

## When is a Variance Needed?

When a particular application by virtue of a site regulation such as a setback, site coverage, height or other regulation will not comply with the Zoning Bylaw, a variance may be required. With the exception of “use” and “density”; zoning, subdivision and sign bylaw regulations may be varied by Council. Development Variance Permit applications are usually considered where the site characteristics or other unique circumstances do not permit strict compliance with an existing regulation. In some cases, where a zoning regulation may impose hardship on the owner/developer, you may submit an application to the Board of Variance, instead. Here are the two different procedures:

<b>Board of Variance</b>	<b>Development Variance Permit</b>
<p>You usually apply for a Board of Variance when:</p> <ul style="list-style-type: none"> <li>• there is undue hardship caused by a Zoning Bylaw regulation as to the siting, size or dimension of a building, the prohibition against structural additions or alterations to a legal non-conforming use;</li> <li>• the development is minor in nature;</li> <li>• an individual feels there has been an error in judgment by the Building Inspector as to the extent of damage to a non-conforming structure.</li> </ul>	<p>You usually apply for a Development Variance Permit if:</p> <ul style="list-style-type: none"> <li>• the development is not considered minor in nature; and/or</li> <li>• the applicant is requesting relief from a Zoning Bylaw regulation as to the siting, size or dimension of a building, or to the prohibition against structural additions or alterations, or to the subdivision servicing requirements in a particular area.</li> </ul> <p>The process of obtaining a Development Variance Permit differs from that of a Board of Variance approval.</p>
<p><b>What is Undue Hardship?</b> Hardship is related to aspects of the particular site as opposed to general hardships in the area, or hardships generated by the owner. Cost or expense is generally not considered a hardship. In most cases it is attributed to existing buildings or structures, rather than newly proposed but not yet built.</p> <p><b>What is a Minor Variance?</b> Minor variances are determined by the Board and are not defined in legislation in British Columbia. Recently, courts have upheld Board decisions where considerable variances from the bylaw were granted where “minor” is considered in terms of the impact on neighbouring properties owners to use and enjoy their properties.</p>	<p><b>What is a Neighbourhood Public Meeting?</b></p> <p>A neighbourhood public meeting is a meeting held by the owner/applicant to discuss and answer any questions relating to the proposed development or project to be held at a location that will be suitable to accommodate and provide information to all adjacent land owners within 100 metres of the limits of the subject land under consideration. Staff will provide the applicants with the mailing lists for property owners in the notification area.</p> <p>The applicant is required to submit the minutes and results to the Land Use Services Department at least one week before the application goes to Council.</p>

### Land Use Services Department

301 St. Ann's Road, Campbell River, B.C. V9W 4C7  
Telephone: 250.286.5726; Fax: 250.286.5761

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

<p><b>Who is on the Board of Variance?</b></p> <p>The Board consists of five volunteer members, appointed as follows:</p> <ul style="list-style-type: none"> <li>• two persons appointed by Council</li> <li>• two persons appointed by the Minister of Municipal affairs</li> <li>• one person appointed by the other four appointees.</li> </ul>	<p><b>Report to Council</b></p> <p>The report to Council on the proposed development application includes:</p> <ul style="list-style-type: none"> <li>• A full assessment of the proposal under application, including comments and recommendations from applicable City Departments and external agencies;</li> <li>• An outline of options available to Council;</li> <li>• A recommendation for the application to proceed or to be denied, and;</li> <li>• A notation of any conditions that must be addressed.</li> </ul> <p>A copy of the report is faxed or mailed to the applicant for their information. The applicant has the opportunity to appear as a delegation to present the proposal and answer any questions at the Council meeting.</p>
<p><b>Board Meetings and Decisions</b></p> <p>Board meetings are scheduled as required to consider applications, and are open to the public. The applicant is encouraged to attend. Anyone having received notice of the hearing, such as interested neighbors, may also attend. The Board decision is made immediately following the hearings. Decisions can be obtained from the Planner the day after the meeting. Once the application is received, the Board of Variance is usually able to give the applicant a decision within approximately 14 days. Decisions of the Board are final and cannot be appealed. However a court of law can require a Board to re-hear an appeal on the basis of a “procedural error of law” under the Judicial Review Procedure Act. Further appeal can be made to the Supreme Court.</p>	<p><b>Final Approval</b></p> <p>If the majority of Council members are satisfied that the proposal is beneficial to the community, and all legal requirements and conditions have been met, Council has the authority to formally approve the proposal under application. A letter notifies the applicant when the approval is granted and the file is closed.</p>

