



VIA EMAIL: al@reclaimplastics.com

Victoria File: 26250-20/13676
Regional File: 20650-20/13676
Site ID: 13676

June 12, 2024

Al Boflo
1325709 B.C. LTD.
8321 Willard Street
Burnaby, BC
V3N 2X3

Dear Mr. Al Boflo

Re: Certificate of Compliance - 8321 Willard Street, Burnaby, B.C.

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. A streamside protection and enhancement area bordering the Fraser River 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 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,



Ingrid Sorensen, M.A.Sc., R.P.Bio.
Senior Risk Assessment Officer

Enclosure

cc: City of Burnaby, Alan Hill, Alan.Hill@burnaby.ca

CN Railway (affected parcel), Mike Linder, mike.linder@cn.ca

Crown Land Authorizations, Ministry of Forests, South Coast Natural Resource Region,
200-10428 153 Street, Surrey, BC V3R 1E1,
Authorizing Agency. SurreyLandManage@gov.bc.ca

Bank of Montreal (Mortgage holder) 6th Floor, 595 Burrard Street, Vancouver, BC V7X
1L5, katherine.bai@bmo.com

British Columbia Hydro and Power Authority (ROW), Brenda.Hatch@bchydro.com

Michael Muttersbach, Approved Professional, Next Environmental Inc., 8545 Commerce
Court, Burnaby, BC V5A 4N4, mmuttersbach@nextenvironmental.com

Reidar Zapf-Gilje, P.Eng., Approved Professional, GeoEnviroLogic, 3831 W 50th Ave, Vancouver, BC V6N 3V4, reidar.geoenvirologic@gmail.com

CSAP Society, 613 – 744 West Hastings St., Vancouver, BC V6C 1A5, submissions@csapsociety.bc.ca

Client Information Officer, BC ENV, Victoria, 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 and

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.

June 12, 2024
Date Issued

Ingrid Sorensen
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 8321 Willard Street, Burnaby, British Columbia, which is more particularly known and described as:

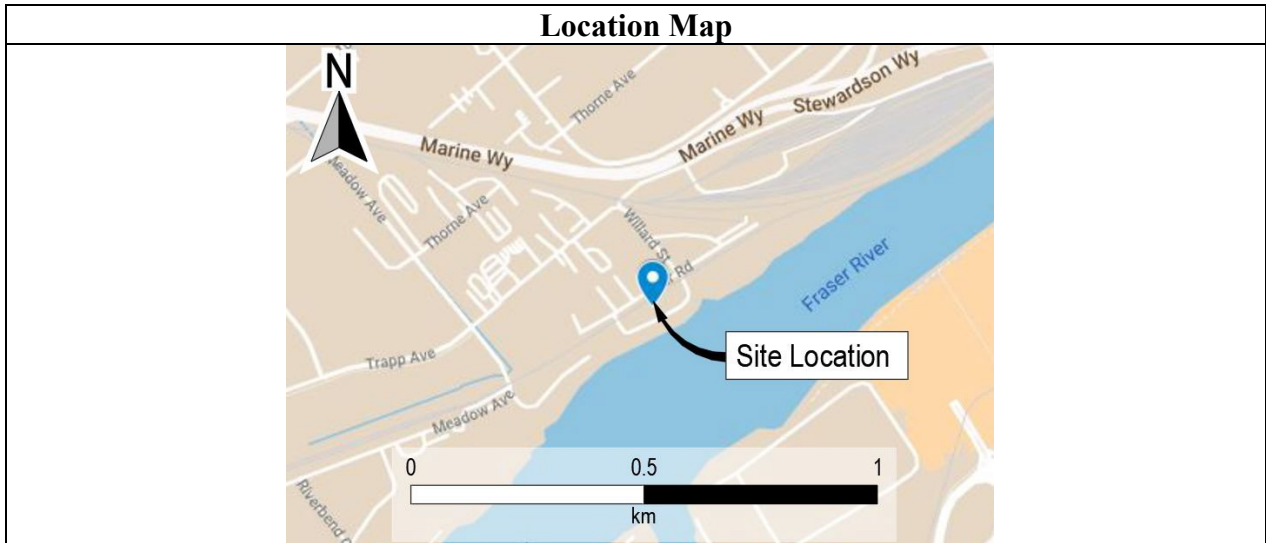
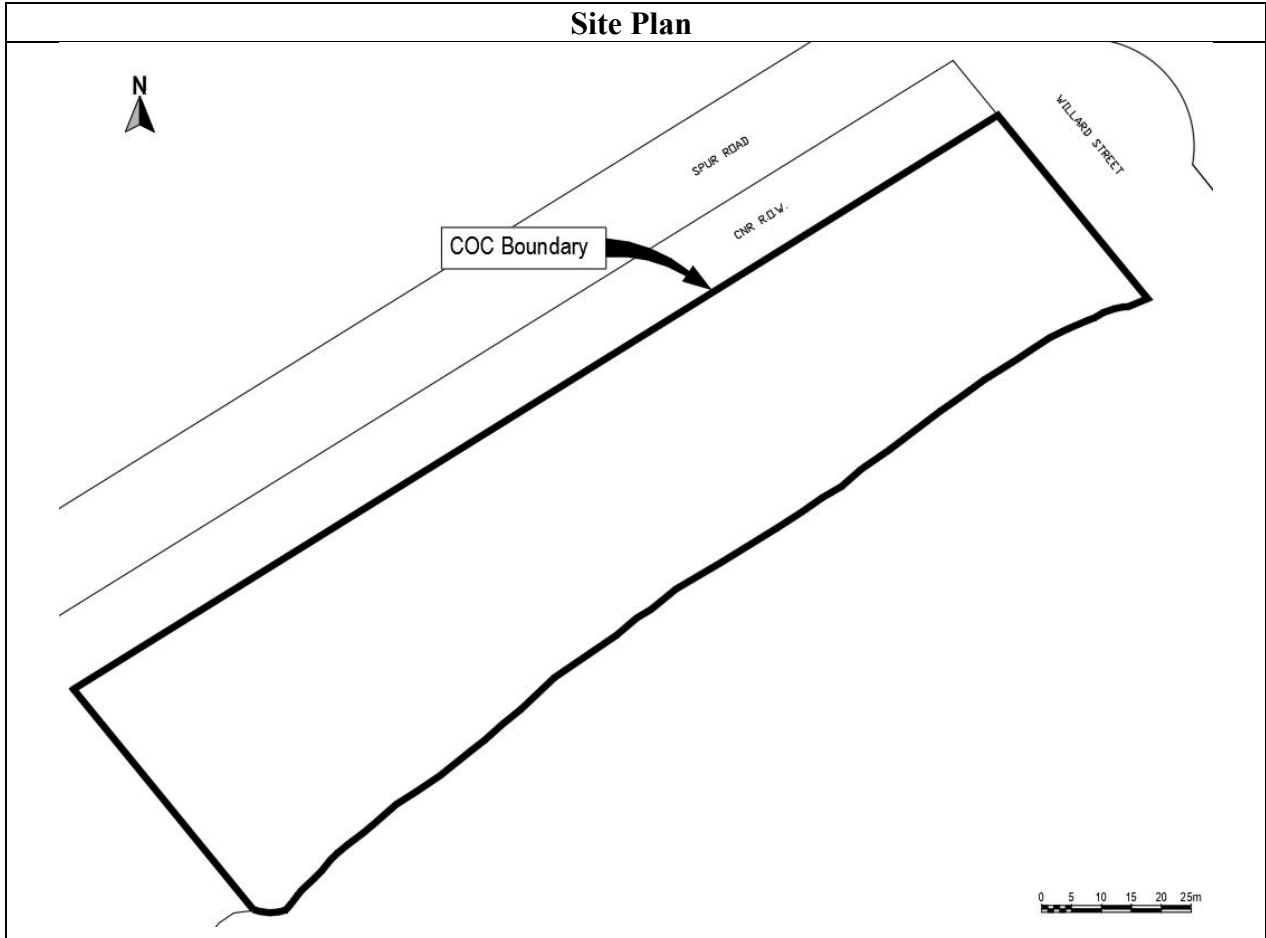
Lot 23, District Lot 173, Group 1, New Westminster District, Plan 28236: PID 003-312-569

