

REPORT
1995 MARCH 20

CITY OF BURNABY

ENVIRONMENT AND WASTE MANAGEMENT COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

RE: BILL 26 - AMENDMENT TO THE B.C. WASTE MANAGEMENT ACT

RECOMMENDATION:

1. THAT Council receive the attached report for information purposes.

REPORT

The Environment and Waste Management Committee, at its meeting held on 1995 March 14, received and adopted the attached report providing information on the implications of Bill 26 to the City of Burnaby and to provide an update on the current activities in addressing concerns raised by the UBCM regarding Bill 26.

The Committee therefore places the report before Council for information.

Respectfully submitted,

Councillor D. Drummond
Chair

Councillor D. Johnston
Member

Councillor D. Lawson
Member

:COPY - CITY MANAGER DESIGNATE
- DEPUTY CITY MANAGER CORPORATE SERVICES
- DIRECTOR ENGINEERING
- DIR. PLNG. AND BLDG.
- CITY SOLICITOR
- MEDICAL HEALTH OFFICER

TO: CHAIRPERSON AND MEMBERS
ENVIRONMENT & WASTE
MANAGEMENT COMMITTEE

1995 MARCH 08

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER

SUBJECT: BILL 26 - AMENDMENT TO THE B.C. WASTE MANAGEMENT ACT

PURPOSE: A) TO INFORM THE COMMITTEE ON THE IMPLICATIONS OF BILL
26 TO THE CITY, AND

B) TO UPDATE THE COMMITTEE ON THE CURRENT ACTIVITIES IN
ADDRESSING CONCERNS RAISED BY THE UBCM REGARDING
BILL 26.

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 INTRODUCTION

At the regular Council Meeting on 1994 July 25, Council received a report from the City Manager regarding Bill 26 - Amendment to the B.C. Waste Management Act. One of the two recommendations adopted by Council stated:

"THAT the B.C. Minister of Environment, Lands and Parks be requested to defer any action on Bill 26 and its associated Regulation until the City of Burnaby has had an opportunity to respond following the UBCM Annual General Meeting in 1994 September."

The following report informs the Committee on the implications of Bill 26 to the City and provides an update on the current activities in addressing concerns regarding Bill 26 raised by the UBCM.

Staff will also be attending the 1995 UBCM Convention in April and report back to the Committee on any further developments on the proposed regulations.

2.0 BACKGROUND

2.1 Purpose of Bill 26

Contaminated sites in British Columbia have been broadly controlled under the Waste Management Act. On 1993 June 15 this statute was amended by Bill 26, the Waste Management Amendment Act, to deal specifically and more comprehensively with contaminated sites.

The amendments to the Act, in conjunction with the proposed Contaminated Sites Regulation, are intended to provide a comprehensive process for the identification of contaminated sites, the determination of responsibility for remediation and the extent of remediation, and compliance with remediation requirements.

The provisions in Bill 26 will come into force by regulation which is expected to occur at the same time as the proposed Contaminated Sites Regulation is brought into force.

The final draft of the Regulation was expected to be ready for Cabinet approval by 1994 August 31 and the new regulatory program for contaminated sites was anticipated to commence on 1995 January 01.

Due to concerns raised by the stakeholders, the Ministry of Environment, Lands and Parks allowed additional time for the consultation process with no specific deadline for the comment period.

2.2 1994 UBCM Annual General Meeting Response To Bill 26

At the 1994 September UBCM Annual General Meeting, the following resolution was passed regarding Bill 26:

"THEREFORE BE IT RESOLVED THAT UBCM petition the Ministry of Environment, Lands and Parks to defer any action on Bill 26 and its related regulations until they have been reviewed and commented on by a multi-disciplinary panel, UBCM, Provincial Health Officers and other interested parties."

In implementing the resolution, the following streams and steps were identified and considered by the UBCM and the B.C. Ministry of Environment, Lands and Parks:

- a) Establishment of Standards Working Group - The group would review the numerical standards and approach to defining contamination with particular emphasis on exploring a resolution to the Ministry of Environment, Lands and Parks and the Ministry of Health differences;

- b) Administrative Review(s) - This would include a broad overview and discussion of the basic administrative issues and a detailed review of the concerns;
- c) Legal Forum - To explore and resolve various legal issues particularly regarding liability;
- d) Training and Development - To ensure that the local government officials are adequately trained to assume their responsibilities; and
- e) Overall Coordination and Broad Based Review - By the Protocol Steering Committee established under the Protocol on Sharing Environmental Responsibilities (Policies and Procedures).

