



Canada's Voice for
Brownfields Redevelopment

CBN Member Newsflash: December 2016 - #1

From time to time, the Canadian Brownfields Network will bring you announcements from various Provincial Governments on matters of concern to brownfielders. We agree with our colleagues in government that more information on these types of issues benefits all of us. This Newsflash highlights the Ontario Ministry of the Environment and Climate Change's (MOECC) version 2 of their Tier 2 Modified Generic Risk Assessment (MGRA) tool.

Please note that publication of this information is not an indication of CBN's position on the subject matter; we are providing this information solely for the benefit of the brownfields community in Canada.



NEWS

Ministry of Environment and Climate Change

Ontario Ministry of the Environment and Climate Change Announces Version 2 of its Tier 2 Model

- The ministry is encouraging the revitalization of brownfields by making it easier for property owners to devise proposals for redevelopment that the ministry finds acceptable. To be acceptable, proposals must show the site will be redeveloped in a way that protects human health and the environment.
- To help streamline the process, the ministry updated a tool used by brownfield developers. Called Tier 2, the tool is an Excel file whose calculations:
 - Reflect more recent science and current brownfield development approaches.
 - Determine ground water and soil values specific to the site using the same model the ministry will use.
- Because the developer and ministry staff are using the same tool, both should arrive at the same values. Staff can review the submissions more quickly, leading to faster decisions on a greater number of risk assessments.
- Stakeholders, widely consulted for their expertise, also influenced the update. As a result, more brownfield sites will qualify to use it, leading to faster ministry decisions on a greater number of risk assessments.
- We have posted the details in a decision notice on the environmental registry (EBR) and the computer model, an Excel file, is available online for immediate use found here:
<http://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTIzNzAz&statusId=MTk1MTI5&language=en>

Q. Why is the ministry doing this now?

The original tool was released on July 1, 2011. Updating the computer model, an Excel file, ensures its processes keep pace with science and current brownfield redevelopment approaches. To update the tool, we consulted extensively with stakeholders for their ideas on improvements. As a result, this new version offers new and improved features, includes more recent science, corrects errors in the original model's algorithms, and is more user friendly.

More brownfields will qualify for assessment using the tool, saving developers time and money.

more brownfields will qualify for assessment using the tool, saving developers time and money. More importantly, because this is the tool the ministry uses to calculate its standards for the property, the proponent and ministry staff should arrive at the same values. Staff can review the assessments more quickly, leading to faster ministry decisions on a greater number of risk assessments.

Q. How is this tool different than the original one?

The ministry has worked with stakeholders to update the model. The changes:

- provide a greater number of features
- make the model more user friendly
- correct errors in the model discovered since the model was first published
- update the model to include more recent science while continuing to provide the same level of environmental and human health protection.

As a result, more brownfields will qualify to use the tool, saving developers time and money. Because the developer and ministry staff are using the same tool, both should arrive at the same values. Staff can review the submissions more quickly, leading to faster decisions on a greater number of risk assessments.

Q. You say this version will streamline risk assessments and ministry decision-making. How is that accomplished?

If a property already meets the ministry's generic soil and ground water standards, it does not need to use the tool.

If the property does not meet these standards, a qualified person (QP) can develop unique standards for the site. The unique standards account for remediation efforts or other measures the owner will take to reduce the level of contamination or risk of exposure, and the site's intended new use.

Because the developer and ministry staff are using the same tool, both should arrive at the same values. When both parties get the same value for standards, the ministry can review the risk assessment submission more quickly, leading to faster decisions on a greater number of risk assessments.

Q. When will the tool be available?

The tool, an Excel file, is available online now for free, through the EBR decision notice, currently posted. You can also contact ministry staff at the Standards Development Branch (416-327-5519) to acquire it.

As well, the posting links to a User Guide and the pre-submission form. A pre-submission form must accompany a Tier 2 risk assessment, and be submitted before sending in a Tier 3 risk assessment.

Tiers 1, 2 and 3 are categories reflecting the effort and complexity required to set property standards. Tier 1 requires the least effort (property can use ministry generic standards) while Tier 3 requires the most effort. The tool is for Tier 2.

The EBR posting includes links to a comprehensive user guide to assist you in using the tool.

Please contact MOECC with any questions:

Adam Leus
Brownfields Program Coordinator
Ministry of the Environment and Climate Change
Environmental Sciences and Standards Division
Standards Development Branch
40 St. Clair Avenue West
Floor 7
Toronto Ontario
M4V 1M2
Phone: (416) 212-1524

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Canadian Brownfields Network

2800 14th Avenue, Suite 210
Markham, ON L3R 0E4
Tel: 416-491-2886