



Please submit this completed form to the Zoning counter located at City Hall. **All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.**

Please refer to the attached forms for details on application attachments and non-refundable application fees.

**Property Address(es):** \_\_\_\_\_

**Legal Description(s):** \_\_\_\_\_

\_\_\_\_\_

**Applicant:** \_\_\_\_\_

Correspondence/Calls to be directed to:

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

\_\_\_\_\_ Postal Code \_\_\_\_\_

**Tel. No.:** \_\_\_\_\_ Business \_\_\_\_\_ Residence \_\_\_\_\_

\_\_\_\_\_ E-mail \_\_\_\_\_ Fax \_\_\_\_\_

**Property Owner(s) Signature(s):** \_\_\_\_\_

\_\_\_\_\_ Please print name

or

**Authorized Agent's Signature:** \_\_\_\_\_

Attach Letter of Authorization

\_\_\_\_\_ Please print name

**For Office Use**

Date Received: \_\_\_\_\_

Application Fee: \_\_\_\_\_

File No.: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Only assign if application is complete



The following items must be completed and submitted with your *Development Permit Application*:

1. Letter outlining the proposal in full including design rationale conveying the proposal's urban design and architectural concept and its response to the immediate urban context (existing and future) and relevant sections of the Official Community Plan (OCP) and applicable design guidelines and policies. Justifications for **ALL** variances requested, if any, must also be provided.
2. **Site Survey Plan** prepared by a registered BC Land Surveyor including all items indicated in the attached Bulletin entitled *Survey and Site Plan Guidelines* (DEVAPPS-01).
3. **Lot Grading Plan**: approved lot grading plan indicating the existing grade, proposed amount of fill, proposed finished grade, and the location, height and construction materials of any proposed retaining walls.
4. The applicant should consult with the Development Applications Department prior to application to be aware of criteria pertinent to the application and the extent of documentation required to support the application (i.e. pertinent Development Permit Guidelines, Public Art Guidelines for Private Development Projects, Waste Management Guidelines for Multiple-Family Residential and Mixed Use Buildings, etc.).

All applicants are required to provide eight full-size sets and one set of reduced 11" x 17" drawings capable of being reproduced, of the following:

- a) **Site plan** showing the street, visitor and disabled parking, landscaped areas, loading, access and all buildings. Calculations should indicate parking, floor area ratio and coverage. All variances to the Richmond Zoning Bylaw 8500 must be clearly listed, within a table, on the site plan and dimensioned in metric units, including variances to the location and height of fences and screening. Structures in the setbacks (such as kiosks, garbage/recycling enclosures and mailboxes) must be drawn. All setbacks must be shown in metric units. Building setbacks to all property lines and between buildings must be dimensioned as minimums. The building envelopes may be shaded in. The objective is to allow some flexibility in siting the buildings within the setbacks and envelopes.
- b) **Floor plans** should indicate general interior layouts, main front entrances, balconies, outdoor living areas and amenity areas. Preliminary plans are sufficient but should indicate all entries and major rooms.
- c) **F.A.R. tracing overlays** with detailed calculations and summary of all floor areas and exclusions.
- d) **Building sections or elevations** should be in sufficient detail to determine heights, bulk, variances and building finish materials. All elevations should be shown, with building materials and colours indicated. A schedule of typical materials may be included if exact finishes are yet to be determined. Maximum building heights must be dimensioned. The finished grade should be indicated on the elevation in relation to either the curb or geodetic. In some cases cross-sections and contextual street frontage(s) elevation(s) may be required.

- e) **Landscape plans** should indicate required landscaping, screening, fencing, walkways, trees, and boulevard treatment. Photos and a plan of the streetscape and all existing trees are requested by the Design Panel. A plant list is required. The plan should be drawn in sufficient detail to determine the general planted size and spacing of plants and the finish of all site surfaces and fences. Where substitute plants or materials are anticipated, they should be listed on the plans. All street trees shown on the plan must be planted. Special provisions for tree retention during construction shall be shown on the plans. The plant list must be printed with lettering no less than 2 mm (3/32") high. A typical fence detail and accessory building detail should be included. All site surfaces should indicate the character of finish materials. The paving materials on driveways, walkways and emergency access lanes should be labelled. The finish of fences and parking garage interiors (e.g. paint) should be noted.
- f) **Perspective drawings** or birdseye/isometric, CAD or computer imaging of the development and an 8" x 11" coloured xerox or photo of the perspective or model.
- g) **Diagrams and a Model** illustrating the proposed development and its relationship to the surrounding areas. Context photos are requested by the Design Panel.
- h) **Context plan** showing proposed building(s) and its relationship to existing urban context, including adjacent streets, driveways and surrounding properties and buildings.

