threat or risk if the application were approved;**
- (e) the municipality has received notice from a manager under the *Waste Management Act* that the manager has received and accepted a notice of independent remediation with respect to the site;**
- (f) the municipality has received notice from a manager under the *Waste Management Act* that the manager has entered into a voluntary remediation agreement with respect to the site;**
- (g) the municipality has received a valid and subsisting approval in principle, certificate of compliance or conditional certificate of compliance under section 27.6 of the *Waste Management Act* with respect to the site.**

-----Original Message-----

From: Brown, Deborah [mailto:dbrown@coquitlam.ca]

Sent: Tuesday, January 27, 2004 5:50 PM

To: Bogen, Curtis

Cc: s.22

Subject: RE: Petro-Canada, 556 Clarke Road, Coquitlam - Development Permit Application

Dear Curt,

Thank you for the email and my apologies for being so difficult to reach by telephone due to meeting commitments.

In reviewing the Ministry's email I am happy to accept that the 2003 notation was made in error, however I am unclear as to what message the Ministry was trying to convey when Ms. Dundas wrote "At this time the ministry is not prepared to "accept" notification of independent remediation as required in Section 946.2 of the Local Government Act for release of municipal permits, but would be willing to facilitate in any way we can". On the face of it I would take this comment to mean that the Ministry will NOT sign off for purposes of the Local Government Act (the "LGA") which does not seem to advance us anywhere in terms of processing your development application, yet you have concluded your email with the hope that all outstanding matters have now been addressed.

I think the City has been very clear that it must have written notice from the Ministry that your development meets any one of subsections 946.2(2)(d), (e), (f) or (g) of the LGA. The communications below do not appear to meet the requirements of the LGA. The LGA provisions are statutory and imposed upon municipalities by the Provincial Government. It seems to me that it is the Province's responsibility to have a process in place by which it can assist municipalities in complying with the Province's legal requirements.

I still do not feel that the City is in a legal position to approve your redevelopment proposal.

Regards,

D.E. Brown

Deborah E. Brown
City Solicitor
Manager, Legal, Bylaw Enforcement & Business Licencing
email: dbrown@coquitlam.ca
telephone: (604) 927-3091
facsimile: (604) 927-3445

-----Original Message-----

From: Bogren, Curtis [<mailto:CBogren@petro-canada.ca>]
Sent: January 15, 2004 2:45 PM
To: Brown, Deborah
Subject: FW: Petro-Canada, 556 Clarke Road, Coquitlam - Development Permit Application

Hi Deborah,

This is in regards to a Development Permit application for the above referenced property. Prior to approving our application, you had required further clarification on the Notification of Independent Remediation that had been submitted previously. Further to that request for clarification, we had a discussion on November 25, 2003 regarding the City of Coquitlam's requirement to provide a clarification on a January 8, 2003 notation in the Site Registry which showed that there was a second reference to a Notification of Independent Remediation (NOIR) for the above referenced property. As indicated in the e-mail from Kerri Dundas (MWLAP) below, we have confirmed that the January 8, 2003 notation was an error and has been removed from the Site Registry. Kerri has also provided some clarification on your request to have our original NOIR "accepted" by the MWLAP and has further indicated that she can provide any required assistance should further clarification be needed. Based on the information provided, we trust that all outstanding issues related our Development Permit application under Section 946.2 Clause (2) (e) of the Local Government Act have now been addressed and that the application can now be processed.

Please let us know if you concur or if have any further concerns.

Curtis Bogren, P.Geo.
Senior Advisor (Contractor)
Site Remediation - Asset Management
Petro-Canada
Tel (604) 933-2617
Fax (604) 933-2660

-----Original Message-----

From: Dundas, Kerri WLAP:EX [<mailto:Kerri.Dundas@gems8.gov.bc.ca>]
Sent: Thursday, January 15, 2004 11:05 AM
To: Bogren, Curtis
Subject: RE: 556 Clarke Road, Coquitlam - File # 26250-20/4592

Curtis,

This is to confirm that the January 8, 2003 notification of independent remediation for 556 Clarke Road, Coquitlam was put on the Site Registry in error. It has now been removed. At this time the ministry is not prepared to "accept" notification of independent remediation as required in Section 946.2 of the Local Government Act for release of municipal permits, but would be willing to facilitate in any way we can. Please let me know how I can be of assistance.