According to staff discussions with the B.C. Ministry of Environment, Lands and Parks, many of these streams have advanced at various levels.

3.0 IMPLICATIONS OF BILL 26 TO THE CITY

In the 1994 July 25 Council Report, staff had provided preliminary comments on the draft regulation to Bill 26. Staff from Engineering, Health, Parks and Recreation, Planning and Building, and Legal Departments, while giving due considerations to the discussions at the 1994 UBCM Annual General Meeting, have reviewed the draft regulation to Bill 26 in more detail and provided the following comments:

A) City As A Regulator

The legislation will require owners to file a site profile with the City on the happening of any of the prescribed triggering events, including an application for rezoning, subdivision, a development permit or development variance permit, a soil removal or deposit permit, a building permit or a demolition permit for a commercial or industrial building. A site profile is a questionnaire used to determine if a site in question is or may potentially be contaminated (see Attachment #1).

It is the City's duty to ensure that the site profile is satisfactorily completed. The City must then assess the site profile. On the face of it, assessment is almost a purely mechanical function. If the applicant has answered "yes" to any question (i.e. as to the previous type of prescribed use) the City must forward the site profile to the BCMOELP Manager. If the applicant answers "no" to all questions, the City need do nothing further than forward the site profile to the Provincial Site Registry established under the legislation.

Under the regulations the City may forward a site profile that is not required on its face to be submitted to the manager where any of the responses conflict with or are inconsistent with the knowledge of the City.

The legislation further provides the City with immunity from liability arising out of its administrative functions under the regulatory part of the legislation unless it is shown to have acted in bad faith. This suggests that the City will be protected from negligence claims (example: for concluding that a site profile did not need to be submitted to the manager based on the applicant's responses when the City had information indicating that one or more of the responses was incorrect). Bad faith would seem to require some intentional or willful act beyond mere negligence.

The new legislation is beneficial to the extent that it spells out the City's duties and powers in the regulation of contaminated sites, an area that was previously quite uncertain.

However, an issue that will arise is whether the City should do anything more than is required under the legislation. Currently, Planning and Building, and Health Departments addresses this issue on some rezoning and subdivision applications by conducting historical site use research from the City's own records. In many cases, the City will have more available information on the site use history than will the applicant. In this regard, the proposed regulations provide only for a \$50.00 fee to the City to process site profile.

One of the critical issues which the City will also need to address, is the development of a process to administer site profiles. In addition, the response timelines from the BCMOELP on site profiles and related impacts on the development application approval process need to be clearly addressed.

B) City as Owner

As an owner of land, the City will have to fulfill the site profile requirements on its own rezoning, subdivision and demolition and building permit applications. In the case of a rezoning application, however, the site profile must in all cases be forwarded to the BCMOELP Manager.

Where the City applies to rezone land which it does not own it does not have to file a site profile.

As an owner of land, the City will also be required to provide a site profile to the manager in respect of land it owns that is or has been used for any of the commercial or industrial purposes set out in the regulations, where it dismantles a building or decommissions a site of a type prescribed in the regulations or, generally, where it discovers that a City owned site is contaminated site.

The City therefore may be required to file site profiles for certain of its properties based on current use (example: the works yard) and other land holdings with past industrial or commercial use as prescribed by the regulations.

The City is subject to an order of the manager to provide a site investigation and report on any site owned by it which the manager considers may be contaminated and, if found to be contaminated, possibly subject to an order to undertake remediation.

With respect to liability for remediation, the legislation provides that not only the current owner, but also previous owners, existing and previous operators of the site, and the producers and transporters of the contaminant may all be responsible for remediation.