Renovations and minor projects may be exempt from providing particular sets of drawings or the model with the written consent of the Manager of Development Applications or designated alternate (see *Development Permit Submission Checklist and Exemption Form*).

The drawings will form part of the Development Permit document. Additional drawings may be added to clarify more complex designs. Drawings and notes must be sufficiently detailed to describe the project yet to allow for construction tolerances and minor variations. Drawings should be to standard architectural practice either CAD or hand-drawn in ink. The 11" x 17" drawings should be clear and readable when reproduced. Lettering and numbers must be no smaller than 2 mm (3/32") in height after reduction. Site plans should contain a north arrow and, if reduced, must have a bar scale. If the site plan is divided up on more than one sheet, each sheet should contain a key plan. Pages should be numbered in sequence: 1, 2, 3, 4, 5, etc., (Not A1, L1, P1). Numbers will be referred to in the Development Permit text.

- 5. Proof of ownership. Proof of new ownership is acceptable with a copy of the interim agreement or transfer of property title.
- 6. *Site Profile* (separate attachment).
- 7. The applicant will be required to undertake a servicing capacity analysis as part of their development permit application unless otherwise specified by the City. This capacity analysis will assess the infrastructure needs to adequately service the proposed and future developments within the designated drainage, sanitary, and water catchment areas and recommend upgrades as required. This analysis must be completed and approved by City Engineering staff prior to the staff report on the development permit application being prepared. Any servicing capacity upgrades identified through the servicing analysis are to be provided at the applicant's cost and are currently not eligible for development cost charge credits.

8. Fees

The following application fees are required and are non-refundable:

Application Fee \$1,772.00, and for Development Permit Applications not involving an Environmentally Sensitive Area (ESA) or Agricultural Land Reserve (ALR):

\$589.00 for the first 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>) plus **\$122.00** for each additional 92.9 m<sup>2</sup> (1,000 ft<sup>2</sup>), or part thereof, of gross floor area up to 9,290 m<sup>2</sup> (100,000 ft<sup>2</sup>) plus **\$24.00** for each additional 92.9 m<sup>2</sup> (1,000 ft<sup>2</sup>), or part thereof, of gross floor area over 9,290 m<sup>2</sup> (100,000 ft<sup>2</sup>)

Proposed square footage: \_\_\_\_\_

Example: Application Fee	= \$1,772.00
<b>\$589.00 for the first 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>)</b> _____	= \$ _____
plus <b>\$122.00</b> for each additional 92.9 m <sup>2</sup> (1,000 ft <sup>2</sup> ), or part thereof, of gross floor area up to 9,290 m <sup>2</sup> (100,000 ft <sup>2</sup> )	
<b>\$122.00 x additional square footage</b> _____	= \$ _____
plus <b>\$24.00</b> for each additional 92.9 m <sup>2</sup> (1,000 ft <sup>2</sup> ), or part thereof, of gross floor area over 9,290 m <sup>2</sup> (100,000 ft <sup>2</sup> )	
<b>\$24.00 x additional square footage over 9,290 m<sup>2</sup> (100,000 ft<sup>2</sup>)</b> _____	= \$ _____
<b>Total Development Permit Fee</b>	\$ _____

(Note: There is a \$596.00 fee for every General Compliance Ruling for an issued Development Permit.)

9. Development Permit for Coach House or Granny Flat \$1,133.00.

10. Additional Information

Each applicant should review the following information brochures and bulletins to ensure they have provided all of the necessary information, forms and plans, and have a more complete understanding of the entire Development Permit process:

- *Development Permit*
- *Development Permit Submission and Exemption Form*
- *Advisory Design Panel*
- *Development Permit Application Sign Information*
- *General Compliance Guidelines*
- *Site Survey Guidelines*
- *Tree Protection Bylaw*
- *Arborist Report*
- *Vegetation Survey Guidelines*
- *Protection of Existing Trees During Construction*
- *Landscaping Inspection*



City of  
Richmond

## Notice to Development Permit Applications

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

[www.richmond.ca](http://www.richmond.ca)

Contact: 604-276-4017

Richmond Zoning Bylaw 8500 requires a *Development Permit Application* to be filed by the owner of the land. Where an agent purports to act on behalf of an owner, it will be presumed that (a) he or she has the authority of the owner to act on his or her behalf and (b) that the agent will be responsible for all matters connected with the development, including the timely payment of fees for services rendered by the City. Please note that where the owner is a registered company, the signature of all the Directors or authorized signatures will be required. If you have any questions, please call the Zoning staff at 604-276-4017.

