

Notice to Builders

Contaminated Sites Identification

Effective February 1st, 2021, changes to the BC Environmental Management Act and Contaminated Sites Regulation come into effect across the province. This will create a consistent process across the province to ensure contaminated sites are cleaned up before they are redeveloped for a new use. Only properties with a history of specific industrial uses are impacted by this process. The specific uses are listed in [Schedule 2](#) of the BC Contaminated Sites Regulation. Many developers and builders will know this as the Site Profile process.

For the District of 100 Mile House, the modernized process means when applying for most Building Permits, Development Permits, Rezoning applications, and Subdivisions, the owner or owner's authorized agent must declare whether there is a known history of specific industrial and commercial uses on the property. If there is a history of a known use on the property, a provincial site disclosure statement must be submitted to the District, which will be forwarded to the contaminated sites registrar of the Ministry of Environment and Climate Change. A site investigation will be triggered by the Ministry and District approvals will be suspended until the site is certified by the Ministry as not contaminated, remediated, or has an approved plan for remediation. Alternatively, the site owner or operator can request a release notice from the Director of Waste Management.

For most applications, this revised process will not affect the District's approvals or timelines. The District's Building Permit, Land Use, and Subdivision application packages have been updated to include an additional [Contaminated Site Declaration Form](#). Some commercial or industrial properties will have to meet the provincial requirements prior to the District being able to issue permits on the property.

For more information, residents, owners, development agents, and builders are encouraged to visit the BC Site Remediation website at: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/siteremediation>. Any applications submitted on February 1st, 2021 or later are now subject to the new regulation.