



REZONING OR SUBDIVISION OF SITES EXPOSED TO TOXIC SUBSTANCES

*Authority - Director of Planning
Effective May 16, 1989*

Applicants for rezoning or subdivision of sites previously occupied by uses which may have involved the presence of toxic substances maybe required to provide certification from the Ministry of the Environment that no unacceptable hazard to human health or to the environment exists as a result of possible contamination on that site. A list of uses commonly involving toxic substances is shown on the reverse side of this bulletin to provide examples only.

The City of Vancouver undertakes no responsibility for advising applicants as to the conditions of soils or construction materials present on any site. Authority for assessing potential hazards associated with soil contamination lies with the Provincial Ministry for Environment.

If you contemplate an application for rezoning or subdivision of a site previously used for industrial or other uses which involved the use of potentially toxic substances (including petroleum products), you are advised to first enquire about:

- (a) what types of past use could have caused contamination of soils or structures on a site;
- (b) for what types of future uses could contamination pose a hazard;
- (c) what procedures should be followed to determine whether hazards are present; and
- (d) what procedures would be required to eliminate potential hazards and to satisfy relevant Provincial and Federal legislation.

For such information contact:

Manager
Environmental Safety Program
Waste Management Branch
Ministry of Environment
810 Blanshard Street
Victoria, B.C.
V8W 2H2
(387-4321)

List of Activities Likely to Contaminate Soil

To identify lots of which the soil is likely to be contaminated, account must be taken of the type of activity carried on there. The following list includes some examples of activities which warrant special attention:

The Elimination of Waste and Other Residues

- Sanitary landfill and disposal of dry materials
- Backfilling using industrial residues
- Elimination of industrial wastes
- Snow removal dumps
- Garbage dumps
- Disposal of mining residues

Industrial and Commercial Activities

- Chemical and petrochemical industry
- Pharmaceutical industry
- Pesticide industry
- Paint and lacquer industry
- Solvent and recycling industry
- Pulp and paper industry
- Metallurgical industry
- Electrotechnical industry
- Galvanizing industry
- Foundries
- Wood preservation industry
- Tanneries
- Naval shipyards
- Textile industry
- Coking plant (plant manufacturing artificial gas using coal, tar refining)
- Fertilizer industry
- Battery, used oil, liquid waste and barrel recycling plants
- Service stations
- Dry cleaners
- Automobile, bus and subway repair and maintenance workshops
- Transformer substations (condensers)

Storage and Transfer of Hazardous Substances

- Storage of chemical and petrochemical products
- Storage of pesticides
- Storage of solvents
- Oil pipeline rights-of-way

Scattering

- Scattering of contaminated sediments
- Scattering of petroleum residues
- Scattering of sludge from water purification plants or septic tanks