It is also important for owners and agents to notify the City in writing of any change in their status with respect to the application, as they will be held responsible for the payment of costs incurred by the City while they appear on the file as the person responsible for the application. This is particularly important where the agent has been relieved of his or her authority to act on behalf of the owner, or where the property has been sold to a third party. If you have any questions or changes, please contact the Development Applications Clerk at 604-276-4395.

Applicants are encouraged to consult with the Development Applications Department prior to making their application to ensure they are aware of pertinent criteria and the extent of documentation required to support the application. Additional material is available from the Development Applications Department with respect to Development Permit Guidelines, Richmond Public Art Program, etc. If you have any questions or would like to know who to contact in the Development Applications Department, please call the Program Coordinator, Development at 604-276-4138.



Please submit this completed form regarding the existing housing profile as part of the application submission.

### Purpose

The purpose of this form is to obtain information regarding the current status of existing housing on the development site, and assist in determining the impact of the proposed development on existing residents.

**Property Address(es):** \_\_\_\_\_

**Current Use(s):**     Single-family     Duplex     Townhouse  
 Other, please specify: \_\_\_\_\_

### Current Status of Existing Housing Units

**Owner Occupied:**     Yes     No  
If yes, please indicate the number of units currently owner occupied: \_\_\_\_\_

**Property Address(es):** \_\_\_\_\_

**Rented:**     Yes     No  
If yes, please indicate the number of units currently rented: \_\_\_\_\_

**Property Address(es):** \_\_\_\_\_

### Existing

**Secondary Suites:**     Yes     No  
If yes, please provide the following information:

**Number of Suites:** \_\_\_\_\_

**Rented:**     Yes     No  
If yes, please indicate the number of suite(s) currently rented: \_\_\_\_\_

**Number of Bedrooms per Suite:** \_\_\_\_\_

**Size of Suite(s):** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

\_\_\_\_\_  
Please print name



## Survey & Site Plan Guidelines

**No.: DEVAPPS-01**

**Date: 1997-10-27**

**Revised: 2018-12-20**

### Purpose:

- To inform **all applicants for development applications (i.e. rezonings, subdivisions, development permits etc.)** to submit a **survey and site plan** with the application. *Site survey requirements for areas designated as Environmentally Sensitive are different and applicants should contact the Planning and Development Division for additional information.*

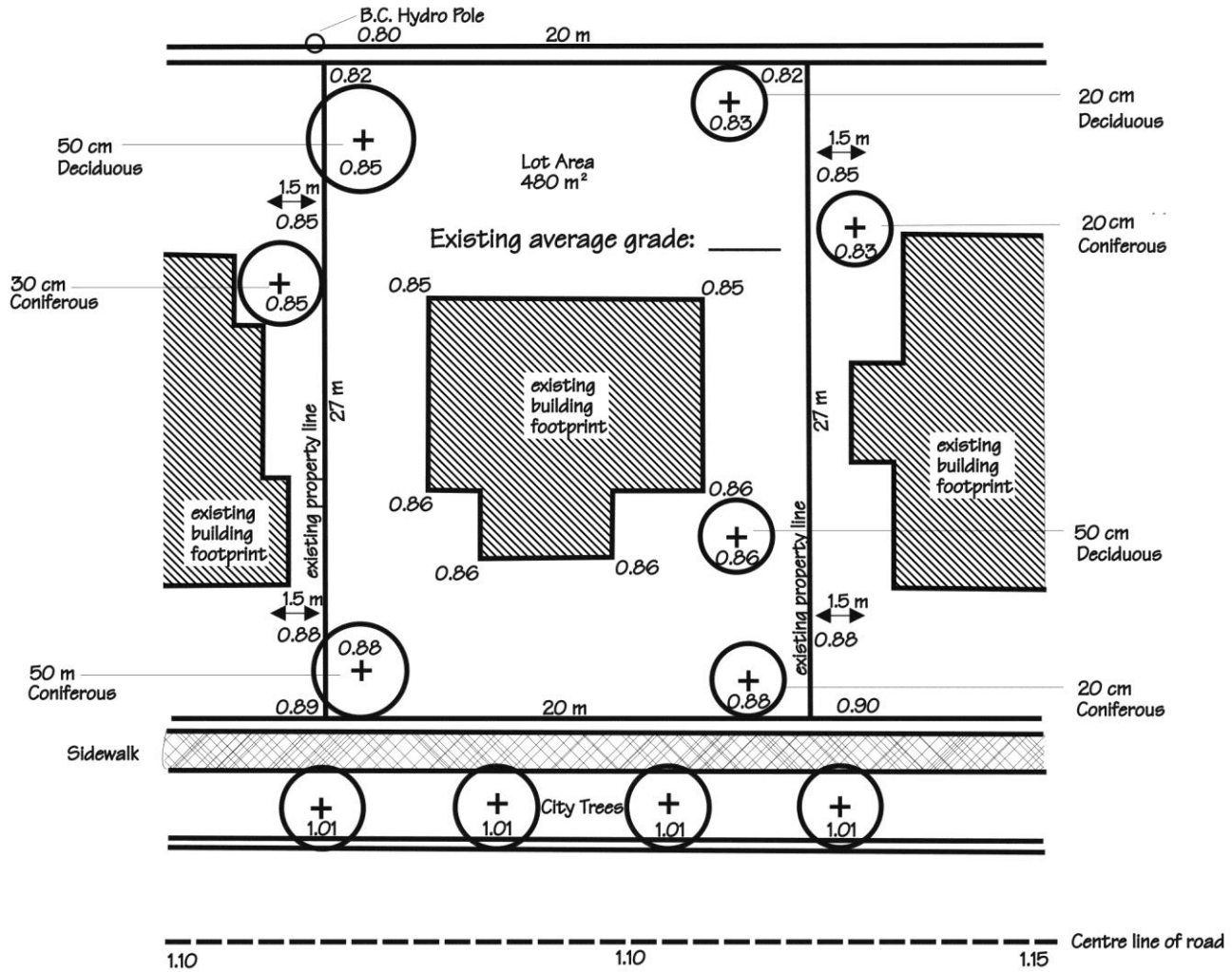
### Survey:

