



CITY OF
Abbotsford

7365

2001 07 05
File: 3360-20/R01-025

Victoria File #
26250-20/ 7365

B.C. Environment
Pollution Prevention & Remediation Branch
Box 9342 - Station: Provincial Government
Victoria, B.C.
V8W 9M1



Attention: Site Registrar

Re: Site Profile submission for property located at 3965 Mt. Lehman Road

In accordance with the Waste Management Act and the Contaminated Sites Regulation, the attached site profile of the above property is forwarded for inclusion in the Site Registry.

City staff will now proceed with the processing the associated rezoning application. The applicant is so advised via a copy of this letter.

Yours truly,

Ron Hintsche
Acting Senior Planner
Deputy Approving Officer

RH:
Encls.

cc: Mr. Jake Kobe
Monica Stuart, Building Clerk

L:\r01\r01-025\site profile 3965 Mt Lehman.doc

Development Services (Planning) Department

Telephone (604) 864-5510 or (604) 864-5543 Facsimile (604) 853-4981 32315 South Fraser Way, Abbotsford, BC V2T 1W7 Canada

Contaminated Sites Regulation: Schedule 2

Industrial and Commercial Purposes and Activities

7

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 manufacturing	
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 industries 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	
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 roofing 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	
F Petroleum and natural gas drilling, production, processing, retailing and distribution	
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 dispensing facilities, including service stations and cardlots	
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 or natural gas product or produced water storage in above ground or underground tanks	
8. petroleum product 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	
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 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 (hazardous) 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 (antiseptain or preservation)	
8. wood treatment chemical manufacturing, wholesale bulk storage	

British Columbia Ministry of Environment, Lands & Parks
Environment & Resource Management

BC Environment Regional Pollution Prevention Managers

April, 1998

BC Environment Regional and Sub-Regional Offices	
1) BC Environment Vancouver Island Regional Office 2080-A Labieux Road Nanaimo, British Columbia V9T 6J9 Tel: 250-751-3100 Fax: 250-751-3103 Attention: Pollution Prevention Manager	6) BC Environment Kootenay Sub-Regional Office 205 Industrial Road G Cranbrook, British Columbia V1C 6H3 Tel: 250-489-8510 Fax: 250-498-8506 Attention: Pollution Prevention Officer
2) BC Environment Lower Mainland Regional Office 10470 152nd Street Surrey, British Columbia V3R 0R3 Tel: 604-582-5200 Fax: 604-582-5334 Attention: Pollution Prevention Manager	7) BC Environment Omineca-Peace Regional Office 1011 - 4th Avenue Prince George, British Columbia V2L 3H9 Tel: 250-565-6155 Fax: 250-565-6629 Attention: Pollution Prevention Manager
3) BC Environment Southern Interior Regional Office 1259 Dalhousie Road Kamloops, British Columbia V2C 5Z5 Tel: 250-371-6200 Fax: 250-828-4000 Attention: Pollution Prevention Manager	8) BC Environment Cariboo Regional Office 150 North 1st Avenue Williams Lake, British Columbia V2G 1Y8 Tel: 250-398-4533 Fax: 250-398-4296 Attention: Pollution Prevention Manager
4) BC Environment Southern Interior Sub-Regional Office 201 - 3547 Skaha Lake Road Penticton, British Columbia V2A 7K2 Tel: 250-490-8200 Fax: 250-492-1314 Attention: Pollution Prevention Manager	9) BC Environment Skeena Regional Office 3726 Alfred Street Bag 5000 Smithers, British Columbia V0J 2N0 Tel: 250-847-7260 Fax: 250-847-7591 Attention: Pollution Prevention Manager
5) BC Environment Kootenay Regional Office 401 - 333 Victoria Street Nelson, British Columbia V1L 4K3 Tel: 250-354-6355 Tel: 250-354-6355 Fax: 250-354-6367 Attention: Pollution Prevention Manager	

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SITE PROFILE

Applicant's Questions

(excluding Mines Act and Petroleum and Natural Gas Act Requirements)

**Do I Need to Complete
a Site Profile?**



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**How Do I Complete
a Site Profile?**



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**To Who & When Do I
Submit a Site Profile?**



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**How Do I Get
More Information?**



Page 6

This document does not replace the requirements of the *Waste Management Act* or related regulations. This document is written from the perspective of the general public and does not list ALL the provisions which exist with respect to site profiles submitted by Municipalities as land owners and other provisions. If there are differences or omissions in this guide, the *act* and regulations apply.

Do I Need to Complete a Site Profile?

