

# Contaminated Sites Procedure Guide

## Overview

The Site Profile process is intended to screen for contaminated sites to protect the environment, potential property purchasers and to prevent unforeseen liabilities. As such, the provincial Environmental Management Act (accessible at [http://www.env.gov.bc.ca/epd/remediation/leg\\_regs/ema.htm](http://www.env.gov.bc.ca/epd/remediation/leg_regs/ema.htm)) requires that any person making an application for site development, including:

- development permit applications;
- development variance permit applications;
- subdivision applications;
- rezoning applications;
- soil removal applications; or
- demolition permit applications

must submit a Site Profile to the municipality, if a Schedule 2 activity has taken place on the site. Schedule 2 activities are commercial and industrial activities (regardless of zoning) which have potential to result in site contamination. Both the provincial Site Profile form (Schedule 1) and the list of eligible site purposes and activities (Schedule 2) are included in this package and form part of the provincial *Contaminated Sites Regulation* ([http://www.env.gov.bc.ca/epd/remediation/leg\\_regs/csr.htm](http://www.env.gov.bc.ca/epd/remediation/leg_regs/csr.htm)).

**In order to help municipal staff determine whether a Site Profile submission is required, please complete the municipal Site Information Form first**, answering each question to the best of your knowledge. **Municipal staff will review municipal records to assess the information provided and advise you whether you need to complete the provincial Site Profile form, or whether your application may proceed without further assessment.** If you answer “no” to question 3 and “yes” to question 4, you must complete the provincial Site Profile form in any case.

Within this package, you should have received the following information and forms:

- Site Information Form;
- Administrative Guidance on Contaminated Sites – Completing and Submitting Site Profiles (check <http://www.env.gov.bc.ca/epd/remediation/guidance/administrative/ag01.pdf> for updated version)
- Schedule 1: Site Profile form; and
- Schedule 2: Industrial and Commercial Purposes and Activities.

## Municipal Site Information Form

Sections 1, 2 and 5: please complete as instructed on form.

Section 3 inquires about potential exemptions to requiring a Site Profile on the property. Possible reasons for exemption are listed on page 2 of the Administrative Guidance document included in this package. If you feel any of these exemptions may apply to you, please contact the Ministry of Environment's Contaminated Sites Section at (604) 582-5200. Ensure ministry staff provides you with copies of the relevant portions of the *Contaminated Sites Regulation*, so you can confirm that the exemption applies to the site in question. **If an exemption applies, enter the applicable Section No. on the Site Information Form** and proceed to Section 5. If no exemptions apply, check the answer box accordingly and proceed to Section 4.

Section 4 inquires about potential Schedule 2 commercial or industrial purposes or activities on the site. As per the instructions provided on Page 3 of the Administrative Guidance document, **identify if any of the activities listed in Schedule 2, provided with this application package, have occurred on your site.** If you determine that one or more of the activities have taken place on the site, list the applicable reference numbers and type(s) of activities and **complete the Provincial Site Profile Form.** If there is no indication of Schedule 2 activities, past or present, on the property, check the answer box accordingly and proceed to signatures. Please note that signatures of the applicant **and all registered property owners** are required.

Once your form(s) has been submitted, staff will review municipal records, assess the form and respond to you with your application status within 15 business days from submission of your application.



## Completing and Submitting Site Profiles

Provisions for contaminated sites in the *Environmental Management Act* (the Act) and Contaminated Sites Regulation (the Regulation) create a system to screen for potentially contaminated sites using site profiles. This document provides answers to common questions about completing and submitting site profiles.

### What are site profiles?

Site profiles are forms that require information about the past and present uses of a site, as well as basic land descriptions. The site profile form is provided in Schedule 1 of the Regulation. The ministry has also prepared a user friendly site profile form available on our Land Remediation Section web site under "Forms". *Please use this version if you are submitting a site profile.*

### When do I need to complete a site profile?

There must be a legal trigger in the Act or Regulation for a site profile to be completed and submitted. Site profiles submitted to the ministry for other reasons are not legally considered site profiles, and are not subject to the usual site profile processing requirements. Figure 1 and the three-step procedure described below will help you decide when you would be required to submit a site profile for a parcel.