The legislation provides certain exemptions from responsibility for remediation, the most important of which would appear to be the "innocent purchaser" exemption. Under this exemption, an owner who acquired a contaminated site without knowledge or reason to know or suspect that the site was contaminated, undertook all appropriate inquiries as to previous ownership and use consistent good commercial or customary practice at that time, and did not cause or contribute to the contamination, is not responsible for remediation.

We note that the standard of site investigation is that which was customary practice at the time of acquisition. Given that site contamination is a relatively recent issue, it is hoped that little or no site investigation will be accepted as the standard for older acquisitions. However, the regulations specify that consideration shall be given to any specialized knowledge or experience of the owner respecting contamination. As the City has in its possession information relating to past land usage and in its employment environmental health professionals, it may be that the City will be held to a fairly high standard in this regard.

Another exemption of particular importance to the City is the involuntary acquisition by a government body of a contaminated site. This would apply to properties acquired on tax sale where no private bids were received. It may be that on certain badly contaminated sites the remediation costs would exceed the value of the site and the owners would simply abandon the site with the City ultimately acquiring it on a tax sale.

Further exemptions apply to public highways and to easements and rights of way provided that the contamination was not placed or deposited below the highway by the government body or the use of the easement or the right of way did not cause contamination.

It is possible to have, and the legislation contemplates, situations where more than one person is responsible for remediation of a site. The general rule under the legislation is that the responsible persons are jointly or severally liable for the costs of remediating the site. This means that amongst themselves the responsible persons must share equally the remediation costs but that the BCMOELP Manager can require any one of them to undertake the remediation and attempt to collect the shares of the other responsible persons from them.

However, the BCMOELP Manager has the authority to determine that a responsible person is a "minor contributor" to the contamination and limit the amount of the remediation cost for which that person is responsible.

This part of the legislation may have serious implications for the City in respect of current and old City dump sites. It is to be noted that liability for remediation applies even though the land was contaminated under a permit or waste management plan that authorized the activities that caused the contamination.

This part of the legislation may also have implications for land acquired by the City that was contaminated by earlier industrial or commercial use and land sold by the City in the past that was at that time contaminated.

c) City as Vendor / Purchaser

The legislation requires a vendor of land who knows or reasonably should know that the land was used for an industrial or commercial purpose or for a purpose or activity prescribed in the regulations to provide a site profile to the purchaser and the manager.

The site profile must be submitted to the purchaser not later than 30 days before the transfer or, where closing is to occur in less than 30 days, before the agreement is signed, and to the BCMOELP Manager within 15 days after it is provided to the purchaser. The BCMOELP Manager has 15 days after receipt of the site profile (which he can extend by notice) within which to order a site investigation.

It should be noted that this provision also applies to a lease of land for a term equal to or exceeding 10 years.

This provision will impact the City's current land acquisition and sales procedures. The following matters should be considered:

- as vendor (or lessor for longer than 10 years) the City will have to conduct an historical land use review and, if that indicates a previous industrial, commercial or other prescribed use, provide the purchaser (or lessee) and the BCMOELP with a site profile;
- if the BCMOELP Manager orders the City, as vendor, to provide a site investigation report and, potentially, to carry out remediation, the sale itself would be jeopardized;
- as purchaser, the City should carry out its own investigations including, where deemed necessary, site testing prior to acquisition (or require the vendor to provide the same). It is doubtful that mere reliance on a site profile provided by the vendor would qualify the City for the "innocent purchaser" exemption;
- where the City, as purchaser, identifies the possibility of a previous industrial, commercial or other prescribed use it should be made a condition of sale that the vendor provide a site profile identifying this use and carry out any site investigation and remediation required by the BCMOELP Manager before the sale is completed. The City should also seek a covenant from the vendor to be responsible for all remediation costs and to identify the City in that regard.

One matter which is not clear is whether the City tax collector, when conducting tax sales, is a "vendor" within the meaning of the legislation. Staff do not feel that the legislation was intended to have this effect but it would be helpful if this was clarified in the legislation.

D) Contaminated Soil Relocation

The legislation specifically deals with contaminated soil relocation by way of the "contaminated soil relocation agreement" entered into between the owner of the soil, the owner or operator of the site proposed to receive the soil and the manager. The municipality has no obligation to be involved in the soil relocation agreement.