**Application Process**

<b>Board of Variance</b>	<b>Development Variance Permit</b>
<ul style="list-style-type: none"> <li>• Complete application and submit with applicable fees.</li> </ul>	<ul style="list-style-type: none"> <li>• Complete application and submit with applicable fees.</li> </ul>
<ul style="list-style-type: none"> <li>• Application is circulated for comments.</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant holds a Neighbourhood Public Meeting.</li> </ul>
<ul style="list-style-type: none"> <li>• The Planner prepares a report for the Board of Variance members and a Board of Variance hearing is scheduled.</li> </ul>	<ul style="list-style-type: none"> <li>• Application is circulated for comments.</li> </ul>
<ul style="list-style-type: none"> <li>• Notification is sent to the adjacent property owners of the hearing, giving them an opportunity to attend.</li> </ul>	<ul style="list-style-type: none"> <li>• Notice of Intent is sent to adjacent landowners, giving details of the application and the opportunity to provide comments.</li> </ul>
<ul style="list-style-type: none"> <li>• The proposal presented to the Board of</li> </ul>	<ul style="list-style-type: none"> <li>• Planner prepares a report to Council</li> </ul>

**Land Use Services Department**

Variance and a decision is made.	relating any letters or information received from the Notice of Intent, results of Neighbourhood Public Meeting to Council for consideration of approval.
<ul style="list-style-type: none"> <li>The applicant is notified of the decision.</li> </ul>	<ul style="list-style-type: none"> <li>The applicant is then notified of the decision.</li> </ul>
	<ul style="list-style-type: none"> <li>If approved, Development Variance Permit is issued and a notice registered against the property at Land Titles is filed.</li> </ul>

### Development Application Fees

Upon the submission of an application for a permit, renewal or amendment of a permit, or to the Board of Variance, the applicant shall pay the City of Campbell River an application fee in the amount set out in Schedule 'A' of Bylaw No. 3435, 2010, as shown below. Any refunds applicable shall be made in accordance with Schedule 'B', of Bylaw No. 3266, 2006, also shown below.

<b>Development Variance Permits</b>	\$750.00
Time Extensions	\$200.00
Amendments to an Existing Permit	\$500.00
Board of Variance	\$500.00 plus HST
Registration Fee for all applications requiring a Notice on Title	\$30.00 plus HST

### Refundable Amounts

Where an application, or an amendment to a permit has been refused by the City of Campbell River Council or Board of Variance the City of Campbell River, the Land Use Services Department shall notify the applicant in writing within fifteen (15) days immediately following the date of refusal, including any reasons for rejection where applicable, and including any applicable refunds as outlined in Schedule "B" of Bylaw 3266.

1. Development Fees that are refunded prior to the file/application circulation are eligible for the cost of the Development Fee **less** 10% for administration.
2. Development Fees that are refunded after circulation and prior to Land Use Services Department report to Council or Board of Variance for consideration are eligible for the cost of the Development Fee **less** 30% for administrative costs.
3. No development fees will be refunded after an application where the public notification has been completed.

### Re-Application

Subject to Section 895(3) of the Local Government Act, re-application for an amendment or permit or to the Board of Variance, that has been refused by Council or an Approving Authority at the City of Campbell River, shall not be considered within a six (6) month period immediately following the date of refusal. The Land Use Services Department will immediately consider and process a "new" application or "revised" application that is significantly different from an amendment or permits that have been refused by Council or Approving Authority.