#### Step 1. Establish if a specific type of application is being made or activity is being proposed

If any of the following items specified in the Regulation are involved, you will have to complete a site profile (unless you are otherwise exempted):

1. You are applying for
  - subdivision,
  - zoning,
  - development or development variance,
  - soil removal, or
  - demolition.
2. You are decommissioning a site.  
Please note that "decommission a site" means the removal, destruction or treatment of soil, process equipment or buildings, including the removal of storage tanks, in a manner designed to stop or reduce a significant portion of the operations at a site or to significantly change the use of the site.
3. You are taking over a property as a trustee, receiver or liquidator.
4. You are selling property that has, or has had, a Schedule 2 activity on it.

If you answer "yes" to any of the above, then you may have to complete a site profile.

#### Step 2. Determine if any of the activities listed in Schedule 2 have previously occurred at the parcel

If you determine that none of the activities listed in Schedule 2 of the Regulation has occurred, then you don't have to complete a site profile – unless you are ordered to do so by a Director of Waste Management, or a local government asks you to complete parts of a profile for their own records.

Schedule 2 can be found [here](#).

### Step 3. Decide if any exemptions apply

You are exempted from the duty to submit a site profile if any of the following applies:

- The Site Registry already contains a site profile that accurately reflects your current knowledge of the parcel.
- Your demolition permit application does not involve site decommissioning, or disturbance or excavation of soil beyond what is incidental to the demolition.
- The parcel is already under an official site investigation order from the ministry.
- Your development or variance permit application does not involve soil excavation.
- The local government or approving authority to which the site profile would be submitted has “opted out” by notifying the Minister that it does not wish to receive site profiles.
- Your demolition permit application relates to *temporary* camps or facilities associated with construction of rights-of-way for exploration or development of petroleum, natural gas, mineral, or geothermal energy resources.
- The entire parcel already has an Approval in Principle or a Certificate of Compliance from the ministry and no new contamination exists at the parcel since one was issued.
- A letter from the ministry confirms that the parcel was cleaned up before April 1, 1997, and the cleanup is consistent with the current standards for the proposed land or water use.
- The parcel has already been issued a Determination of Contaminated Site by the ministry, and there has been no new or additional contamination of the parcel.
- The parcel is part of an official “wide area remediation plan” and the site profile would have been required because of the contamination that the wide area remediation plan addresses.
- For property sales: The purchaser states in writing that he or she does not require a site profile; or, at the time of sale, the property is used primarily for residential purposes, or has always been zoned as residential.

If any one of the previous statements applies to your parcel, you will not be required to complete a site profile. *Be prepared to provide proof.*

#### Exceptions to the exemptions

Note: None of the above exemptions applies if you are taking possession or control of a Schedule 2 activity property as a trustee, receiver, or liquidator. In any of these situations, a site profile is always required.

#### How do I complete a site profile?

For the site profile to be considered satisfactorily completed, you must fill in Sections I, II, and III, answer *all* questions in Sections IV through IX, and sign Section XI. If a site profile is *not* satisfactorily completed, it may result in delays in getting an approval of your application.

*Whoever completes a site profile is responsible for the accuracy of the answers. Questions are to be answered to the best of his or her knowledge. If the site history is unknown, it is recommended, at minimum, that the person completing the site profile contact the local government for their records regarding the parcel.*

Even when a site profile is not legally required for any other reason, a local government may ask you to complete Sections I, II, III, and XI for its own records when you are submitting an application. Although these site profiles are not normally sent to the ministry, if it is, the local government will notify you with its reasons before it forwards us the site profile.

#### Section I – Contact Identification

- “Name of Site Owner” means the person or organization (one or more) that owns the property.
- “Person Completing Site Profile” can be the same as the site owner or someone authorized by the owner to submit the site profile on his or her behalf.
- “Person to Contact Regarding the Site Profile” can be the site owner or the person completing the site profile. If it is not the owner, the “Person to Contact” is responsible

for communicating the results of the site profile submission to the site owner.

## Section II – Site Identification

Only one site profile should be completed for a site made up of more than one titled or untitled parcel, but individual parcels must be identified. Note that parcels that do not specifically have Schedule 2 activities associated with them should NOT be included on the site profile even if they are part of the larger site.