The Act obliges the manager to give notice of a soil relocation agreement to each municipality from which the soil originates and to which it moves. In addition, the draft regulation requires the applicant for the agreement to ensure that municipalities have received this notice or wait at least 96 hours after receiving the agreement before moving any soil.

The Act also provides protection from liability for municipalities which have their own bylaws for removal or deposit of contaminated soil. However, section 20.81(7) of the act removes this protection if the municipal bylaw conflicts with the act, regulations, a permit, approval, order, contaminated soil relocation agreement or an approved waste management plan.

The implication is that it is likely that the permission by the manager to relocate soil will override any refusal by the City to issue a permit to do so under the Burnaby Soil Deposit Bylaw.

However, section 20.91(3) of the act allows for the delegation of any or all of the functions listed. Hence, in the interests of efficiency and more direct control over soil relocation, the City may wish to consider requesting delegation of the soil relocation provisions.

4.0 UPDATE ON THE CURRENT PROCESS IN ADDRESSING CONCERNS RAISED REGARDING BILL 26 AT THE 1994 UBCM ANNUAL GENERAL MEETING

A. Contaminated Sites Assessment Numerical Criteria

The 1994 July 25 Council Report indicated that serious concerns had been raised about the numerical standards and their use in the environmental site assessment and remediation of contaminated sites in B.C. To this end, the Medical Health Officers of British Columbia and the Chief Environmental Health Officers of British Columbia released their position papers on the proposed regulations along with their recommendations on the issue.

In response to the concerns raised by health experts and to advance upon one of the UBCM's resolution mentioned earlier in this report, a Standards Working Group (Contaminated Sites Soil Task Group) was established in late November 1994.

The aforementioned group consists of a Steering Committee and a Working Group Sub-Committee composed of staff from the Ministry of Health and the Ministry of Environment, Lands and Parks. The Burnaby Chief Environmental Health Officer, representing the Chief Environmental Health Officers Council of British Columbia, is a member of the said task group.

The objective of the task group is to develop and recommend an approach to protect human health and the environment from substances present in soil.

After reviewing the CCME Subcommittee on Environmental Quality document titled "A Protocol for the Derivation of Ecological Effects-based and Human Health-based Soil Quality Criteria for Contaminated Sites" and identifying areas which are inappropriate for B.C., the task group made a number of key policy decision changes. These changes enable the development of new soil criteria for substances most commonly found in contaminated sites in B.C. and

- * provide separate environmental and human health protection components;
- * have a documented scientific rationale;
- * are more flexible and incorporate mechanisms to account for some site specific factors.

These new numerical criteria would also not preclude the optional use of Site Specific Risk Assessment and Environmental Impact Assessment.

On 1995 February 28, the task group provided an update of their work to date to the Steering Committee, the UBCM Environment Committee, the Medical Health Officers Council, and the Chief Environmental Health Officers Council and received positive feedback from those that attended the presentation.

The task group plans to complete their work by the end of May 1995.

B. Administrative Review(s)

The B.C. Ministry of Environment, Lands and Parks has received correspondence from the UBCM relating to broad administrative issues and comments on the second draft of the Regulations. The Ministry has been meeting with UBCM officials to resolve the identified issues, one of which relates to the administration of site profiles. The Ministry is planning to have further discussions on the administrative issues at the upcoming UBCM Convention in April.

C. Legal Forum

Subsequent to the 1994 UBCM Annual General Meeting, ten legal questions were put together by the UBCM specifically related to local government liabilities. The Canadian Bar Association has agreed to review these questions and provide their opinion on the matter. The Ministry is expecting a response by 1995 March 24.

D. Training and Development

The Ministry intends to develop and provide information booklets and guides as well as reference materials on the proposed regulations to municipalities. The Ministry is also prepared to offer periodic seminars at the Ministry's headquarters for municipal officials and is examining the feasibility of producing a video of the training seminar for distribution to municipalities. On going meetings are being held between the Ministry and the UBCM.

5.0 CONCLUSION

Bill 26 has clear implications to the City as a regulator, an owner, a vendor and/or a purchaser. Serious concerns regarding the proposed regulations have been raised by local governments and other stakeholders which resulted in the Ministry extending the time for the comment period and expanding stakeholders' involvement in the consultation process. The Ministry has also established a process with the UBCM to address these outstanding issues.

