



**VIA EMAIL:** al@reclaimplastics.com

Victoria File: 26250-20/15855  
Regional File: 26250-20/15855  
Site ID: 15855

June 12, 2024

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

Dear Mr. Al Boflo,

**Re: Certificate of Compliance - Railroad Right-Of-Way North of 8321 Willard Street, Burnaby, British Columbia**

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. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

5. 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](mailto:Site@gov.bc.ca).

Yours truly,



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

Enclosure

cc: CN Railway, Mike Linder, [mike.linder@cn.ca](mailto:mike.linder@cn.ca)

City of Burnaby, Alan Hill, [Alan.Hill@burnaby.ca](mailto:Alan.Hill@burnaby.ca)

Michael Muttersbach, Approved Professional, Next Environmental Inc., 8545 Commerce Court, Burnaby, BC V5A 4N4, [mmuttersbach@nextenvironmental.com](mailto:mmuttersbach@nextenvironmental.com)

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

CSAP Society, 613 – 744 West Hastings St., Vancouver, BC V6C 1A5, [submissions@csapsociety.bc.ca](mailto:submissions@csapsociety.bc.ca)

Client Information Officer, BC ENV, Victoria, [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 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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants 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 a portion of the Railroad Right-Of-Way north of 8321 Willard Street, Burnaby, British Columbia, which is more particularly known and described as:

That portion of Parcel A (Statutory Right of Way Plan LMP32303) Lot 22, District Lot 173, Group 1, New Westminster District, Plan 28236, as depicted in an engineering drawing prepared by Jeroen Wauters on January 31, 2024, and described as

**Beginning** at the South West corner of the intersection of Spur Road and Willard Street in Burnaby, British Columbia;

**Thence** along the North property line of Parcel A (Statutory Right of Way Plan LMP32303) Lot 22, District Lot 173, Group 1, New Westminster District, Plan 28236, located south of Spur Road, in a South Westerly direction at a bearing of 238 degrees 9 minutes 50 seconds and 82.74 metres more or less to the **point of commencement**,

**Commencing** in a South Westerly direction at a bearing of 238 degrees 9 minutes 50 seconds and 33.61 metres more or less along the Northerly boundary of Parcel A,

**Thence** in a South Easterly direction at a bearing of 149 degrees 3 minutes 7 seconds and 11.47 metres more or less,

**Thence** in a North Easterly direction at a bearing of 58 degrees 9 minutes 50 seconds and 35.21 metres more or less,

**Thence** in a North Westerly direction at a bearing of 321 degrees 18 minutes 23 seconds and 11.82 metres more or less to the **point of commencement**, containing an area of **404 square metres** more or less.

All bearings are grid azimuths and are referred to central meridian of UTM zone 10 U.  
All distances are grid distances.

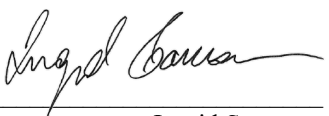
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 34.99"