*For all sites the following must be provided:*

- The latitude and longitude using the 1983 North American Datum, accurate to 0.5 of a second of the centre of the site; and
- Accurate maps of appropriate scale that show the location and boundaries of the site.

*For urban sites:*

- In general, most urban sites are legally surveyed, titled, and registered and will have PIDs (**P**arcel **I**Dentifiers). You can obtain PIDs for your site from your local Land Titles office or BC OnLine’s Land Titles Office System.
- All PIDs must be provided for *each* parcel contained within the site and so must each parcel’s legal description.

*For remote sites:*

- If the site is untitled Crown land (and therefore has no PID number), then the appropriate PINs (**P**arcel **I**dentification **N**umbers) for each parcel, with the appropriate land description, should be supplied *if available*. Contact your local Crown Lands office to get this number.
- If it is available, also supply the Crown Land File Number for the site.

## Section III – Commercial and Industrial Purposes or Activities

- Review the industrial and commercial purposes or activities list (Schedule 2 of the Contaminated Sites Regulation).
- Using your best knowledge, decide if one or more of the activities listed have occurred on your site either now or in the past.

- Enter the reference numbers of the activities (e.g., A1, E7) and the related written description (e.g., “adhesives manufacturing or wholesale bulk storage” or “road salt storage facilities”) in the space provided.
- If you can’t identify any listed activities, re-read the section in this document titled “When do I need to complete a site profile?” Likely you are not required to submit one.

## Sections IV, V, VI, VII, VIII, and IX

- All questions must be answered to the best of your knowledge.
- Each question must be marked in either the *yes* or *no* column to indicate your answer.

## Section X – Additional Comments

- This section allows further opportunity to provide information concerning the site and to put any *yes* answers in context.

## Section XI – Signatures

- The “Person Completing the Site Profile” must sign and date this section for the submission to be considered complete.

## Section XII – Official Use

- This section includes a part which must be completed by the local government before forwarding to the ministry.

## To whom do I submit a site profile?

Depending on the circumstances, a completed site profile should be submitted to one of the following:

1. An approving officer, along with a subdivision application;
2. A local government, along with an application for zoning, development, or variance permit or a soil removal or demolition permit;
3. For decommissioning a site:
  - a municipality, along with a demolition permit if required, or
  - a Director 10 days prior to dismantling if there are any *yes* answers in Sections IV to IX; or

- the Site Registrar 10 days prior to dismantling if there are all *no* answers in Sections IV to IX.
4. A prospective purchaser, from the vendor, 30 days before the transfer of ownership or at least before the agreement date. *Note: This site profile does not need to be submitted to a Director.*
  5. A Director from a trustee, receiver, or liquidator within 10 days of taking control of a Schedule 2 activity site. *Note: No site profile exemptions apply to this requirement.*
  6. A Director who has ordered that a site profile be prepared.

#### Contact Information for Site Profile Submissions

Director of Waste Management  
 Land Remediation Section  
 Ministry of Environment  
 Second Floor, 10470 152nd Street  
 Surrey, BC V3R 0Y3  
 Fax: 604-584-9751 or E-mail to: [siteprofiles@gov.bc.ca](mailto:siteprofiles@gov.bc.ca)

or

Site Registrar  
 Land Remediation Section  
 Ministry of Environment  
 PO Box 9342 Stn Prov Govt  
 Victoria, BC V8W 9M1  
 Fax: 604-387-5669 or E-mail to:  
[Advisor.SiteInformation@gov.bc.ca](mailto:Advisor.SiteInformation@gov.bc.ca)

#### When is a site profile considered to be “officially submitted”?

Many of the applications to local government or an approving officer need discussion and clarification before proceeding. The site profile is considered “officially received” at the time the application is finalized.

#### What happens after a site profile submission?

Once a *satisfactorily completed* site profile has been received by a local government or

approving officer, they have 15 days to do the following:

- Forward any site profiles to the Director for review if there are any *yes* answers in Sections IV to IX. Otherwise, the site profile is sent to the Site Registrar and the application approval process continues without delay.

Notify the applicant as to whether or not the site profile has been forwarded to the Director.

Once a Director receives the site profile from the local government or approving officer, he or she has 15 days to determine if a site investigation is required and to notify the local government or approving officer and the applicant of this decision.