At the upcoming 1995 UBCM Convention, the Ministry is tentatively planning to provide an overview on the status of Bill 26 in the afternoon of 1995 April 6. In addition, four workshops are also being planned in the same afternoon on Soil Numerical Standards, Implementation Process and Options, Liability and Training.

BILL 26 - AMENDMENT TO THE
B.C. WASTE MANAGEMENT ACT
1995 MARCH 0811

Environmental Health Services staff will be attending the 1995 UBCM Convention to keep abreast of discussions and developments on the proposed regulations and report back to the Committee.



Tim Shum
CHIEF ENVIRONMENTAL HEALTH OFFICER

DD/TS/gl

- cc: () City Manager
() Deputy City Manager
Corporate Services
() Director Planning and Building
() Director Engineering
() Director Recreational and Cultural Services
() City Solicitor
() Medical Health Officer

SCHEDULE 1

Form Number: (Pre-Printed)

PREAMBLE TO SITE PROFILE

Under section 20.11 of the *Waste Management Act*, a person who knows or reasonably should know that real property 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 20.11 OF THE *WASTE MANAGEMENT ACT* APPLIES TO YOU AND YOU KNOW OR REASONABLY SHOULD KNOW THAT REAL PROPERTY 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.

SITE PROFILE

Notes/Instructions:

Persons preparing a site profile **MUST** answer all appropriate questions. If any of questions III through IX are not answered, the site profile is not satisfactorily completed and will not be processed under the *Waste 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.

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. If the property is titled and registered on the Land Titles system, then all PID numbers (Parcel Identifiers - Land Title registry system) must be provided for each parcel as well as the appropriate legal description. If the property is untitled Crown land, then the appropriate PIN numbers (Parcel Identification Numbers - Crown Land registry system) must be supplied. If the property is titled Crown land and is described by current PID and PIN numbers, please provide these numbers. Alternate to completing sub-section B of Section III, firmly attach a copy of a current **State of Title Certificate OR Land Title Office title search printout** provided it meets the information requirements.

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 *Waste Management Act (Section 20.21)*, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.

SITE PROFILE

I. CONTACT IDENTIFICATION

A. Name of Real Property Owner:

(Last) _____ (First) _____ (Middle Initial(s)) _____ (or, if applicable)
(Company) _____

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

(Last) _____ (First) _____ (Middle Initial) _____ (or, if applicable)
(Company) _____

C. Name of Person to Contact Regarding the Site Profile:

(Last) _____ (First) _____ (Middle Initial(s)) _____ (or, if applicable)
(Company) _____

Mailing Address: _____

City: _____ Province/State: _____

Country: _____ Postal Code/ZIP: _____

Telephone: (____) ____ - _____ Fax: (____) ____ - _____

II. SITE ADDRESS/IDENTIFICATION

A. Real Property Street Address: _____

City/Town/Village _____ Postal Code _____

Sub-section B (below) requirements can be fulfilled by attaching a copy of current State of Title Certificate or Land Title registry system printout provided it meets the information requirements.