- The **survey** should include the following (see attached sample):
  - All dimensions included on the survey should be **metric**.
  - The location and type of all known **utilities** entering or immediately adjacent to the subject site.
  - Legal description, rights-of-way, easements, existing property lines and building footprints, existing lot dimensions and area, and existing grades** at each of the four corners of the subject lot, including the **existing average grade** (i.e. the average of the existing grade at the lot corners and building/s corners).
  - Elevations at 1.5 m onto adjacent properties.
  - Elevations of existing retaining walls.
  - The highest elevation of the crown of any public road abutting the lot.
  - The **location and diameter** of:
    - ALL** trees on the **subject site** having a trunk diameter of 20 cm or greater measured at a point 1.4 m above the ground. **NOTE:** the diameter of trees having multiple trunks or clumped trees is the sum of 100% of the diameter of the largest trunk plus 60% of the diameter of each additional trunk;
    - ALL** trees or hedges within 2 m of the property line on adjacent lots;
    - ALL** trees or hedges on adjacent lots whose crown (drip line) encroaches onto the subject site;
    - ALL** trees or hedges on any City street or lane allowance adjacent to the subject site;
    - ALL** tree stumps greater than 20 cm in diameter.
  - The **crown** (drip line) of all trees identified in item 7.
  - The **type** (i.e. coniferous or deciduous) of all trees identified in item 7.
  - The **base elevations** (tree grades) for all trees identified in item 7.
  - The location of any **Riparian Management Area (RMA)** on or immediately adjacent to subject site as well as the RMA Site Note. Please refer to Bulletin INFO-23 for more information on the Site Note as well as the identification and delineation of RMAs.