The Director may extend, by an extra 15 days, the time to reach a decision on the need for a site investigation. The applicant must be notified of this first. Thus, the processing time of applications can differ depending on decisions at both levels of government. If the local government or approving officer receives notification from the Director that site investigation is required at the parcel, they must not approve any applications for the site until a release is obtained. [See Fact Sheet 37, “Site Profile Freeze and Release Provisions”](#) for more information.

*Note: This document does not replace the Environmental Management Act or its regulations. It does not list all provisions relating to site profiles. If there are differences or omissions in this document, the Act and regulations apply.*

For information about site profiles, please send a message to [siteprofiles@gov.bc.ca](mailto:siteprofiles@gov.bc.ca) or visit the “[Site Profiles](#)” key topic on our website.

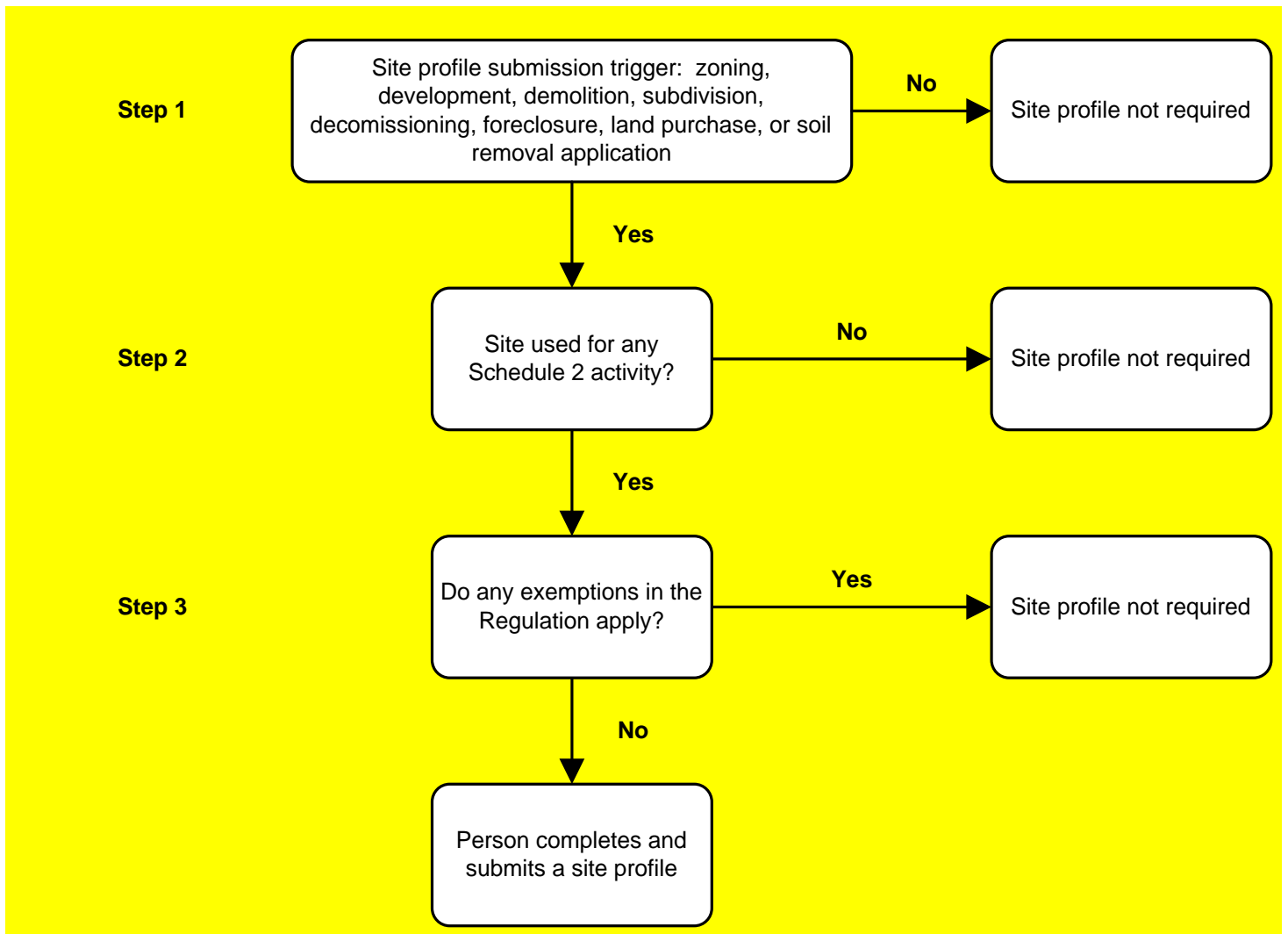


Figure 1. Process for deciding if a site profile must be submitted.