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

Latitude: 49° 11' 34.70"
Longitude: 122° 57' 29.00"

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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 a Contaminated Sites Regulation numerical standard 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) Slab-on-grade buildings may be present on the Site*
- (b) Future buildings will be constructed to comply with the flood plain regulations listed in Section 6.18 of the Burnaby Zoning Bylaw.*
- (c) Future buildings will not be in contact with the water table.*
- (d) Subsurface vapour is not under pressure.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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) Groundwater at the Site must not be used as a source of drinking water;*
 - (b) Site grades will be maintained at the current, or higher, elevations.*
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.

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For Director, Environmental Management Act

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

arsenic	7440-38-2
molybdenum	7439-98-7
VPHs	N/A

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

antimony	7440-36-0
arsenic	7440-38-2

Substances remediated in water for aquatic life (freshwater) use:

To meet risk-based remediation standards:

arsenic	7440-38-2
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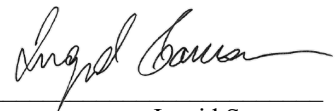
Substances evaluated in water for drinking water use:

To meet local background concentrations:

cobalt	7440-48-4
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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, 8321 Willard Street, Burnaby, BC, Site ID 13676, NEXT Environmental Inc., January 31, 2024.

Stage 1 Preliminary Site Investigation Update, 8321 Willard Street, Burnaby, BC Site ID 13676, NEXT Environmental Inc., January 15, 2024.

RE: Performance Verification Plan, 8321 Willard Street, Burnaby, BC Site ID 13676, NEXT Environmental Inc., January 15, 2024.

Detailed Risk Assessment for 8321 Willard Street, Burnaby, BC Site ID 13676, NEXT Environmental Inc., January 15, 2024.

Stage 2 Preliminary Site Investigation Update & Detailed Site Investigation Report, 8321 Willard Street, Burnaby, BC Site ID 1367, NEXT Environmental Inc., January 15, 2024.

Re: Application for Director's Preapproval under Protocol 6 not to delineate area wide fill contamination, 8321 Willard Street, Burnaby, BC, Ministry of Environment and Climate Change Strategy, April 11, 2023.

RE: Protocol 6 Pre-Approval Application Not to Complete Delineation & Remediation Beyond Site Boundaries, 8321 Willard Street, Burnaby, BC – Site ID 13676 ("Site"), NEXT Environmental Inc., August 4, 2022.

Environmental Stage 2 Preliminary Site Investigation, 8321 Willard Street, Burnaby, BC, NEXT Environmental Inc., November 16, 2009.

Environmental Stage 1 Preliminary Site Investigation, 8321 Willard Street, Burnaby, BC, NEXT Environmental Inc., September 1, 2009.

Environmental Site Assessment, 8321 Willard Street, Burnaby, BC, SRK-Robinson Inc., December 1, 1993.

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Date Issued


Ingrid Sorensen
For Director, *Environmental Management Act*