B. PID numbers (titled - Land Title registry system) and associated Legal Descriptions of titled Real Property:

C. If applicable, property's PIN (Crown Land registry system) numbers:

D. Total Number of titled parcels represented by this Site Profile is: ____

E. Total Number of untitled parcels represented by this Site Profile is: ____

<i>(All Questions MUST be Answered.)</i>		
III.	COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON THE REAL PROPERTY	
	To the best of your knowledge, have any of the following industrial purposes or activities occurred on this site? <i>(Circle the appropriate response)</i>	(Yes)/(No)
	If the answer to the above question is "Yes", which of the following purposes or activities are currently or were formerly carried out at the subject site? <i>(Check each one that applies for the subject real property)</i>	CHECK COLUMN
	Where wholesale bulk storage of materials is indicated, liquid volumes equal to 205 liters (one barrel) or more apply.	
A.	Chemical industries and activities <ul style="list-style-type: none"> ● adhesives manufacturing or wholesale bulk storage ● explosives or ammunition manufacturing or wholesale bulk storage. ● fire retardant manufacturing or wholesale bulk storage ● fertilizer manufacturing or wholesale bulk storage ● ink or dye manufacturing or wholesale bulk storage ● inorganic chemical manufacture or wholesale bulk storage ● organic chemical manufacture or wholesale bulk storage ● paint, lacquer or varnish manufacturing, recycling or wholesale bulk storage ● pesticide manufacturing, formulation, wholesale bulk storage ● resin or plastic monomer manufacturing or wholesale bulk storage 	
B.	Electrical equipment industries and activities <ul style="list-style-type: none"> ● battery (lead acid or other) manufacturing or wholesale bulk storage ● communications stations using PCB equipment ● electrical equipment manufacturing, refurbishing, recycling or wholesale bulk storage ● electrical transmission or distribution substations ● electronic equipment manufacturing ● transformer oil manufacture, processing or wholesale bulk storage 	
C.	Metal smelting, processing or finishing industries and activities <ul style="list-style-type: none"> ● foundries or scrap metal smelting ● galvanizing ● metal plating or finishing ● metal salvage operations ● non-ferrous metal smelting or refining ● welding or machine shops (repair or fabrication) 	

(All Questions MUST be Answered.)

III.	COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON THE REAL PROPERTY	
D.	Mining, milling or related industries and activities <ul style="list-style-type: none">● asbestos mining, milling, wholesale bulk storage or shipping● coal coke manufacture, wholesale bulk storage or shipping● coal or lignite mining, milling, wholesale bulk storage or shipping● milling reagent manufacture, wholesale bulk storage or shipping● non-ferrous metal concentrate wholesale bulk storage or shipping● non-ferrous metal mining or milling	
E.	Miscellaneous industries, operations or activities <ul style="list-style-type: none">● appliance, small equipment or engine repair or salvage● ash deposit from boilers, incinerators, or other thermal facilities● asphalt tar roofing manufacture, wholesale storage and distribution● coal gasification (manufactured gas production)● medical, chemical, radiological or biological laboratories● pharmaceutical products manufacturing● plastic products (foam or expanded plastic products)● rifle or pistol firing ranges● measuring instruments (containing mercury) manufacture, repair or storage● tanning leather or hides● textile dyeing	
F.	Petroleum and natural gas drilling, production and activities <ul style="list-style-type: none">● petroleum or natural gas drilling● petroleum or natural gas pipeline rights-of-way● sulphur processing or wholesale bulk storage and distribution	
G.	Petroleum and natural gas refining, processing, distribution, and marketing <ul style="list-style-type: none">● retail petroleum product sales (service stations)● natural gas processing● petroleum product wholesale bulk storage or distribution● petroleum or natural gas pipeline rights-of-way● petroleum refining, wholesale bulk storage or shipping● petroleum coke manufacture, wholesale bulk storage or shipping● petroleum product storage in aboveground or underground tanks● solvent manufacturing or wholesale bulk storage● waste oil recycling, reprocessing or wholesale bulk storage● petroleum fuel storage or dispensing facilities	

<i>(All Questions MUST be Answered.)</i>	
III.	COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON THE REAL PROPERTY
H.	Transportation industries, operations and related activities <ul style="list-style-type: none"> ● aircraft maintenance, cleaning or salvage ● automotive, truck, bus or subway repair, salvage or wrecking ● bulk commodity storage or shipping (e.g sulphur, coal) ● dry docks, ship building or boat repair ● marine equipment salvage ● rail car or locomotive maintenance, cleaning, salvage or related uses (roundhouse or oil pits), including railyards ● truck, rail or marine bulk freight handling
I.	Wood, pulp and paper products and related industries and activities <ul style="list-style-type: none"> ● particle board manufacturing ● pulp mill operations ● pulp and paper manufacturing ● treated wood storage at the site of treatment ● veneer or plywood manufacturing ● wafer board manufacturing ● wood treatment (antisapstain or preservation) ● wood treatment chemical manufacturing, wholesale bulk storage
J.	Waste disposal and recycling operations and activities <ul style="list-style-type: none"> ● antifreeze bulk storage or recycling ● barrel or tank reconditioning or salvage ● battery (lead acid or other) bulk storage or recycling ● biomedical waste disposal ● bulk manure stockpiling and high rate land application or disposal (non-farm applications only) ● construction demolition material landfilling ● contaminated soil storage, treatment or disposal ● dredged waste disposal ● industrial waste lagoons or impoundments ● industrial waste storage, recycling or landfilling ● mine tailings waste disposal ● municipal waste storage, recycling, composting or landfilling ● organic or petroleum material landspreading (landfarming) ● sandblasting waste disposal ● septic tank pumpage storage or disposal ● special (hazardous) waste storage, treatment or disposal ● sludge drying or composting ● street or yard snow removal dumping ● waste oil bulk storage or recycling ● wire reclaiming operations ● industrial woodwaste (log yard waste; hogfuel) disposal