## SCHEDULE 1 Site Profile

Version 4.0

### Introduction

Under section 40 of the *Environmental Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the Contaminated Sites Regulation sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

*If section 40 of the Environmental Management Act applies to you and you know or reasonably should know that the site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.*

### ***Notes/Instructions:***

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Environmental Management Act* and the Contaminated Sites Regulation. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered *to the best of your knowledge*.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

The latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site must be provided. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If the property is legally surveyed, titled and registered, then all PID numbers (**P**arcel **I**dentifiers – Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (**P**arcel **I**dentification **N**umbers – Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Environmental Management Act*.

Under section 43 of the *Environmental Management Act*, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. If you have questions concerning the collection of this information, contact the Site Registrar, at [site@gov.bc.ca](mailto:site@gov.bc.ca). For questions on site profiles, please send a message to [siteprofiles@gov.bc.ca](mailto:siteprofiles@gov.bc.ca).



## I CONTACT IDENTIFICATION

### A. Name of Site Owner:

Last \_\_\_\_\_ First \_\_\_\_\_ Middle Initial(s) \_\_\_\_\_ (and/or, if applicable)

Company \_\_\_\_\_

Owner's Civic Address \_\_\_\_\_

City \_\_\_\_\_ Province/State \_\_\_\_\_

Country \_\_\_\_\_ Postal Code/ZIP \_\_\_\_\_

### B. Person Completing Site Profile (Leave blank if same as above):

Last \_\_\_\_\_ First \_\_\_\_\_ Middle Initial(s) \_\_\_\_\_ (and/or, if applicable)

Company \_\_\_\_\_

### C. Person to Contact Regarding the Site Profile:

Last \_\_\_\_\_ First \_\_\_\_\_ Middle Initial(s) \_\_\_\_\_ (and/or, if applicable)

Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ Province/State \_\_\_\_\_

Country \_\_\_\_\_ Postal Code/ZIP \_\_\_\_\_

Telephone (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Fax (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

## II SITE IDENTIFICATION

**Please attach a site location map**

### All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees \_\_\_\_\_ Minutes \_\_\_\_\_ Seconds \_\_\_\_\_

Longitude: Degrees \_\_\_\_\_ Minutes \_\_\_\_\_ Seconds \_\_\_\_\_

Please attach a map of appropriate scale showing the boundaries of the site.

### For Legally Titled, Registered Property

Site Street Address (if applicable) \_\_\_\_\_

City \_\_\_\_\_ Postal Code \_\_\_\_\_

**PID** numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

<u>PID</u>	<u>Legal Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of titled parcels represented by this site profile is: \_\_\_\_\_

**For Untitled Crown Land**

**PIN** numbers and associated Land Description. *Attach an additional sheet if necessary.*

<u>PIN</u>	<u>Land Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of untitled crown land parcels represented by this site profile is: \_\_\_\_\_

(and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

\_\_\_\_\_

**III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES**

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

**EXAMPLE**

<u>Schedule 2 Reference</u>	<u>Description</u>
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

*Please print legibly. Attach an additional sheet if necessary*

<u>Schedule 2 Reference</u>	<u>Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

<b>IV AREAS OF POTENTIAL CONCERN</b>			
	<b>Is there currently or to the best of your knowledge has there previously been on the site any</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		
<b>B.</b>	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		
<b>C.</b>	Discarded barrels, drums or tanks?		
<b>D.</b>	Contamination resulting from migration of substances from other properties?		
<b>V FILL MATERIALS</b>			
	<b>Is there currently or to the best of your knowledge has there previously been on the site any deposit of</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		
<b>B.</b>	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		
<b>C.</b>	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		
<b>VI WASTE DISPOSAL</b>			
	<b>Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Materials such as household garbage, mixed municipal refuse, or demolition debris?		
<b>B.</b>	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		
<b>C.</b>	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		
<b>D.</b>	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		
<b>E.</b>	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?		

