



Ministry of
Environment

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.



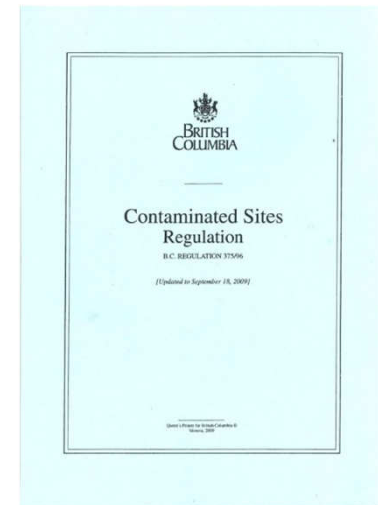
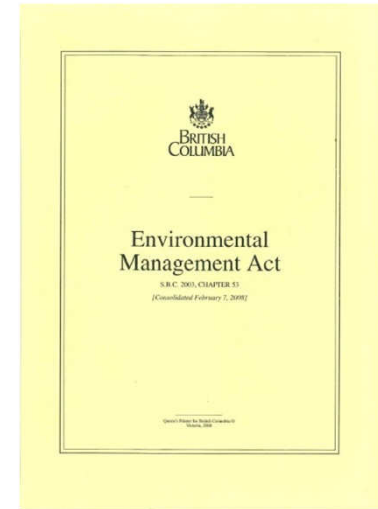
Management of provincial Crown liabilities at contaminated sites (“*responsible person*”) and BC Brownfield Renewal lead.

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!)

BC Brownfield Renewal Strategy



National Brownfield Strategy (NRTEE)

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
1 877-787-9730

bcit.ca | School of Construction and the Environment | Overview | Contact

BROWNFIELD REDEVELOPMENT

Economic Benefits

Brownfield redevelopment creates a number of economic benefits for local governments, land developers and the community. By choosing to redevelop vacant or unused land, new sources of tax revenue can be found and redeveloped brownfield projects can spur on further new development as part of a community revitalization strategy.

overview
courses
contact

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 are in support of the B.C. Brownfield Renewal Strategy. The purpose of the program is to provide current and prospective practitioners in the brownfield redevelopment industry with the relevant knowledge and skills within an interdisciplinary framework.

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

Delivered by the Federation of Canadian Municipalities' Green Municipal Fund (GMF), the Government of British Columbia, OCETA and CPPI

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

- Convened experts in brownfield technologies, legislation, funding and capacity building
- Introduced a new provincial brownfield roadmap tool

"I think this had to be one of the best seminars I have been to in a long while. It is constantly on my mind as I work through different commercial properties."

Workshop participant
Rob Borden,
Century 21 – Harbour Realty Ltd.

Need brownfields funding, tools and resources? Visit:

- www.fcm.ca/gmf
- www.brownfieldrenewal.gov.bc.ca
- www.aboutremediation.com

Education and Capacity Building (cont'd)



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BC Toolkit for Former Service Stations

Information
To better inform your brownfield project decisions, [click here](#) to view our toolkit documents in the **Resource Centre**

BC Toolkit for Former Service Stations

Welcome to BC's first-ever service station redevelopment toolkit website: A hub of resource materials aimed at helping you address the many complex challenges of your former service station.

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Brownfields Roadmaps

This series of Brownfields Roadmaps has been developed to help municipalities and their private-sector partners better understand how to redevelop brownfields in their communities.

Developed in close consultation with provincial and territorial governments, each Brownfields Roadmap features an easy-to-follow path through:

- relevant provincial **legislation**
- the **basic steps** to redevelopment
- available **funding opportunities**

By successfully navigating this process, communities can increase their revenues, manage environmental risk, improve public health and revitalize neighbourhoods, among other benefits.

Alberta
 British Columbia
 Ontario
 Quebec





<http://www.env.gov.bc.ca/epd/remediation>