



BUILDERS BULLETIN

January 27, 2021

On February 1st, 2021 changes to the BC *Environmental Management Act* and Contaminated Sites Regulation come into effect across the province. This will create a consistent process across the province to ensure contaminated sites are cleaned up before they are redeveloped for a new use. Only properties with a history of specific industrial uses are impacted by this process. The specific uses are listed in Schedule 2 of the BC Contaminated Sites Regulation. Many developers and builders who have worked in other areas will know this as the Site Profile process.

Before the changes, many local governments participated in the Site Profile process, which fell under the *Environmental Management Act*. This process has been modernized and as of February 1st, 2021 will apply to all local governments across the province. In the CRD this means when applying for most Building Permits, Development Permits, and Rezoning applications, the owner or owner's authorized agent must declare whether or not there is a known history of specific industrial and commercial uses on the property. If there is a history of a known use on the property, a provincial site disclosure statement must be submitted to the CRD, which will be forwarded to the contaminated sites registrar of the Ministry of Environment and Climate Change. A site investigation will be triggered by the ministry and CRD approvals will be suspended until the site is certified by the ministry as not contaminated, remediated, or has an approved plan for remediation. Alternatively, the site owner or operator can request a release notice from the Director of Waste Management.

For the vast majority of applications, this revised process will not affect CRD approvals or timelines. The CRD's Building Permit and Development application packages have been updated to include an additional [Contaminated Site Declaration Form](#). Some commercial or industrial properties will have to meet the provincial requirements prior to the CRD being able to issue permits on the property.

For more information, residents, owners, development agents, and builders are encouraged to visit the BC Site Remediation website at: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation>.

For the few applications that have been submitted prior to February 1st, 2021, and will not be issued before this date, CRD staff will contact you to complete the additional declaration form.

To stay up to date, subscribe to our Building Newsletter at cariboord.ca/building-newsletter/.