BC Contaminated Sites and Brownfield Update

CBN Brownfields 2012 Workshop
Land Use, Regulations and Liability Transfer
Toronto - June 11, 2012

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Overview of presentation

- Ministry roles for contaminated sites and brownfields
- BC’s contaminated sites regulatory framework
  - Key objectives and features
  - Some possible future directions
- BC’s Brownfield Renewal Strategy
  - The four-pillar approach
  - Financial investment
  - Education / capacity building
Ministry Roles for Contaminated Sites and Brownfields

**Regulation** of contaminated sites investigation and clean up ("regulator") and BC Brownfield Renewal partner.

**Management** of provincial Crown liabilities at contaminated sites ("responsible person") and BC Brownfield Renewal lead.
Key objectives of BC’s regulatory framework

- **Human health protection**
  - Protection of drinking water aquifers, reducing risks due to contaminated soils and soil gases, etc.

- **Environmental protection**
  - Protection of aquatic habitat, receiving water quality, etc.

- Providing a clear, streamlined framework for the identification, investigation, and remediation of contaminated sites
  - Ideally, increase market confidence in process so that sites will be remediated and redeveloped
Our ongoing challenge and balancing act...

- to increase certainty of regulatory process and outcomes for stakeholders through things like...
  - assessment/remediation standards
  - defining who’s responsible, who’s not (liability)
  - protocols, procedures, tech/admin guidance

- to increase certainty in, and quality of, human health and environmental protection outcomes

- Note that the remediation cost implications of increasing certainty in the above two ways can be in opposite directions.
Key features of regulatory framework

- Staged identification, assessment and cleanup provisions

- Flexible, scientifically-based remediation standards to protect human health and the environment

- Ministry approval and certification of remediation

- Linkages to local government land use authorization processes (e.g., development permits, land use zoning)
Key features of regulatory framework (cont’d)

- Extensive rules on liability (who’s responsible for clean up, who’s not). Based on “polluter pays” principle.

- Significant reliance on private-sector qualified professionals (CSAP Society)

- Transparency
  - Public access to site information (Site Registry)
  - Notifications of offsite migration, start of clean-up

- Cost recovery (lump sum and hourly fees charged by Ministry for services)
Some possible future directions

- **Legislative**
  - Implementation of CCME liability principle #14 (transfer of remediation liability)
  - Better coordination of hazardous waste and contaminated sites provisions
  - Clear-language, stand-alone site remediation statute
  - Various “housekeeping” amendments (e.g., offence linkages; instruments run with land)
Some possible future directions (cont’d)

- **Regulatory**
  - Ongoing updates to environmental quality standards
  - New numerical (“generic”) land use standards – high-density residential, wildlands
  - Site profile process improvements
  - Soil relocation process clarifications and improvements
  - Summary of Site Condition updates
  - etc. (always ways to improve what we have!)
1. Environmental liability and risk management (tomorrow’s panels)
2. Financial investment
3. Education and capacity building
4. Leading by example on Crown sites
Financial Investment

- Since its creation in 2007, the Brownfield Renewal Funding Program has provided more than $4.2 million to support brownfield redevelopment and will provide an additional $1.8 million this year.

- This program has funded 60 projects (21 local governments) in 44 communities across B.C.

- A recent economic evaluation found that the net cost to government (after accounting for revenue multipliers such as sales and income tax) was about 25% of the $4.2 million (approx. $1 million).
Education and Capacity Building

B.C. Brownfield Renewal

From Brownfields... To Successful Redevelopment

Top 5 Questions:
1. What is a Brownfield?
2. What is the benefit of redeveloping brownfields?
3. How can the financial benefits of redevelopment be realized?
4. How can the benefits of redevelopments be achieved?
5. How can brownfields be redeveloped sustainably?

Explore the triple-bottom-line

Economic Benefits

Brownfield redevelopment provides a range of economic benefits for local governments and the community, by creating new business and employment opportunities, revitalizing surrounding areas, and increasing property values. The benefits can be measured in terms of economic activity, investment, and job creation.

Overview

Courses

Contact

Workshops to Build Local Government Capacity for Brownfield Redevelopment in B.C.

Aim—increase local capacity for brownfield development by addressing municipal barriers: lack of funding, uncertainty regarding relevant legislation, and access to technologies

Four one-day workshops in Prince George, Prince Rupert, Nanaimo and Mission
- Convensen experts in brownfield technologies, legislation, funding and capacity building
- Information on how to perfocon brownfield can be found at:
  
  www.fcm.ca/gmf
  www.brownfieldrenewal.gov.bc.ca
  www.aboutremediation.com

British Columbia Institute of Technology's School of Construction and the Environment and the University of British Columbia's Continuing Studies are launching a series of courses in Brownfield Redevelopment. Starting in January 2009, the series of 5 courses is designed to provide current and prospective practitioners in the brownfield redevelopment industry with the relevant knowledge and skills within an interdisciplinary framework.
Education and Capacity Building (cont’d)
http://www.env.gov.bc.ca/epd/remediation