In general,

- Site profiles are not required until April 1st, 1997 when the Waste Management Amendment Act (Act) becomes law.
- There must be a reason stated in the Act for a site profile to be completed and submitted. Site profile forms submitted as a complaint are not considered site profiles under the Act and are not subject to the site profile processing requirements.
- There is NO requirement to complete and submit a site profile on April 1, 1997 when the Act becomes law just because you own a site with a particular activity on it. You must be doing the things described below to require a site profile.

Specifically,

- 1) Have any of the activities listed in Schedule 2 of the Contaminated Sites Regulation occurred on your site? (see page 7 of this guide)

⇒ If "NO", then you don't have to complete a site profile UNLESS the municipality asks you to complete parts of a site profile for their records. (end of process)

⇒ If "YES", then you MAY have to complete a site profile. (carry on)

- 2) Are you making an application for:

- subdivision,
- zoning,
- development or development variance permits,
- soil removal, or
- demolition?

- 3) Are you decommissioning a site?

- 4) Are you taking over a property as a trustee, receiver or liquidator?

- 5) Are you selling property which has or had a schedule 2 activity on it?

⇒ If any of the above are 'YES', then you WILL have to complete a site profile UNLESS one of the following statements exempts you.

Site Profile Exemptions

These exemptions DO NOT APPLY if you are taking possession or control of a schedule 2 activity property as a trustee, receiver or liquidator. A site profile is always required in this situation.

- A) The site has a site profile on the Site Registry which reflects your current knowledge of the site.
- B) Your development or variance permit application does not require soil excavation.
- C) The demolition permit application is not associated with decommissioning the site.
- D) The demolition permit application relates to temporary petroleum, natural gas, mineral or geothermal exploration or development facilities.
- E) The site is already under an official order from BC Environment.
- F) The site already has an Approval In Principle, a Certificate of Compliance or a Conditional Certificate of Compliance from BC Environment.
- G) If the site was cleaned up prior to April 1, 1997, it has a BC Environment letter saying so and the clean up is still consistent with the proposed land or water use.
- H) The site is already been officially determined to be a contaminated site by BC Environment on the Site Registry.
- I) The site is part of an official "wide area remediation plan" AND the site profile would be required due to the contamination that the wide area remediation plan addresses.

J) For property sales:

- if the purchaser says in writing that they do not require a site profile.
- at the time of sale, the property is used for residential purposes, OR has always been zoned as residential.

⇒ If one of these statements applies to your site, you will not be required to complete a site profile. **Be prepared to provide proof.**

⇒ The Site Registry provides information concerning the site assessment and clean up process. Access to the Site Registry is generally done through BC OnLine.

How Do I Complete a Site Profile?

In general,

- 1) There is normally a site profile form attached to this guide. If not, get a site profile form from either your local municipality or BC Environment Office (BC Environment office addresses: page 9).
- 2) You *must* complete Section I, II and III, answer ALL questions in sections IV through IX, and sign section XI for the site profile to be considered satisfactorily completed.
- 3) The person completing this site profile is responsible for the accuracy of the answers. Questions are to be answered *to the best of your knowledge*.
- 4) If the site profile is *not* satisfactorily completed, it may result in delays in getting an approval.
- 5) A municipality may ask you to complete Section I, II, III and XI at the time of an application for their own records. These site profiles will not normally be sent to the BC Environment manager. If such a site

profile is forwarded, the municipality will notify you with their reasons before they send the site profile to the BC Environment manager.

Specifically,

Section I Contact Identification

- 1) 'Name of Site Owner' means the person(s) or organization(s) who owns the property.
- 2) 'Person Completing Site Profile' can be the same as the site owner, or someone submitting the site profile on the owner's behalf and their authorization.
- 3) 'Person to Contact Regarding the site profile' can be the same as the site owner or the person completing the site profile. However, the Person to Contact... must be responsible for communicating the results of the site profile submission to the site owner.

Section II Site Identification:

- 1) 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.
- 2) For urban sites:
 - In general, most urban sites are legally surveyed, titled and registered and will have PIDs (Parcel IDentifiers). You can obtain PIDs for your site from your local Land Titles office.
 - All PIDs must be provided for *each* parcel contained by the site as well as the each parcel's legal description.
- 3) For remote sites:
 - If the site is untitled Crown land (i.e. no PID number), then the appropriate PIN numbers (Parcel IDentification Numbers) for each parcel with the appropriate land description should be supplied *if available*. Contact your local Crown Lands office to get this number.