<b>VII TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL</b>			
	<b>Are there currently or to the best of your knowledge have there been previously on the site any</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?		
<b>B.</b>	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?		
<b>VIII HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES</b>			
	<b>Are there currently or to the best of your knowledge have there been previously on the site any</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		
<b>B.</b>	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		
<b>C.</b>	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		
<b>IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS</b>			
	<b>To the best of your knowledge are there currently any of the following pertaining to the site</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		
<b>B.</b>	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		
<b>C.</b>	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		
<b>X ADDITIONAL COMMENTS AND EXPLANATIONS</b>			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <hr/> <hr/> <hr/> <hr/>			

<b>XI SIGNATURES</b>			
The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.			
_____ Signature of person completing site profile		_____ Date completed: (YY-MM-DD)	
<b>XII OFFICIAL USE</b>			
<b>Local Government Authority</b>			
Reason for submission <i>(Please check one or more of the following)</i>			Soil removal <input type="checkbox"/>
Subdivision application <input type="checkbox"/> Zoning application <input type="checkbox"/> Development permit <input type="checkbox"/> Variance permit <input type="checkbox"/> Demolition permit <input type="checkbox"/>			
Date received:	<u>Local Government contact :</u> Name _____ Agency _____ Address _____ _____ Telephone _____ Fax _____	Date submitted to Site Registrar:	Date forwarded to Director of Waste Management:
<b>Director of Waste Management</b>			
Reason for submission <i>(Please check one or more of the following)</i>			
Under Order <input type="checkbox"/> Site decommissioning <input type="checkbox"/> Foreclosure <input type="checkbox"/>			
Date received:	<u>Assessed by:</u> Name _____ Region _____ Telephone _____ Fax _____ If site profile entered, SITE ID # _____	Investigation Required?  YES NO	Decision date:
<b>Site Registrar</b>			
Date received:	<u>Entered onto Site Registry by:</u>	SITE ID #:	Entry date:

# EXCERPT PROVIDED FOR CONVENIENCE ONLY

Refer to Official Document for Complete and Updated Version

B.C. Reg. 375/96  
O.C. 1480/96 and M271/2004

Deposited December 16, 1996  
effective April 1, 1997

## Environmental Management Act

### Contaminated Sites Regulation

**Note:** Check the Cumulative Regulation Bulletin 2012 and 2013 for any non-consolidated amendments to this regulation that may be in effect.

[includes amendments up to B.C. Reg. 97/2011, May 31, 2011]

#### Schedule 2

[am. B.C. Regs. 17/2002, s. 16; 239/2007, s. 5; 343/2008, s. 12.]

#### Industrial and Commercial Purposes and Activities

**COLUMN I**  
**Item**

**COLUMN II**  
**Purpose or Activity**

**A Chemical industries and activities**

1. adhesives manufacturing or wholesale bulk storage
2. chemical manufacturing or wholesale bulk storage
3. explosives or ammunition manufacturing or wholesale bulk storage
4. fire retardant manufacturing or wholesale bulk storage
5. fertilizer manufacturing or wholesale bulk storage
6. ink or dye manufacturing or wholesale bulk storage
7. leather or hides tanning
8. paint, lacquer or varnish manufacturing, formulation, recycling or wholesale bulk storage
9. pharmaceutical products, or controlled substances as defined in the *Controlled Drugs and Substances Act* (Canada), manufacturing or operations
10. plastic products (foam or expanded plastic products) manufacturing
11. textile dyeing
12. pesticide manufacturing, formulation or wholesale bulk storage
13. resin or plastic monomer manufacturing, formulation or wholesale bulk storage

**B Electrical equipment and activities**

1. battery (lead acid or other) manufacturing or wholesale bulk storage
2. communications stations using or storing equipment that contains PCBs
3. electrical equipment manufacturing, refurbishing or wholesale bulk storage
4. electrical transmission or distribution substations
5. electronic equipment manufacturing
6. transformer oil manufacture, processing or wholesale bulk storage

7. electrical power generating operations fuelled by coal or petroleum hydrocarbons and supplying electricity to a community or commercial or industrial operation

**C Metal smelting, processing or finishing industries and activities**

1. foundries or scrap metal smelting
2. galvanizing
3. metal plating or finishing
4. metal salvage operations
5. nonferrous metal smelting or refining
6. welding or machine shops (repair or fabrication)

**D Mining, milling or related industries and activities**

1. asbestos mining, milling, wholesale bulk storage or shipping
2. coal coke manufacture, wholesale bulk storage or shipping
3. coal or lignite mining, milling, wholesale bulk storage or shipping
4. milling reagent manufacture, wholesale bulk storage or shipping
5. nonferrous metal concentrate wholesale bulk storage or shipping
6. nonferrous metal mining or milling

**E Miscellaneous industries, operations or activities**

1. appliance, equipment or engine repair, reconditioning, cleaning or salvage
2. ash deposit from boilers, incinerators, or other thermal facilities
3. asphalt tar manufacture, wholesale storage and distribution
4. coal gasification (manufactured gas production)
5. medical, chemical, radiological or biological laboratories
6. rifle or pistol firing ranges
7. road salt storage facilities
8. measuring instruments (containing mercury) manufacture, repair or wholesale bulk storage
9. dry cleaning facilities or operations and dry cleaning chemical storage
10. sites which have been or likely have been contaminated by substances migrating from other properties
11. controlled substances, as defined in the *Controlled Drugs and Substances Act* (Canada), manufacturing or operations

**F Petroleum and natural gas drilling, production, processing, retailing, distribution and storage other than the storage of residential heating fuel in tanks**

1. petroleum or natural gas drilling
2. petroleum or natural gas production facilities
3. natural gas processing
4. petroleum coke manufacture, wholesale bulk storage or shipping
5. petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks
6. petroleum, natural gas or sulphur pipeline rights of way excluding rights of way for pipelines used to distribute natural gas to consumers in a community
7. petroleum product, other than compressed gas, or produced water storage in above ground or underground tanks



8. petroleum product, other than compressed gas, wholesale bulk storage or distribution
9. petroleum refining wholesale bulk storage or shipping
10. solvent manufacturing or wholesale bulk storage
11. sulphur handling, processing or wholesale bulk storage and distribution

**G Transportation industries, operations and related activities**

1. aircraft maintenance, cleaning or salvage
2. automotive, truck, bus, subway or other motor vehicle repair, salvage or wrecking
3. bulk commodity storage or shipping (e.g. coal)
4. dry docks, ship building or boat repair and maintenance, including paint removal from hulls
5. marine equipment salvage
6. rail car or locomotive maintenance, cleaning, salvage or related uses, including railyards
7. truck, rail or marine bulk freight handling

**H Waste disposal and recycling operations and activities**

1. antifreeze bulk storage or recycling
2. barrel, drum or tank reconditioning or salvage
3. battery (lead acid or other) recycling
4. biomedical waste disposal
5. bulk manure stockpiling and high rate land application or disposal (nonfarm applications only)
6. construction demolition material, including without limitation asphalt and concrete, landfilling
7. contaminated soil storage, treatment or disposal
8. dredged waste disposal
9. drycleaning waste disposal
10. electrical equipment recycling
11. industrial waste lagoons or impoundments
12. industrial waste storage, recycling or landfilling
13. industrial woodwaste (log yard waste, hogfuel) disposal
14. mine tailings waste disposal
15. municipal waste storage, recycling, composting or landfilling
16. organic or petroleum material landspreading (landfarming)
17. sandblasting waste disposal
18. septic tank pumpage storage or disposal
19. sewage lagoons or impoundments
20. special waste storage, treatment or disposal
21. sludge drying or composting
22. street or yard snow removal dumping
23. waste oil reprocessing, recycling or bulk storage
24. wire reclaiming operations

**I Wood, pulp and paper products and related industries and activities**

1. particle board manufacturing

2. pulp mill operations
3. pulp and paper manufacturing
4. treated wood storage at the site of treatment
5. veneer or plywood manufacturing
6. wafer board manufacturing
7. wood treatment (antisapstain or preservation)
8. wood treatment chemical manufacturing, wholesale bulk storage
9. sawmills