

Date

As of February 1, 2021, legislation was introduced by the Provincial government requiring all local governments to participate in the Contaminated Site Identification process. The site identification process is intended to screen for contaminated sites to protect the environment, potential property purchasers, and to prevent unforeseen liabilities. The provincial Contaminated Sites Regulation requires that any person making an application for site development must submit a Site Disclosure Statement (SDS) to the municipality, identifying any Schedule 2 activities that have taken, or are taking, place on the site. It is most often triggered when a regulated industrial or commercial activity stops or when a site is to be redeveloped and requires approvals from the District. The intention is to ensure investigation and remediation of contaminated site occurs before redevelopment. General information is available at: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/identifying-and-disclosing-sites-that-may-be-contaminated>

Triggers for Submission	Exemptions
Rezoning applications	Current industrial or commercial use continues to be authorized after rezoning. EXAMPLE: A site currently used as a gas station is applying to rezone to add a carwash and the gas station use continues.
Subdivision applications	Subdivision application consists only of a boundary adjustment or lot consolidation.
Development permit applications for activities likely to disturb soil	DP or BP applications that are only for the purpose of demolition; installing or replacing underground utilities, fencing or signage; paving or landscaping. NOTE: TUPs do not trigger CSR.
Building permit applications for activities likely to disturb soil	
Schedule 2 Activities	References
Schedule 2 activities are commercial and industrial activities which have potential to result in site contamination. Schedule 2 activities are independent of zoning. EXAMPLE: A vehicle salvage operation on a residential property still qualifies as a commercial use.	This package includes: <ul style="list-style-type: none"> • Schedule 1 – Site Disclosure Statement • Schedule 2 – list of commercial or industrial activities NEW: <u>If a Schedule 2 activity has taken place, a site investigation will be required</u> , and you will be at the direction of the provincial government before the application can proceed.
Site Disclosure Statements	
Who can complete?	Agent, site owner or site operator.
Who can sign?	Site owner or operator
How many sites can be listed on one Site Disclosure Statement?	All properties that have the same site owner or operator, and for which the information on the Statement is the same.
Cost?	Included in development application cost.
After submission	Staff will review the Site Disclosure Statement and let you know if your proposal can proceed without further action; request changes to the Site Disclosure Statement; or forward the Site Disclosure Statement to the provincial government for further assessment within 15 business days from submission.

SCHEDULE 1.1

Repealed. [B.C. Reg. 131/2020, App. s. 10.]

SCHEDULE 2

[en. B.C. Reg. 131/2020, App. s. 9.]

SPECIFIED INDUSTRIAL OR COMMERCIAL USES

A	Chemical industries and activities <ol style="list-style-type: none">1. adhesives manufacturing, bulk storage, shipping or handling2. chemical manufacturing, bulk storage, shipping or handling3. explosives or ammunition manufacturing, bulk storage, shipping or handling4. fire retardant manufacturing, bulk storage, shipping or handling5. fertilizer manufacturing, bulk storage, shipping or handling6. ink or dye manufacturing, bulk storage, shipping or handling7. leather or hides tanning8. paint, lacquer or varnish manufacturing, formulation, recycling, bulk storage, shipping or handling, not including retail stores9. pharmaceutical products, or controlled substances as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations10. plastic products (foam or expanded plastic) manufacturing or repurposing11. textile dyeing12. pesticide manufacturing, formulation, bulk storage, shipping or handling13. resin or plastic monomer manufacturing, formulation, bulk storage, shipping or handling
B	Electrical equipment and activities <ol style="list-style-type: none">1. battery manufacturing, recycling, bulk storage, shipping or handling2. facilities using equipment that contains PCBs greater than or equal to 50 ppm3. electrical equipment manufacturing, refurbishing, bulk storage, shipping or handling4. electrical transmission or distribution substations5. electronic equipment manufacturing6. transformer oil manufacturing, processing, bulk storage, shipping or handling7. electrical power generating operations fuelled by coal or petroleum hydrocarbons that supply electricity to a community or commercial or industrial operation, excluding emergency generators.

C	<p>Metal smelting, processing or finishing industries and activities</p> <ol style="list-style-type: none"> 1. foundries 2. galvanizing 3. metal plating or finishing 4. metal salvage operations 5. metal smelting or refining 6. welding or machine shops (repair or fabrication)
D	<p>Mining, milling or related industries and activities at or near land surface</p> <ol style="list-style-type: none"> 1. asbestos mining, milling, bulk storage, shipping or handling 2. coal coke manufacture, bulk storage, shipping or handling 3. coal or lignite mining, milling, bulk storage, shipping or handling 4. milling reagent manufacture, bulk storage, shipping or handling 5. metal concentrate bulk storage, shipping or handling 6. metal ore mining or milling
E	<p>Miscellaneous industries, operations or activities</p> <ol style="list-style-type: none"> 1. appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage 2. ash deposit from boilers, incinerators or other thermal facilities 3. asphalt and asphalt tar manufacture, storage and distribution, including stationary asphalt batch plants 4. coal gasification (manufactured gas production) 5. medical, chemical, radiological or biological laboratories 6. outdoor firearm shooting ranges 7. road salt or brine storage 8. measuring instruments (containing mercury) manufacture, repair or bulk storage 9. dry cleaning facilities or operations and dry cleaning chemical storage, excluding locations at which clothing is deposited but no dry cleaning process occurs 10. contamination or likely contamination of land by substances migrating from an industrial or commercial site 11. fire training facilities at which fire retardants are used 12. single or cumulative spills to the environment greater than the reportable quantities of substances listed in the Spill Reporting Regulation