- If there is a PIN available, but it is for a large area (e.g. > than a 1 km²), please provide the associated PIN, and also the information required below for very remote sites.
- For very remote sites, sometimes a PID or PIN number is *not* available. In this case, please provide the following:
 - ⇒ a latitude and longitude using the 1983 North American Datum accurate to 0.5 of a second of the centre of the site is required.
 - ⇒ an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site. Please use the largest scale map available.
- If available, the Crown Land File Number for the site should also be supplied.

Section III Commercial and Industrial Purposes or Activities

- 1) Review the Commercial and Industrial Purposes or Activities list (Contaminated Sites Regulation, Schedule 2) provided on page 8 of this guide.
- 2) Using the best of your knowledge, identify if any of the activities listed on page 7 of this guide have occurred on your site either now or in the past.
- 3) Enter the identifies activities' reference numbers (e.g. A1, E 7 etc.) **AND** the related written description (e.g. adhesives manufacturing or wholesale bulk storage, road salt storage facilities etc.) in the space provided.
- 4) If you **CAN'T** identify any listed activities, re-read "Do I Need to Complete a Site Profile" because its likely that you don't.

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

- 1) All questions must be answered to the best of your knowledge.
- 2) Each question must be have an 'X' in either the YES or NO column to indicate your answer.

Section X Additional Comments and Explanation

This section allows further opportunity to provide information to the municipality or the BC Environment Manager concerning the site and to the put any 'YES' answers in context.

And finally,

Section XI Signatures

The 'Person Completing the Site Profile', in addition to answering all the above questions, must also sign and date this section for the submission to considered complete.

Section XII Official Use

This section does not require any information from you. This section is for the local governments and BC Environment to complete.

To Who and When Do I Submit a Site Profile?

Generally,

Many of the applications to the municipality or the approving officer need discussion and clarification before proceeding. The site profile is considered 'received' at the time the application is finalized and officially received.

If you have determined that you must complete a site profile, and have completed a site profile, the site profile should be submitted to the following:

- 1) to an approving officer with a subdivision application.
- 2) to a municipality with an application for zoning, development or variance permits, soil removal and demolition permits.
- 3) For decommissioning a site:
 - to a municipality with a demolition permit if required, OR
 - to a manager 10 days prior to dismantling
- 4) to a purchaser from the vendor 30 days prior to the transfer of actual ownership or at least provided before the agreement date. There is NO requirement to submit this site profile to a manager.
- 5) to a manager from a trustee, receiver or liquidator within 10 days of taking control of a Schedule 2 activity (page 8) site - always. Normal site profile exemptions do not apply for this requirement.
- 6) to a manager on ordering a site profile be prepared.

What Happens Then?

Once a satisfactorily completed site profile has been received by a municipality or approving officer, they have 15 business days to do the following:

- 1) Forward any site profiles to the BC Environment manager 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 proceeds.
- 2) Notify the applicant whether or not the site profile has been forwarded to the BC Environment manager.

Once a BC Environment manager receives the site profile from the municipality or approving officer, the manager has 15 business days to do the following:

- 1) Determine if a site investigation is needed, and
- 2) Notify the related municipality or approving officer and the applicant of the decision.

The BC Environment manager can extend the time necessary to reach a decision by an extra 15 business days by notifying the applicant.

Timing Considerations

In summary, the time requirements are as follows:

- Once a satisfactorily completed site profile is officially received by a municipality or approving officer, they must act within 15 business days.
- Once the BC Environment manager receives the site profile from the municipality or approving officer, the manager must act within 15 to 30 business days.

Time impacts on the various application's approval will differ depending upon the decisions at both levels of government. Also, site profiles will normally be sent by mail and this will add to the processing time.

Contaminated Sites Program Information

<http://www.env.gov.bc.ca/epd/epdpa/iwhc/cshome.html>

How Do I Get More Information

More information is available from BC Environment's Regional and Victoria offices (addresses attached).

A copy of the Waste Management Amendment Act and Contaminated Sites Regulations can be obtained at cost at the following address:

Crown Publications Inc.
521 Fort Street
Victoria, BC V8W 1E7
Telephone: (250) 386-4636
Facsimile: (250) 386-0221

Orders generally are mailed out the next business day.