Kerri Dundas

Contaminated Sites Officer

Phone: (604) 582-5282

Fax: (604) 582-5334

-----Original Message-----

From: Bogren, Curtis [mailto:CBogren@petro-canada.ca]

Sent: January 13, 2004 11:39 AM

To: Dundas, Kerri WLAP:EX

Subject: RE: 556 Clarke Road, Coquitlam - File # 26250-20/4592

Hi Kerri,

I understand from Donna that she forwarded you our request for written clarification of the Site Registry error. In addition, the City of Coquitlam, who had originally requested the clarification on this issue, had also requested that we obtain from the MWLAP a confirmation that the previously submitted Notification of Independent Remediation had been received and "accepted" - as required in the wording of Section 946.2 of the Local Government Act (I think we have already discussed this). I indicated to the City of Coquitlam that I would request that you provide the "accepted" wording in a written response. I don't believe that it is something that the MWLAP normally provides but I wanted to put that request out as well. Please call if you would like to discuss further.

Thanks

Curtis Bogren, P.Geo.

Senior Advisor (Contractor)

Site Remediation - Asset Management

Petro-Canada

Tel (604) 933-2617

Fax (604) 933-2660

-----Original Message-----

From: Bogren, Curtis

Sent: Thursday, December 18, 2003 3:38 PM

To: 'Barlow, Donna E WLAP:EX'

Cc: Kerri Dundas (E-mail)

Subject: RE: 556 Clarke Road, Coquitlam - File # 26250-20/4592

Donna,

Thanks for the information. The information provided appears to be related to a 3rd party notification from January 15, 2003 and not related to any independent remediation correspondence. Would it be possible for you to forward a confirmation of this (e-mail or letter). At present, our development permit application at the City of Coquitlam is on hold pending a clarification of the January 8 notation in the Site Registry. A statement from you indicating that the January 8, 2003 notation in the Site Registry regarding independent remediation appears to be in error, would allow our development permit to move forward. Please call if you require any further information.

Thanks for your help.

Curt

-----Original Message-----

From: Barlow, Donna E WLAP:EX [mailto:Donna.Barlow@gems2.gov.bc.ca]

Sent: Tuesday, December 16, 2003 10:35 AM

To: Bogren, Curtis

Subject: RE: 556 Clarke Road, Coquitlam - File # 26250-20/4592

There was an independent remediation letter sent in on Jan. 8, did you want me to fax it to you?

-----Original Message-----

From: Bogren, Curtis [mailto:CBogren@petro-canada.ca]
Sent: December 8, 2003 2:47 PM
To: Dundas, Kerri WLAP:EX
Subject: 556 Clarke Road, Coquitlam - File # 26250-20/4592

Hi Kerri,

Further to our discussion last week, just wanted to check and see if you had a chance to review the site registry and confirm whether there was any correspondence related to a notification of independent remediation on or about January 8, 2003 for this site. Let me know if you need anymore information.

Thanks
Curtis Bogren, P.Geo.
Senior Advisor (Contractor)
Site Remediation - Asset Management
Petro-Canada
Tel (604) 933-2617
Fax (604) 933-2660

-----Original Message-----

From: Bogren, Curtis
Sent: Wednesday, November 19, 2003 3:12 PM
To: Kerri Dundas (E-mail)
Subject: 556 Clarke Road, Coquitlam - File # 26250-20/4592

Hi Kerri,

Further to my call to you earlier this week regarding obtaining a copy of a letter sent by BCMWLAP, we were able to track down a copy ourselves so we won't need it from you. Thanks for your help.

Curtis Bogren, P.Geo.
Senior Advisor (Contractor)
Site Remediation - Asset Management
Petro-Canada
Tel (604) 933-2617
Fax (604) 933-2660

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