	<i>(All Questions MUST be Answered.)</i>	YES	NO
IV.	AREAS OF POTENTIAL CONCERN		
	Is there currently or to the best of your knowledge has there previously been on the property any : <i>(attach note(s) if necessary)</i>		
A.	Petroleum or solvent spills greater than 205 liters.		
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust or other activities as listed in Section III.		
C.	Discarded barrels or tanks.		
V.	FILL MATERIALS ON THE SITE		
	Is there currently or to the best of your knowledge has there previously been on the property any deposit of:		
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under section III above?		
B.	Discarded or waste granular materials such as sand blasting grit, asphalt roofing grit, spent foundry casting sands, mine ore, waste rock or float?		
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		
VI.	WASTE DISPOSAL ON THE SITE		
	Is there currently or to the best of your knowledge has there previously been on the property any landfilling or deposit or dumping in pits, ponds, lagoons or natural depressions of:		
A.	Materials such as household garbage or mixed municipal refuse, or demolition debris?		
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		
E.	Waste products from photo developing/finishing laboratories; asphalt tar roofing manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); automobile and truck parts cleaning or repair.		

	<i>(All Questions MUST be Answered.)</i>	YES	NO
VII.	TANKS OR CONTAINERS USED OR STORED ON THE SITE		
	Are there currently or to the best of your knowledge have there been previously:		
A.	Any underground storage tanks, whether registered or unregistered, and whether decommissioned or in use, located on the site?		
B.	Any above ground storage tanks, whether registered or unregistered, and whether decommissioned or in use, located on the site?		
VIII.	SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES ON THE PROPERTY		
	Are there currently or to the best of your knowledge have there been previously:		
A.	Any PCB-containing electrical transformers, capacitors or 10 or more light ballasts either at grade, attached above ground to poles, located within buildings, or stored (authorized or not) in a facility (e.g. building, container) on the property.		
B.	Any waste asbestos or asbestos containing materials (e.g. pipe wrapping, blown-in insulation, panelling) buried on the property.		
C.	Paints, solvents, mineral spirits, or waste pest control products or pest control product containers stored in volumes greater than 205 liters on the property		
IX.	LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS PERTAINING TO THE PROPERTY		
	To the best of your knowledge are there currently any:		
A.	Government notifications pertaining to environmental conditions or quality of soil, water, groundwater etc. restricting or preventing use either on or off the site?		
B.	Liens to recover costs, restrictive land use covenants, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the property?		

X. ADDITIONAL COMMENTS AND EXPLANATIONS

XI. SIGNATURES

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. The person completing this site profile acknowledges receipt of a copy of this site profile and understands it will be forwarded to the persons named in the *Waste Management Act* and regulations.

Signature of Person Completing Site Profile

Date Completed: (YY-MM-DD) _____

XII. Official Use			
Local Authority			
Date Received:	<u>Assessed by/local contact</u> Name: _____ Address _____ Telephone: _____ Fax: _____	Date Submitted to Site Registrar:	Date Forwarded to WMA Manager:
WMA Manager			
Date Received:	<u>Assessed by</u> Name: _____ Address: _____ Telephone: _____ Fax: _____	Site Investigation Required? YES NO Authorized:	Decision Date:
Site Registrar			
Date Received:	<u>Entered onto Site Registry By:</u>	SITE ID #:	Entry Date: