

January 8th, 2022

Dear Property Owner:

RE: PCT Glycol Expansion (PER 21-131) – CONSTRUCTION NOTIFICATION

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

You are receiving this letter because Pacific Coast Terminals Co. Ltd. (PCT) has received approval to construct the proposed expansion to our mono-ethylene glycol (MEG) unloading facility. The project will see the re-instatement of two previously decommissioned unloading tracks at our Port Moody terminal, on Federal Lands managed by the Vancouver Fraser Port Authority (VFPA).

The expansion will increase the terminal's annual glycol handling capacity from 800,000 metric tons (MT) to 1,250,000 MT. In addition to the reinstatement of the two previously decommissioned tracks in the existing liquids rail car unloading area, a new railcar unloading rack will be constructed in this same area, allowing up to 10 additional cars to be serviced during unloading operations. 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 glycol storage tanks.

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
- 500m of additional storage track and switches to facilitate the handling of longer unit train deliveries
- Installation of a new railcar unloading rack long enough to service up to 10 cars
 - Piling and structural steel associated with supporting the railcar unloading rack
- 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 glycol storage tanks)

- Improved liquid and solid waste storage
- Improvements to surface water drainage
 - Surface water in the liquids unloading area will be captured, pumped and treated to further protect adjacent marine environments.

The project will 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.

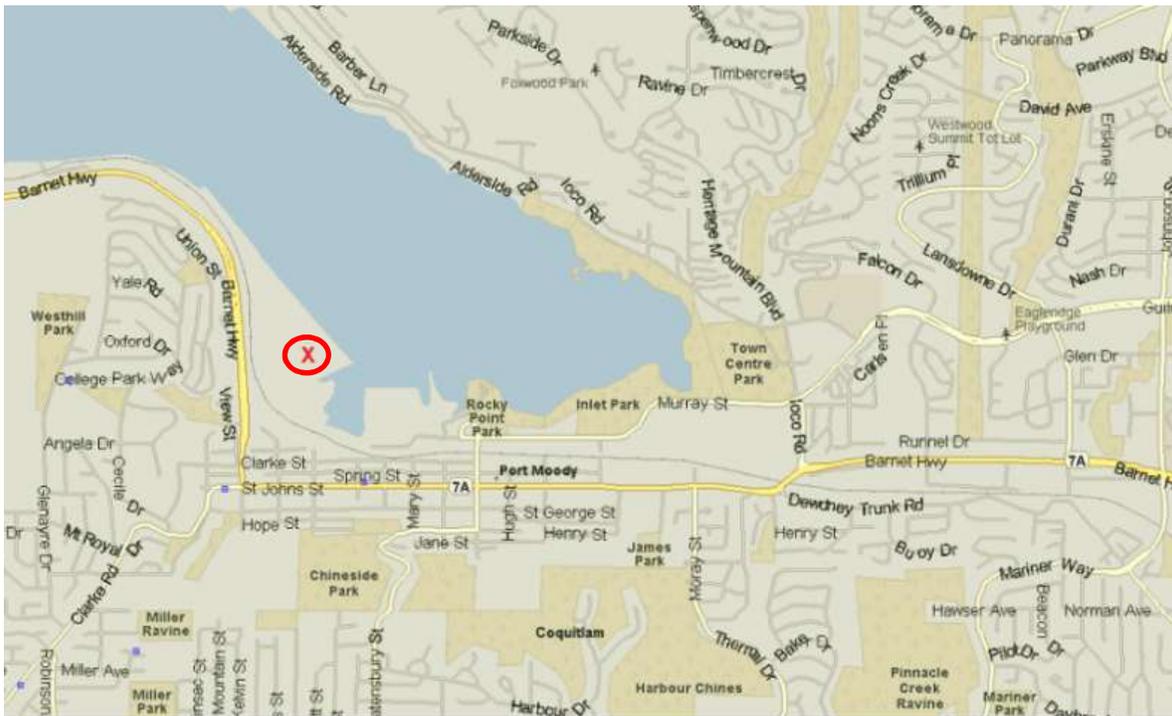


Figure 1: Project Location

The project was reviewed under the VFPA's Project and Environmental Review (PER) process (<https://www.portvancouver.com/permitting-and-reviews/per/>). The public engagement phase of the PER process was conducted over twenty five business days between June 24th and July 29th, 2022. In November 2022, the VFPA issued Project Permit No. 21-131 authorizing the construction and operation of the expansion. PCT will continue to coordinate with the Port Authority to ensure that community interests are considered as the Project moves into construction.

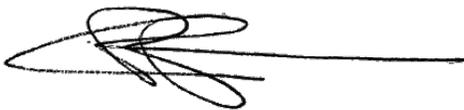
This letter is to notify you that construction is scheduled to begin on January 23rd, 2023 and last approximately seven months, construction will be conducted between Monday and

Saturday, 7:00 a.m. to 8:00 p.m. During the construction period, there is potential for impacts on the surrounding residences and businesses due to construction equipment operating on the terminal. These impacts may include incremental increases to existing noise, light, dust and traffic impacts, however, the team at PCT has made efforts to integrate mitigations against these increases into the design as well as the construction strategy. There are no anticipated impacts to view or shade.

For questions about the Port Authority's Project and Environmental Review of the project, please contact the VFPA at PER@portvancouver.com or 604.665.9047.

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