F	<p>Petroleum (including blends and biodiesels) and natural gas drilling, production, processing, retailing, distribution and commercial storage</p> <ol style="list-style-type: none"> 1. petroleum or natural gas drilling 2. petroleum or natural gas production facilities 3. natural gas processing 4. petroleum coke manufacture, bulk storage, shipping or handling 5. petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks 6. petroleum, natural gas or sulfur 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 non-mobile above ground or underground tanks, except tanks associated with emergency generators or with secondary containment 8. petroleum product, other than compressed gas, bulk storage or distribution 9. petroleum refining 10. solvent manufacturing , bulk storage, shipping or handling 11. sulfur handling, processing or bulk storage and distribution
G	<p>Transportation industries, operations and related activities</p> <ol style="list-style-type: none"> 1. aircraft maintenance, cleaning or salvage 2. automotive, truck, bus, subway or other motor vehicle maintenance, repair, salvage or wrecking 3. dry docks, marinas, ship building or boat repair and maintenance, including paint removal from hulls 4. marine equipment salvage 5. rail car or locomotive maintenance, cleaning, salvage or related uses, including railyards
H	<p>Waste disposal and recycling operations and activities</p> <ol style="list-style-type: none"> 1. antifreeze bulk storage, recycling, shipping or handling 2. barrel, drum or tank reconditioning or salvage 3. biomedical waste disposal 4. bulk manure stockpiling and high rate land application or disposal (nonfarm applications only) 5. landfilling of construction demolition material, including without limitation asphalt and concrete 6. contaminated soil or sediment storage, treatment, deposit or disposal 7. dry cleaning waste disposal

	<ul style="list-style-type: none"> 8. electrical equipment recycling 9. industrial waste lagoons or impoundments 10. industrial waste storage, recycling or landfilling 11. industrial woodwaste (log yard waste, hogfuel) disposal 12. mine tailings waste disposal 13. municipal waste storage, recycling, composting or landfilling 14. organic or petroleum material landspreading (landfarming) 15. sandblasting operations or sandblasting waste disposal 16. septic tank pumpage storage or disposal
	<ul style="list-style-type: none"> 17. sewage lagoons or impoundments 18. hazardous waste storage, treatment or disposal 19. sludge drying or composting 20. municipal or provincial road snow removal dumping or yard snow removal dumping 21. waste oil reprocessing, recycling or bulk storage 22. wire reclaiming operations
I	<p>Wood, pulp and paper products and related industries and activities</p> <ul style="list-style-type: none"> 1. particle or wafer 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. wood treatment (antisapstain or preservation) 7. wood treatment chemical manufacturing, bulk storage

Site Disclosure Statement



Ministry of
Environment and
Climate Change Strategy

SCHEDULE 1 Site Disclosure Statement

Has the site been used for any industrial or commercial uses described in [SCHEDULE 2](#) of the Contaminated Sites Regulation? *

Yes

No

^ Section I - CONTACT INFORMATION

A: SITE OWNER(s) or OPERATOR(s)

Last Name *

First Name *



Company, if applicable

Address *

City *

Province/State *

Country *

Postal/Zip Code *

Phone Number *

Email *

+ Add Another

B: PERSON COMPLETING SITE DISCLOSURE STATEMENT (leave blank if same as above)

Agent authorized to complete form on behalf of the owner or operator

Last Name

First Name

Company, if applicable

C: PERSON TO CONTACT REGARDING THE SITE DISCLOSURE STATEMENT

Last Name *

First Name *

Company, if applicable

Address * City *

Province/State * Country * Postal/Zip Code *

Phone Number * Email *

^ Section II - SITE INFORMATION

Coordinates for the centre of the site:

Latitude

Degrees * Minutes * Seconds *

Longitude

Degrees * Minutes * Seconds *

Attention:

A separate map with appropriate scale showing the location and boundaries of the site must be included with an SDS submission.

I will include a map with my submission *

Land Ownership *

- Legally Titled, registered property
- Untitled Crown Land

^ Section III - SPECIFIED INDUSTRIAL OR COMMERCIAL USES

In the format of the examples provided below, select from the drop-down list, all the industrial or commercial uses described in [SCHEDULE 2](#) which have occurred or are occurring on this site.

Example Schedule 2 references and descriptions

E1. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage

F10. solvent manufacturing, bulk storage, shipping and handling

Schedule 2 Reference and Description *

Select "none" if no Schedule 2 uses apply

^ Section IV - ADDITIONAL INFORMATION

1. Provide a brief summary of the planned activity and proposed land use at the site. *

If not applicable, type N/A

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed. *

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site: *

If not applicable, type N/A

^ **Section V - DECLARATIONS**

Where a municipal approval is not required, you must indicate the reason for submission directly to the registrar:

- | | | |
|--|--|---|
| <input type="checkbox"/> Under Order | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> CCAA Proceedings |
| <input type="checkbox"/> BIA Proceedings | <input type="checkbox"/> Decommissioning | <input type="checkbox"/> Ceasing Operations |

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

SIGNATURE



First and Last Name

- Owner
 Operator

Date Signed

Sign above

For agents completing the SDS, save to PDF then forward the form to the owner/operator to complete this section

APPROVING AUTHORITY CONTACT INFORMATION

All fields in this section must be completed by the municipality (including Regional Districts) or approving officer prior to forwarding the form to the Site Registrar.

Name

Agency

Address

Phone Number

() - -

Email

Reason for submission (Please check one or more of the following):

- | | | | |
|---|--------------------------------------|---------------------------------|--|
| <input type="checkbox"/> Building Permit
for an activity that will likely disturb soil | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Zoning | <input type="checkbox"/> Development Permit
for an activity that will likely disturb soil |
|---|--------------------------------------|---------------------------------|--|

Date Received by Approving Authority

Date Submitted to Registrar