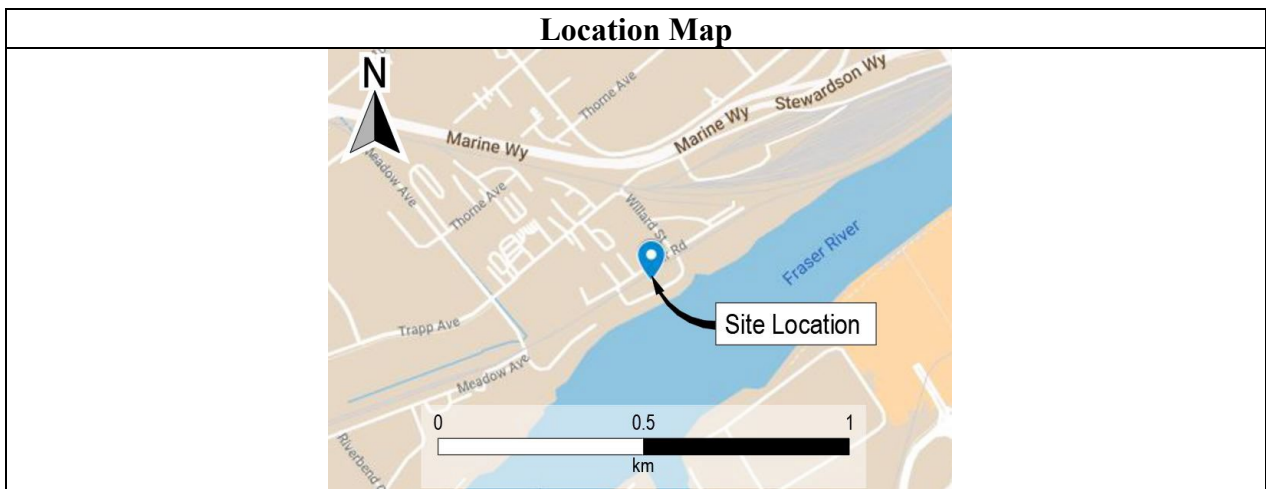
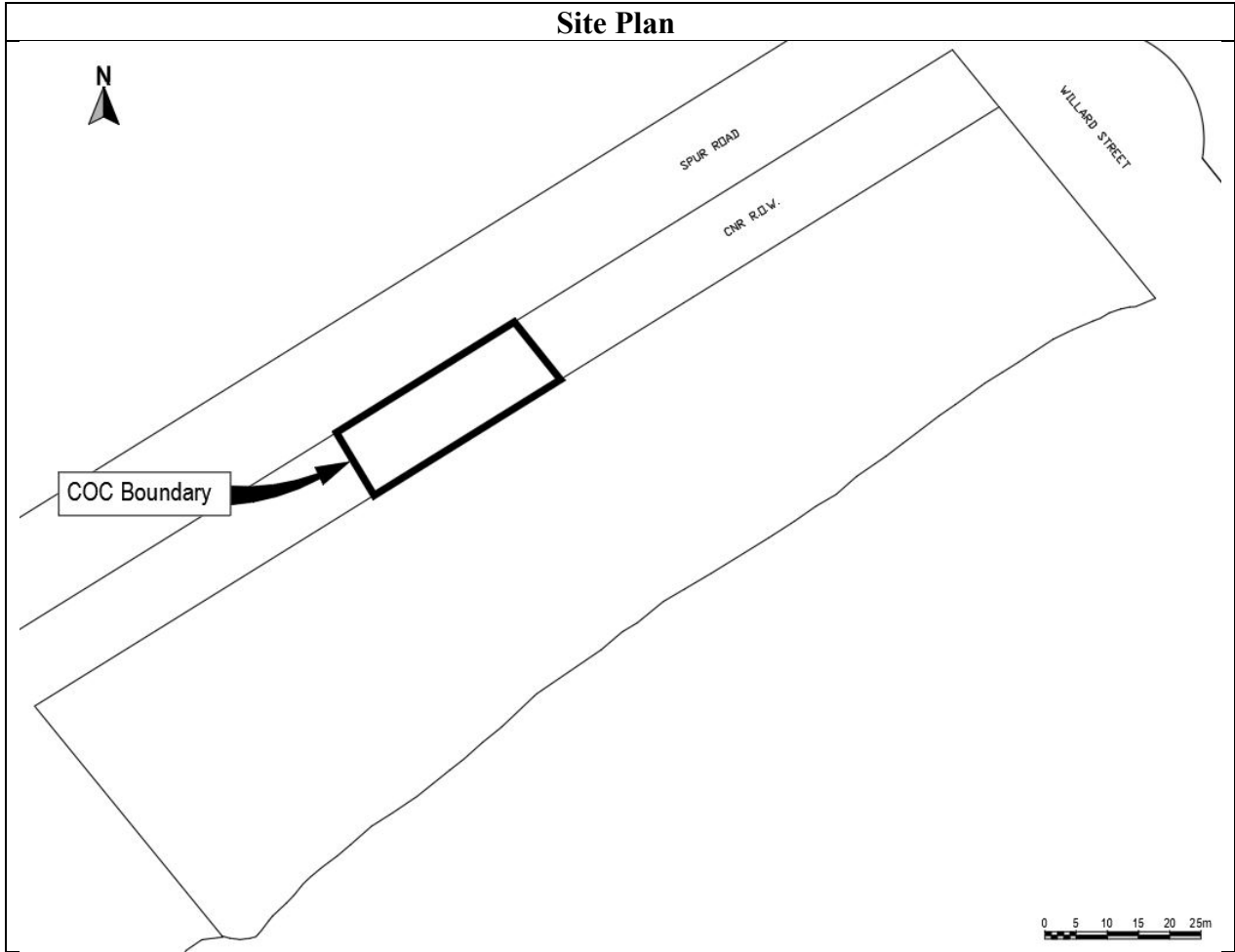
Longitude: 122° 57' 30.20"

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For Director, *Environmental Management Act*



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## Schedule B

### Requirements and Conditions

1. Any changes in land 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.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - (a) *The site will be maintained as a railroad;*
  - (b) *Groundwater at the Site must not be used as a source of drinking water.*
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.

June 12, 2024  
Date Issued

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Ingrid Sorensen  
For Director, *Environmental Management Act*

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for industrial land soil use:*

To meet risk-based remediation standards:

arsenic	7440-38-2
molybdenum	7439-98-7

#### *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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For Director, *Environmental Management Act*

## Schedule D

### Documents

*Summary of Site Condition, Railroad Right-of-Way north of 8321 Willard Street, Burnaby, BC, Site ID 15855, NEXT Environmental Inc., January 31, 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 13676, NEXT Environmental Inc., January 15, 2024.*

June 12, 2024  
Date Issued

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Ingrid Sorensen  
For Director, *Environmental Management Act*

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