See attached →

Centre line of lane

Rear Lane



# Sample Survey

Original Date: 01/27/09

Amended Date: 02/23/09

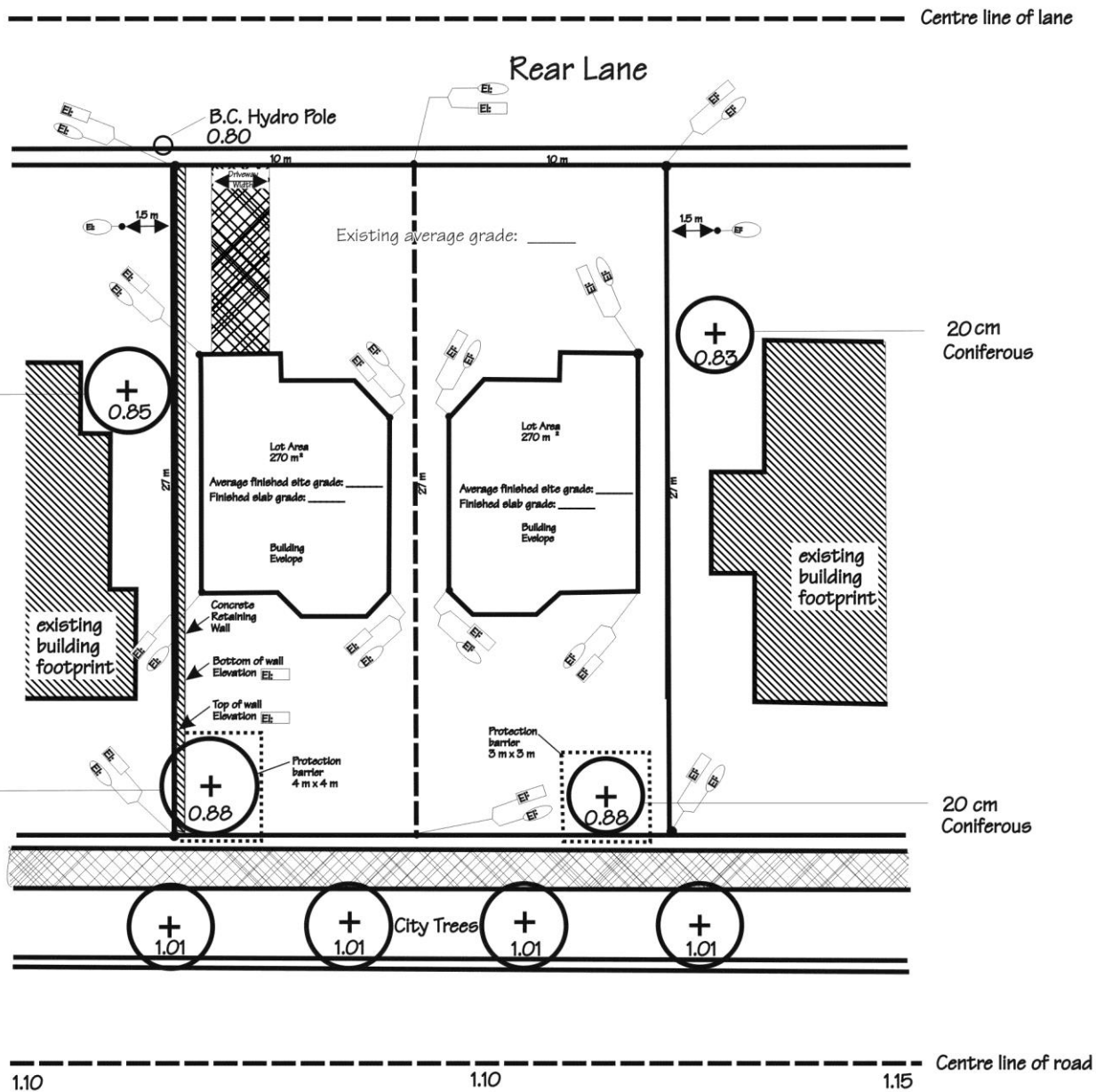
Note: Dimensions are in METRES



### Site Plan:

- The **site plan** should include the following (see attached sample):
  1. All dimensions included on the site plan should be **metric**.
  2. The location and type of all known **utilities** entering or immediately adjacent to the subject site.
  3. **Legal description, rights-of-way, easements**, proposed **property lines**, proposed **building footprints/envelopes**, proposed **lot dimensions** and **area**, **existing grades** at each of the proposed **lot corners**.
  4. Elevations at 1.5 m onto adjacent properties.
  5. The highest elevation of the crown of any public road abutting the subject lot.
  6. All **tree** information from the **Survey**.
  7. Existing and proposed **finished grades** at all proposed **building/s corners** and proposed **finished slab elevations**.
  8. The **finished site grade** of the proposed **lot corners** and the **average finished site grade** (i.e. the average of the finished grade at the **lot corners** and **building/s corners**).
  9. All proposed **retaining walls** at property lines, with top and bottom of wall elevations.
  10. The location of any **RMA** on or immediately adjacent to the site as well as the RMA Site Note. Please refer to Bulletin INFO-23 for more information regarding the Site Note as well as the identification and delineation of RMAs.

See attached →



### Legend

- El: Existing grade elevation from survey
- El: Finished grade elevation



# Sample Site Plan

Original Date: 01/27/09

Amended Date: 02/05/09

Note: Dimensions are in METRES

## SCHEDULE 1 Site Profile

Version 4.0

### Introduction

Under section 40 of the *Environmental Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the Contaminated Sites Regulation sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

*If section 40 of the Environmental Management Act applies to you and you know or reasonably should know that the site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.*

### **Notes/Instructions:**

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Environmental Management Act* and the Contaminated Sites Regulation. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered *to the best of your knowledge*.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

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.

The latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site must be provided. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If the property is legally surveyed, titled and registered, then all PID numbers (**P**arcel **I**dentifiers – Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (**P**arcel **I**dentification **N**umbers – Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Environmental Management Act*.

Under section 43 of the *Environmental Management Act*, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. If you have questions concerning the collection of this information, contact the Site Registrar, at [site@gov.bc.ca](mailto:site@gov.bc.ca). For questions on site profiles, please send a message to [siteprofiles@gov.bc.ca](mailto:siteprofiles@gov.bc.ca).

## I CONTACT IDENTIFICATION

### A. Name of Site Owner:

Last \_\_\_\_\_ First \_\_\_\_\_ Middle Initial(s) \_\_\_\_\_ (and/or, if applicable)

Company \_\_\_\_\_

Owner's Civic Address \_\_\_\_\_

City \_\_\_\_\_ Province/State \_\_\_\_\_

Country \_\_\_\_\_ Postal Code/ZIP \_\_\_\_\_

### B. Person Completing Site Profile (Leave blank if same as above):

Last \_\_\_\_\_ First \_\_\_\_\_ Middle Initial(s) \_\_\_\_\_ (and/or, if applicable)

Company \_\_\_\_\_

### C. Person to Contact Regarding the Site Profile:

Last \_\_\_\_\_ First \_\_\_\_\_ Middle Initial(s) \_\_\_\_\_ (and/or, if applicable)

Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ Province/State \_\_\_\_\_

Country \_\_\_\_\_ Postal Code/ZIP \_\_\_\_\_

Telephone (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Fax (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

## II SITE IDENTIFICATION

**Please attach a site location map**

### All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees \_\_\_\_\_ Minutes \_\_\_\_\_ Seconds \_\_\_\_\_

Longitude: Degrees \_\_\_\_\_ Minutes \_\_\_\_\_ Seconds \_\_\_\_\_

Please attach a map of appropriate scale showing the boundaries of the site.

### For Legally Titled, Registered Property

Site Street Address (if applicable) \_\_\_\_\_

City \_\_\_\_\_ Postal Code \_\_\_\_\_

**PID** numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

<u>PID</u>	<u>Legal Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of titled parcels represented by this site profile is: \_\_\_\_\_

**For Untitled Crown Land**

**PIN** numbers and associated Land Description. *Attach an additional sheet if necessary.*

<u>PIN</u>	<u>Land Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of untitled crown land parcels represented by this site profile is: \_\_\_\_\_

(and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

\_\_\_\_\_

**III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES**

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

**EXAMPLE**

<u>Schedule 2 Reference</u>	<u>Description</u>
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

*Please print legibly. Attach an additional sheet if necessary*

<u>Schedule 2 Reference</u>	<u>Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

<b>IV AREAS OF POTENTIAL CONCERN</b>			
	<b>Is there currently or to the best of your knowledge has there previously been on the site any</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		
<b>B.</b>	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		
<b>C.</b>	Discarded barrels, drums or tanks?		
<b>D.</b>	Contamination resulting from migration of substances from other properties?		
<b>V FILL MATERIALS</b>			
	<b>Is there currently or to the best of your knowledge has there previously been on the site any deposit of</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		
<b>B.</b>	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		
<b>C.</b>	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		
<b>VI WASTE DISPOSAL</b>			
	<b>Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Materials such as household garbage, mixed municipal refuse, or demolition debris?		
<b>B.</b>	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		
<b>C.</b>	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		
<b>D.</b>	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		
<b>E.</b>	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?		

<b>VII TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL</b>			
	<b>Are there currently or to the best of your knowledge have there been previously on the site any</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?		
<b>B.</b>	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?		
<b>VIII HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES</b>			
	<b>Are there currently or to the best of your knowledge have there been previously on the site any</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		
<b>B.</b>	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		
<b>C.</b>	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		
<b>IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS</b>			
	<b>To the best of your knowledge are there currently any of the following pertaining to the site</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		
<b>B.</b>	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		
<b>C.</b>	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		
<b>X ADDITIONAL COMMENTS AND EXPLANATIONS</b>			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <hr/> <hr/> <hr/> <hr/>			