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All submissions must ensure the following information is included as part of the completed application package:

<input type="checkbox"/>	Complete application package signed by the registered owner(s) of the subject property.
<input type="checkbox"/>	Agent or Consultant Authorization - If an agent/consultant is applying on behalf of the registered owner(s), all owners must have signed under AGENT OR CONSULTANT/OWNER AUTHORIZATION, b) IF AN AGENT OR CONSULTANT IS APPLYING ON BEHALF OF THE OWNER.  <b>Please note the City shall deal exclusively with the agent/consultant with respect to all matters pertaining to the proposed application, unless the City is advised in writing that the agent is no longer acting on behalf of the owners.</b>
<input type="checkbox"/>	British Columbia Land Title for the subject property dated no more than fourteen days prior to the date of application.
<input type="checkbox"/>	A plan completed by registered British Columbia Land Surveyor detailing building location, lot dimensions and designations, highway, public roadway, rights-of-way, location of creeks, water courses, wetlands, and pertinent topographic features.
<input type="checkbox"/>	Application Fee to be paid at time of submission.
<input type="checkbox"/>	Completed Schedule 1, Site Profile, as per the Waste Management Act, for the subject property.
<input type="checkbox"/>	Written statement of intent outlining the proposed use of the subject property and the reasons/rationale for the proposal, including how it will benefit the surrounding neighbourhood.

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Variance Application

RECEIPT

This will serve as your receipt  
once certified by the  
**City of Campbell River**  
301 St Ann's Road,  
Campbell River, BC  
V9W 4C7



Variance Application

**TYPE OF APPLICATION:**

<input type="checkbox"/>	DEVELOPMENT VARIANCE PERMIT Fee: \$750.00	<input type="checkbox"/>	BOARD OF VARIANCE Fee: \$500.00 + HST
<input type="checkbox"/>	AMENDMENT TO AN EXISTING DEVELOPMENT VARIANCE PERMIT Fee: \$500.00		
<input type="checkbox"/>	TIME EXTENSION Fee: \$200.00	<input type="checkbox"/>	REGISTRATION FEE for all Applications requiring a Notice on Title - Fee: \$30.00 + HST

**APPLICATION DETAILS: (Office Use only)**

APPLICATION #:		DATE RECEIVED:	
PLANNER:		CHECKED BY:	

**NOTE:** The personal information collected on this form is collected for the purpose of an operating program or activity of the City of Campbell River as authorized by Section 26 (c) of the **Freedom of Information and Protection of Privacy Act**. All information collected with this form shall be disclosed to the public upon request. Copies of drawings submitted with this application become part of the local government's records and therefore subject to the **Freedom of Information and Protection of Privacy Act**. If you have any questions about the collection and use of this information, please contact the Deputy City Clerk at (250) 286-5700.

**TO BE COMPLETED BY APPLICANT:**

First Name:		Last Name:	
Company Name:			
Address:			
City:			
Province:		Postal Code:	
Telephone:		Fax:	
		Email:	

**SUBJECT PROPERTY INFORMATION:**

<b>CIVIC ADDRESS:</b>	
<b>LEGAL DESCRIPTION:</b>	

**REGISTERED OWNER UNDER BRITISH COLUMBIA LAND TITLE:** *(Please list names of ALL registered owners of the subject property along with full mailing addresses and phone numbers. (Attach a separate sheet if required))*

<b>First Name:</b>		<b>Last Name:</b>	
<b>Company Name:</b>			
<b>Address:</b>			
<b>City:</b>			
<b>Province:</b>		<b>Postal Code:</b>	
<b>Telephone:</b>		<b>Fax:</b>	
		<b>Email:</b>	

**AGENT OR CONSULTANT (WORKING UNDER THE WRITTEN AUTHORITY OF THE OWNER):**

<b>Contact Person First Name:</b>		<b>Last Name:</b>	
<b>Company Name:</b>			
<b>Address:</b>			
<b>City:</b>			
<b>Province:</b>		<b>Postal Code:</b>	
<b>Telephone:</b>		<b>Fax:</b>	
		<b>Email:</b>	

**REASON FOR APPLICATION:**

<b>Bylaw Being Varied (Bylaw No.):</b>		<b>Section(s) in Bylaw Being Varied:</b>	
<b>Existing Community Plan Designation:</b>		<b>Existing Zoning Category:</b>	

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**LEGAL CONCERNS:**

What is the nature of any restrictive covenants and/or easements registered against this property?

**DELEGATIONS:**

Do you wish to appear before Council/Board to explain your proposal?

