

24th June, 2022

Dear Property Owner:

RE: PCT Glycol Expansion (PER 21-131) - NOTIFICATION OF PUBLIC ENGAGEMENT FOR PERMIT APPLICATION

Pacific Coast Terminals Co. Ltd.
(PCT)2300 Columbia St,
Port Moody, BC V3H 5J9

You are receiving this letter because Pacific Coast Terminals Co. Ltd. (PCT) has submitted a project permit application to re-instate two previously decommissioned unloading tracks in their Port Moody terminal on Federal Lands managed by the Vancouver Fraser Port Authority (VFPA).

The project is proposed to be constructed within the existing glycol unloading area of PCT's Port Moody terminal. This terminal is located on the west side of Port Moody at the end of Columbia Street, between the Barnet Highway and the Burrard Inlet.

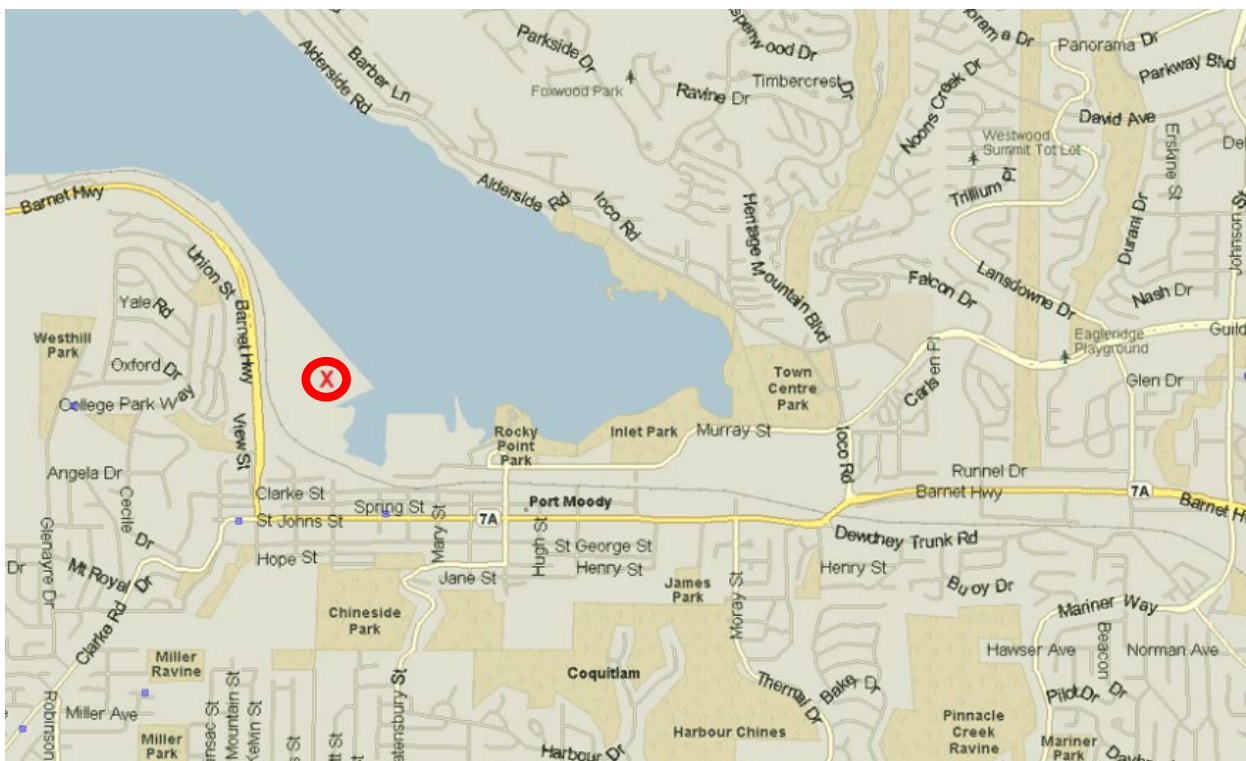


Figure 1: Project Location

The expansion will increase the terminal's annual glycol handling capacity from 800,000 metric tons (MT) to 1,250,000 metric tons. The expansion will involve the reinstatement of two previously decommissioned tracks in the existing liquids rail car unloading area, allowing up to 10 additional cars to be serviced from a new central gangway. Five hundred meters of additional storage track will be built within the existing PCT rail yard, to facilitate the spotting and temporary storage of railcars in a more efficient manner. Note that the project does not involve the construction of any new storage tanks.

The expansion is not expected to increase the number of rail deliveries to the terminal, as unit trains will typically bring additional cars each delivery. However, dependent on market conditions, calling vessel capacities and other factors, the number of glycol vessels calling at PCT may increase from the current annual average of 46 to between 48 to 65 vessels.

Historically PCT has handled up to 82 glycol vessels per year.

Construction of the project is expected to start at the earliest in late December 2022 and is scheduled to complete in late summer 2023. Construction activities will include the following:

- Re-instatement of two previously decommissioned unloading tracks north of the existing glycol unloading area, on the east side of the terminal

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- 500m of additional storage track and switches to facilitate the handling of longer unit train deliveries
- Installation of a new gangway long enough to service up to 10 cars
 - Piling and structural steel associated with supporting the gangway
- New unloading pumps (vacuum, main, jockey & heel) with new priming, surge and metering systems
 - Foundations and supports for the new equipment and piping
 - Refurbished spill containment berms and collection system
- Piping to connect the new pumps to the existing glycol storage tanks (note: the project does not involve the construction of any new storage tanks)
- Improved liquid and solid waste storage
- Improvements to surface water drainage
 - Capture, pump and treat surface water in the liquids unloading area to protect adjacent marine environments.

As a result of the above activities, the following impacts will be felt by the surrounding community

- Construction
 - NOISE AND VIBRATION - Noise generated by the construction of the project will vary with the stage of construction but will be present from mobilization to handover. All reasonable efforts will be made to minimize the noise generated by construction activities
 - TRAFFIC - Trucks will be used to transport materials to and from the site as well as to bring contractors to site
 - LIGHTING - It is PCT's objective to complete the majority of work during daylight hours. The expectation is that minimal artificial lighting will be needed.
- Post Construction
 - Unit trains will typically bring additional cars each delivery.
 - The number of glycol vessels calling at PCT may increase.

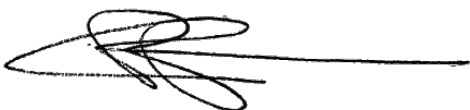
Despite the anticipated increased vessel and rail traffic, an independent noise study, analyzing the post- project operations, determined that "the proposed expansion is unlikely to result in any increase in total noise levels within the neighboring community".

PCT is holding a 25 business day public engagement period to obtain feedback on this project (June 24th, 2022 – July 29th, 2022). To give your feedback or if you have any questions regarding this project, please email GlycolProject@pct.ca or visit the project website at:

<http://pct.ca/growing-our-business/glycol-expansion-project/>

PCT project staff will be glad to answer any questions you may have about the project.

Sincerely,



Clint Burton,
Manager, Engineering & Environment
Cc: VFPA, EnviroChem