<b>XI SIGNATURES</b>			
<p>The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.</p>			
<p>_____ Signature of person completing site profile</p>		<p>_____ Date completed: (YY-MM-DD)</p>	
<b>XII OFFICIAL USE</b>			
<b>Local Government Authority</b>			
<p><b>Reason for submission</b> <i>(Please check one or more of the following)</i></p>			<p><b>Soil removal</b> <input type="checkbox"/></p>
<p>Subdivision application <input type="checkbox"/> Zoning application <input type="checkbox"/> Development permit <input type="checkbox"/> Variance permit <input type="checkbox"/> Demolition permit <input type="checkbox"/></p>			
<p>Date received:</p>	<p><u>Local Government contact :</u></p> <p>Name _____</p> <p>Agency _____</p> <p>Address _____</p> <p>_____</p> <p>Telephone _____ Fax _____</p>	<p>Date submitted to Site Registrar:</p>	<p>Date forwarded to Director of Waste Management:</p>
<b>Director of Waste Management</b>			
<p><b>Reason for submission</b> <i>(Please check one or more of the following)</i></p>			
<p>Under Order <input type="checkbox"/> Site decommissioning <input type="checkbox"/> Foreclosure <input type="checkbox"/></p>			
<p>Date received:</p>	<p><u>Assessed by:</u></p> <p>Name _____</p> <p>Region _____</p> <p>Telephone _____ Fax _____</p> <p>If site profile entered, SITE ID # _____</p>	<p>Investigation Required?</p> <p><b>YES NO</b></p>	<p>Decision date:</p>
<b>Site Registrar</b>			
<p>Date received:</p>	<p><u>Entered onto Site Registry by:</u></p>	<p>SITE ID #:</p>	<p>Entry date:</p>



B.C. Reg. 375/96  
O.C. 1480/96

Deposited December 16, 1996  
effective April 1, 1997

This consolidation is current to December 11, 2018.

[Link to consolidated regulation \(PDF\)](#)

[Link to Point in Time](#)

***Environmental Management Act***  
**CONTAMINATED SITES REGULATION**

[includes amendments up to B.C. Reg. 116/2018, June 14, 2018]

**Schedule 2**

[am. B.C. Regs. 17/2002, s. 16; 239/2007, s. 5; 343/2008, s. 12; 62/2013, s. 1; 253/2016,  
s. 16.]

**Industrial and Commercial Purposes and Activities**

<b>COLUMN 1 Item</b>	<b>COLUMN 2 Purpose or Activity</b>
<b>A</b>	<p><b>Chemical industries and activities</b></p> <ol style="list-style-type: none"> <li>1. adhesives manufacturing or wholesale bulk storage</li> <li>2. chemical manufacturing or wholesale bulk storage</li> <li>3. explosives or ammunition manufacturing or wholesale bulk storage</li> <li>4. fire retardant manufacturing or wholesale bulk storage</li> <li>5. fertilizer manufacturing or wholesale bulk storage</li> <li>6. ink or dye manufacturing or wholesale bulk storage</li> <li>7. leather or hides tanning</li> <li>8. paint, lacquer or varnish manufacturing, formulation, recycling or wholesale bulk storage</li> <li>9. pharmaceutical products, or controlled substances as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations</li> <li>10. plastic products (foam or expanded plastic products) manufacturing</li> <li>11. textile dying</li> <li>12. pesticide manufacturing, formulation or wholesale bulk storage</li> <li>13. resin or plastic monomer manufacturing, formulation or wholesale bulk storage</li> </ol>
<b>B</b>	<p><b>Electrical equipment and activities</b></p> <ol style="list-style-type: none"> <li>1. battery (lead acid or other) manufacturing or wholesale bulk storage</li> <li>2. communications stations using or storing equipment that contains PCBs</li> <li>3. electrical equipment manufacturing, refurbishing or wholesale bulk storage</li> </ol>