**Yes**

**No**

**AGENT OR CONSULTANT /OWNER AUTHORIZATION (Only fill in one):**

**a) IF REGISTERED OWNER IS PERSONALLY APPLYING:**

I, \_\_\_\_\_ solemnly declare that I am the registered owner of the real property

(Owner of Property)

described as: \_\_\_\_\_

(Legal Description of Property)

and that I am registered as such in the Land Registry Office of Victoria, BC. I hereby declare that the foregoing information is true and proper and I make this declaration knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of **All** Registered Owner(s) Required: \_\_\_\_\_ Date: \_\_\_\_\_

(attach a separate sheet if necessary)

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

(Please Print)

**b) IF AN AGENT OR CONSULTANT IS APPLYING ON BEHALF OF THE OWNER:**

**NOTE:** Where the applicant is **NOT** the property owner, the following certification must be signed by **ALL REGISTERED OWNERS** or their Solicitor(s):

I, \_\_\_\_\_ solemnly declare that I am the authorized agent for

(Name of Agent/Consultant – Please Print)

\_\_\_\_\_ who is the registered owner of the real property

(Name of Owner – Please Print)

described as: \_\_\_\_\_

(Legal Description of Property)

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It is understood that until the City of Campbell River is advised in writing that I am no longer acting on behalf of the undersigned registered owner, **the City shall deal exclusively with me with respect to all matters pertaining to the proposed application.** I hereby declare that the foregoing information is true and proper and I make this declaration knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Agent: \_\_\_\_\_

Signature of **ALL** Registered Owner(s) Required: \_\_\_\_\_  
*(attach a separate sheet if necessary)*

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

**Please ensure you have completed and submitted with this application  
"Schedule 1 – Site Profile", as per the Waste Management Act.**

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

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

[includes amendments up to B.C. Reg. 343/2008, January 1, 2009]

## **Schedule 2**

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

### **Industrial and Commercial Purposes and Activities**

<b>I</b>	<b>COLUMN II Purpose or Activity</b>	<b>C</b>	<b>Metal Smelting, processing or finishing industries and activities</b>
<b>A</b>	<b>Chemical industries and activities</b>		
	<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 dyeing</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>		<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>	<b>Mining, milling or related industries and activities</b>
			<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. non ferrous metal concentrate wholesale bulk storage or shipping</li> <li>6. nonferrous metal mining or milling</li> </ol>
		<b>E</b>	<b>Miscellaneous industries, operations or activities</b>
			<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 sites which have been or likely have been contaminated by substances migrating from other properties</li> <li>10. controlled substances, as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations</li> <li>11.</li> </ol>
<b>B</b>	<b>Electrical equipment and activities</b>		
	<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> <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>		

#### **Land Use Services Department**

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<b>F</b>	<b>Petroleum and natural gas drilling, production, processing, retailing, distribution and storage other than the storage of residential heating fuel in tanks</b>
	<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 petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks</li> <li>5. petroleum, natural gas or sulphur pipeline rights of way excluding rights of way for pipelines used to distribute natural gas to consumers in a community</li> <li>6. petroleum product, other than compressed gas, or produced water storage in above ground or underground tanks</li> <li>7. petroleum product, other than compressed gas, wholesale bulk storage or distribution</li> <li>8. petroleum refining wholesale bulk storage or shipping</li> <li>9. solvent manufacturing or wholesale bulk storage</li> <li>10. sulphur handling, processing or wholesale bulk storage and distribution</li> </ol>
<b>G</b>	<b>Transportation industries, operations and related activities</b>
	<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>	<b>Waste disposal and recycling operations and activities</b>
	<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> </ol>

	<ol style="list-style-type: none"> <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. special 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>	<b>Wood, pulp and paper products and related industries and activities</b>
	<ol style="list-style-type: none"> <li>1. particle board manufacturing</li> <li>2. pulp mill operations</li> <li>3. pulp and paper manufacturing</li> <li>4. treated wood storage at the site of treatment</li> <li>5. veneer or plywood manufacturing</li> <li>6. wafer board manufacturing</li> <li>7. wood treatment (antisapstain or preservation)</li> <li>8. wood treatment chemical manufacturing, wholesale bulk storage</li> <li>9. sawmills</li> </ol>