Additional information concerning the Act and regulations may also be found on the internet:

Waste Management Amendment Act,

<http://www.env.gov.bc.ca/epd/cpr/statutes/sdocs/bill26.html>

Contaminated Sites Regulation (Effective April 1, 1997)

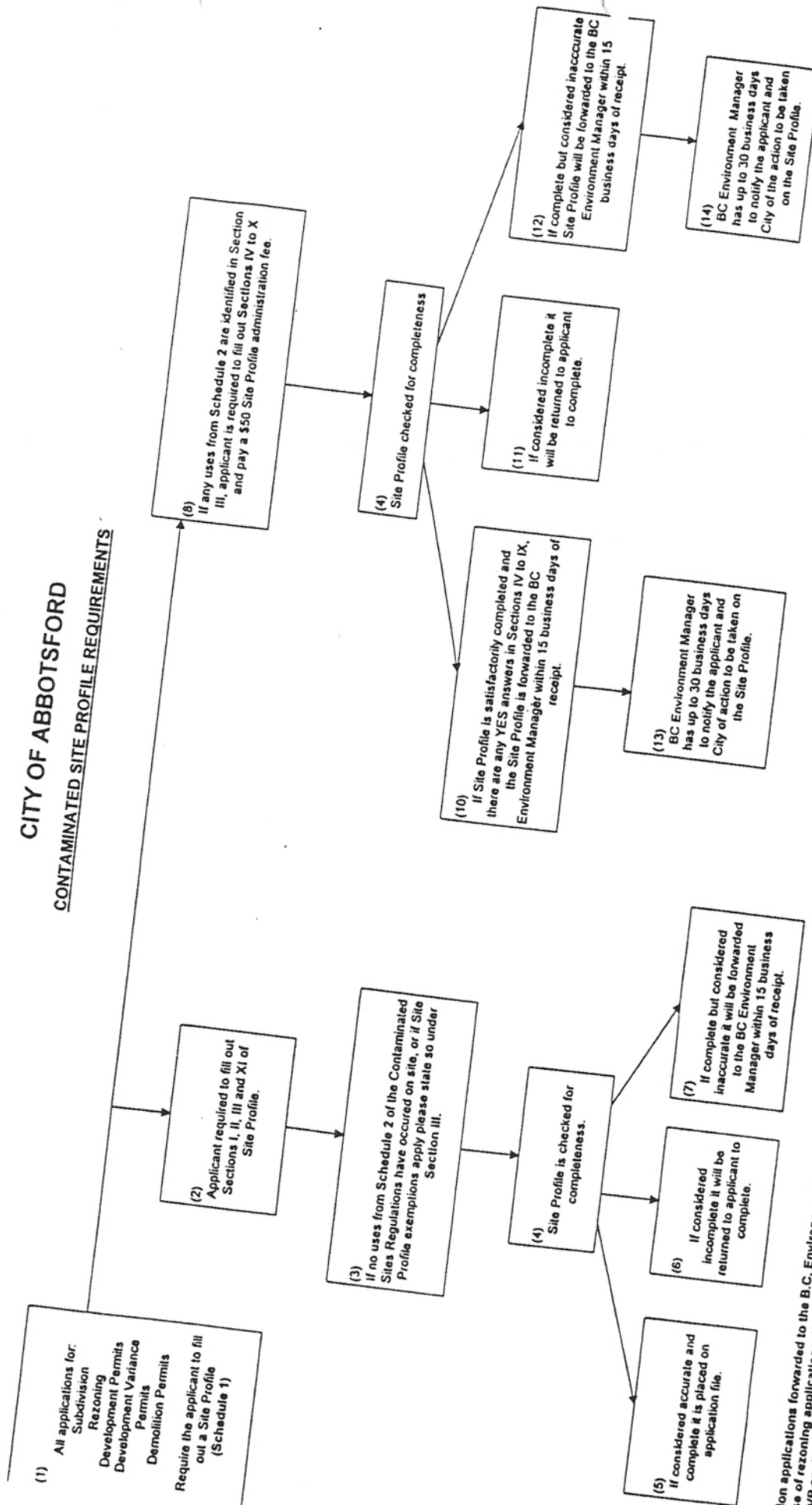
http://www.qp.gov.bc.ca/stat_reg/regs/elp/r375_96c.htm

Contaminated Sites Fees Regulation (Repealed as of March 31, 1997)

<http://www.env.gov.bc.ca/epd/cpr/regs/csfreg.html>

CITY OF ABBOTSFORD

CONTAMINATED SITE PROFILE REQUIREMENTS



subdivision applications forwarded to the B.C. Environment Manager can receive PLA's with a subject clause requiring any contamination issues to be resolved before registration. In the case of rezoning applications, they may be processed to the point of Council approval in principle. No Public Hearing will be held until contamination issues are resolved to the satisfaction of BC Environment Manager. P and DVP applications forwarded to the B.C. Environment Manager cannot be given final approval until contamination issues are resolved to the satisfaction of BC Environment Manager. demolition applications forwarded to the B.C. Environment Manager cannot be given final approval until contamination issues are resolved to the satisfaction of the B.C. Environment Manager.

1997 04 09