



Ministry of
Environment

Site Profile Procedure and Requesting Releases

GeoEnviroLogic Workshop
February 18, 2011

Presentation Overview

- Site profiles and local government authorizations
- Examples for Scenarios 1-5
- Statistics (June to December 2010)
- Common problems with release request submissions
- Proposed amendments to Procedure
- Use of exemptions (CSR Section 4)
- What to do if my site scenario doesn't fit into Scenarios 1-5

Site profiles and local government authorizations

- Local government authorizations which may trigger submission of site profiles: zoning, subdivision, soil removal, demolition, development or development variance permits
- If a site profile is required, the local government must not approve an application until at least one of the seven requirements listed in the Local Government Act, Vancouver Charter, Land Title Act etc. is satisfied
 - Obtain ministry instrument or,
 - Obtain a release notice from the Director
- The site profile processing procedure (and associated administrative guidance 6) outlines the requirements for obtaining a release notice from the Director

Example – Scenario 1 (Demolition only)

- Used when the CSR 4(9) exemption does not apply
 - Simplest release request – letter to ministry requesting release of demolition
 - Ministry release letter will indicate:
 - Site investigation is not required prior to demo
- However:
- Director will **order** submission of another site profile when future applications are submitted
 - Director may order site investigation following demolition activities

Example – Scenario 2

- Used to obtain release of “interim” authorizations when future authorizations **will be required at a site**

Examples:

1 – Subdivision required for lot line adjustment only

2 – Zoning required in advance of a development permit in order to obtain funding from the bank

- Ministry release letter will be similar to that for Scenario 1

Example – Scenario 3 (Subdivision only)

- Can only be used when the site activity (Schedule 2 use) will continue to operate on a portion of the site

Example: large parcel with an operating sawmill on one portion and residential house on another portion – subdivide for tax purposes

- AP statement required: any contamination must be contained on the portion of the site with the Schedule 2 activity
- Future authorizations for site will be frozen until instrument or other release is obtained

Example – Scenario 4 (Site upgrades)

- Refers to an upgrade to an existing Schedule 2 activity *or* rebuild of the same or similar historical activity (i.e. if a vacant site)

Examples: gas station raze and rebuilds or additions to buildings

- AP statement, **including reports and schedule** and commitment from proponent is required for release
- Remediation only required in accessible areas or areas where upgrade is occurring
- Ministry release letter will impose requirements under EMA 54(3)(d) requiring remediation to be completed as planned and impose reporting requirements

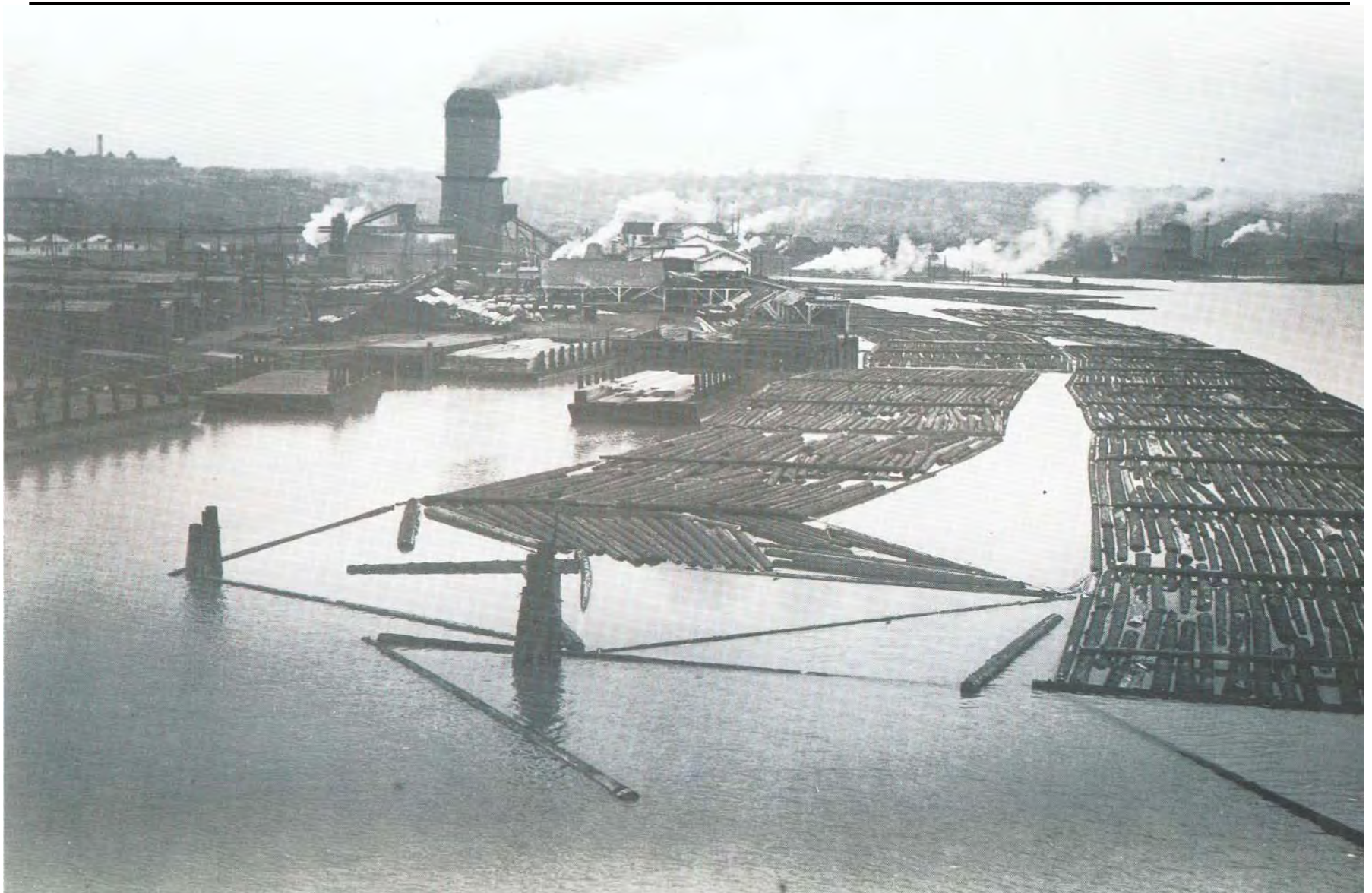
Example – Scenario 5 (Site redevelopment)

- Refers, in most cases, to redevelopment of a site from a Schedule 2 use to a non-Schedule 2 use

Examples: former strip mall with dry cleaner and gas station redeveloped into residential tower

- AP statement, **including reports and schedule** and commitment from proponent is required for release
- Remediation of entire site is required, must be eligible for COC following remediation
- Ministry release letter will impose requirements as per Scenario 4

Pacific Place – Then



Pacific Place – Now



Statistics (June 1 – December 31, 2010)

- 114 site profiles received, 44 releases issued (39%)
- # of releases by Scenario:
 - Scenario 1 → 9 (20%)
 - Scenario 2 → 15 (34%)
 - Scenario 3 → 1 (2%)
 - Scenario 4 → 5 (11%)
 - Scenario 5 → 8 (18%)
 - Former AG6 → 6 (14%) release requests were initiated or underway prior to June 1 deadline

Common problems with release requests

- Inadequate site investigation completed at the time of release request submission
 - No soil vapour data
 - Contamination not fully delineated
- AP statements and proponent commitment letters do not address requirements of current AG6
 - Often refer to former process, or site investigation reports and schedule not included
- Difficulty committing to remediation prior to issuance of building permit (vs. occupancy)

Proposed amendments to Procedure

- Revisions to Scenario 2
 - Any authorization eligible for release as long as future authorizations will be required

Example: development permit required for installing a new sign at a service station
- Revisions to Scenario 4 and 5
 - Allows use of IR release at sites where no contamination has been identified to date but there is potential for contamination to exist
 - If a site is eligible for a determination, must apply for determination, cannot use IR release
- New section describing how to apply the Scenarios to sites affected by offsite migration

Use of exemptions (CSR Section 4)

- CSR Section 4 provides many exemptions to the requirement to provide a site profile when applying for an authorization
 - If an exemption applies, no need to contact ministry – deal with local government directly
- Most commonly used exemptions:
 - 4(7) - development or variance permit application does not involve soil excavation.
 - 4(9) - demo permit application does not involve site decommissioning, or disturbance or excavation of soil beyond what is incidental to the demolition.

What do I do if my site scenario does not fit into Scenario 1 through 5?

- Confirm no exemptions apply to site
- Obtain ministry instrument
- Determine why the site doesn't fit an existing Scenario (i.e. Don't meet release requirements)

Example: apply for release of interim authorizations (demolition, zoning) to keep the development process moving while completing delineation requirements for Scenario 4 or 5

- If the above options do not solve the problem, contact the ministry to discuss alternative solutions (siteprofiles@gov.bc.ca).

For More Information

www.env.gov.bc.ca/epd/remediation

The screenshot shows the website interface for the Land Remediation Section. At the top, there is a search bar and navigation links for 'Advanced Search', 'Help', and 'Contact Us'. Below the search bar, there are links for 'News', 'The Premier Online', 'Ministries & Organizations', 'Job Opportunities', and 'Main Index'. The main content area features a banner for the 'Ministry of Environment' with images of a mountain, a goat, and a bear. Below the banner, there is a 'Welcome' message and a photograph of a large metal container used for wood treatment. To the right of the main content, there are two sidebars: 'Our Mailing Lists' and 'Key Topics'. The 'Our Mailing Lists' sidebar has a red circle around the 'Site Profiles' section, which includes links for 'Subscribe Now' and 'Recent Messages'. The 'Key Topics' sidebar has a red circle around the 'Site Profiles' link. On the left side of the page, there is a vertical navigation menu with a red circle around the 'Contact Us' link. An arrow points from the text 'Contact Us siteprofiles@gov.bc.ca' to this link. Another arrow points from the text 'Site Profile e-link mailing service' to the 'Site Profiles' link in the 'Our Mailing Lists' sidebar. A third arrow points from the text 'Quick link to Site Profile information' to the 'Site Profiles' link in the 'Key Topics' sidebar.

Contact Us
siteprofiles
@gov.bc.ca

Site Profile e-
link mailing
service

Quick link to
Site Profile
information