	<ol style="list-style-type: none"> <li>4. electrical transmission or distribution substations</li> <li>5. electronic equipment manufacturing</li> <li>6. transformer oil manufacture, processing or wholesale bulk storage</li> <li>7. electrical power generating operations fuelled by coal or petroleum hydrocarbons and supplying electricity to a community or commercial or industrial operation</li> </ol>
<b>C</b>	<p><b>Metal smelting, processing or finishing industries and activities</b></p> <ol style="list-style-type: none"> <li>1. foundries or scrap metal smelting</li> <li>2. galvanizing</li> <li>3. metal plating or finishing</li> <li>4. metal salvage operations</li> <li>5. nonferrous metal smelting or refining</li> <li>6. welding or machine shops (repair or fabrication)</li> </ol>
<b>D</b>	<p><b>Mining, milling or related industries and activities</b></p> <ol style="list-style-type: none"> <li>1. asbestos mining, milling, wholesale bulk storage or shipping</li> <li>2. coal coke manufacture, wholesale bulk storage or shipping</li> <li>3. coal or lignite mining, milling, wholesale bulk storage or shipping</li> <li>4. milling reagent manufacture, wholesale bulk storage or shipping</li> <li>5. nonferrous metal concentrate wholesale bulk storage or shipping</li> <li>6. nonferrous metal mining or milling</li> </ol>
<b>E</b>	<p><b>Miscellaneous industries, operations or activities</b></p> <ol style="list-style-type: none"> <li>1. appliance, equipment or engine repair, reconditioning, cleaning or salvage</li> <li>2. ash deposit from boilers, incinerators, or other thermal facilities</li> <li>3. asphalt tar manufacture, wholesale storage and distribution</li> <li>4. coal gasification (manufactured gas production)</li> <li>5. medical, chemical, radiological or biological laboratories</li> <li>6. rifle or pistol firing ranges</li> <li>7. road salt storage facilities</li> <li>8. measuring instruments (containing mercury) manufacture, repair or wholesale bulk storage</li> <li>9. dry cleaning facilities or operations and dry cleaning chemical storage</li> <li>10. sites which have been or likely have been contaminated by substances migrating from other properties</li> <li>11. controlled substances, as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations</li> </ol>
<b>F</b>	<p><b>Petroleum and natural gas drilling, production, processing, retailing, distribution and storage other than the storage of residential heating fuel in tanks</b></p> <ol style="list-style-type: none"> <li>1. petroleum or natural gas drilling</li> <li>2. petroleum or natural gas production facilities</li> <li>3. natural gas processing</li> <li>4. petroleum coke manufacture, wholesale bulk storage or shipping</li> <li>5. petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks</li> <li>6. petroleum, natural gas or sulphur pipeline rights of way excluding rights of way for pipelines</li> </ol>

	<p>used to distribute natural gas to consumers in a community</p> <ol style="list-style-type: none"> <li>7. petroleum product, other than compressed gas, or produced water storage in above ground or underground tanks</li> <li>8. petroleum product, other than compressed gas, wholesale bulk storage or distribution</li> <li>9. petroleum refining wholesale bulk storage or shipping</li> <li>10. solvent manufacturing or wholesale bulk storage</li> <li>11. sulphur handling, processing or wholesale bulk storage and distribution</li> </ol>
<b>G</b>	<p><b>Transportation industries, operations and related activities</b></p> <ol style="list-style-type: none"> <li>1. aircraft maintenance, cleaning or salvage</li> <li>2. automotive, truck, bus, subway or other motor vehicle repair, salvage or wrecking</li> <li>3. bulk commodity storage or shipping (e.g. coal)</li> <li>4. dry docks, ship building or boat repair and maintenance, including paint removal from hulls</li> <li>5. marine equipment salvage</li> <li>6. rail car or locomotive maintenance, cleaning, salvage or related uses, including railyards</li> <li>7. truck, rail or marine bulk freight handling</li> </ol>
<b>H</b>	<p><b>Waste disposal and recycling operations and activities</b></p> <ol style="list-style-type: none"> <li>1. antifreeze bulk storage or recycling</li> <li>2. barrel, drum or tank reconditioning or salvage</li> <li>3. battery (lead acid or other) recycling</li> <li>4. biomedical waste disposal</li> <li>5. bulk manure stockpiling and high rate land application or disposal (nonfarm applications only)</li> <li>6. construction demolition material, including without limitation asphalt and concrete, landfilling</li> <li>7. contaminated soil storage, treatment or disposal</li> <li>8. dredged waste disposal</li> <li>9. drycleaning waste disposal</li> <li>10. electrical equipment recycling</li> <li>11. industrial waste lagoons or impoundments</li> <li>12. industrial waste storage, recycling or landfilling</li> <li>13. industrial woodwaste (log yard waste, hogfuel) disposal</li> <li>14. mine tailings waste disposal</li> <li>15. municipal waste storage, recycling, composting or landfilling</li> <li>16. organic or petroleum material landspreading (landfarming)</li> <li>17. sandblasting waste disposal</li> <li>18. septic tank pumpage storage or disposal</li> <li>19. sewage lagoons or impoundments</li> <li>20. hazardous waste storage, treatment or disposal</li> <li>21. sludge drying or composting</li> <li>22. street or yard snow removal dumping</li> <li>23. waste oil reprocessing, recycling or bulk storage</li> <li>24. wire reclaiming operations</li> </ol>
<b>I</b>	<p><b>Wood, pulp and paper products and related industries and activities</b></p> <ol style="list-style-type: none"> <li>1. particle board manufacturing</li> <li>2. pulp mill operations</li> </ol>

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 (antisapstain or preservation)
8. wood treatment chemical manufacturing, wholesale bulk storage
9. sawmills

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