

The Official Community Plan is a policy document to guide decisions on planning and land use within the City of Campbell River.

The Zoning Bylaw divides the City into zones with established boundaries, and regulates the use of land, location of uses on land, the size of parcels created by subdivision, and the density of development.

Official Community Plan and Zoning amendment bylaws change the land use designation or zoning provisions for a property, or for the text contained in the body of the document. These two types of applications follow similar processes and are frequently processed together when both require amendment.

## Application Process

Official Community Plan Bylaw	Zoning Bylaw
Application received	Application received
Erect development proposal sign	Erect development proposal sign
Neighborhood public meeting	Neighborhood public meeting
Circulated	Circulated
Presented to Development Advisory Commission	Report to Council for 1st & 2nd reading
Report to Council for 1st & 2nd Reading	Bylaw sent for Ministry of Highway's Approval (within 800 metres of a highway)
Public hearing	Public hearing
Council for 3rd & Final adoption	Council for 3rd & Final adoption
Text and/or map amended	Text and/or map amended
Application file closed	Application file closed

## Development Application Fees

Upon the submission of an application for a bylaw amendment, the applicant shall pay the City of Campbell River an application fee in the amount set out in Schedule 'A' of Bylaw 3435, 2010, as shown below.

Development Category	Application Fee
OCP Amendments	\$2000.00 plus \$500.00 Public Hearing Fee plus HST
Zoning Amendments	\$2000.00 plus \$500.00 Public Hearing Fee plus HST
OCP/Zoning Combined application	\$3200.00 plus \$500.00 Public Hearing Fee plus HST
Fees for Additional Public Hearings on Revised Application (by applicants)	\$500.00 plus HST
Amendment or Discharge of Existing Land Use Contract: 1. In conjunction with associated Rezoning; or 2. No associated rezoning	1. \$400.00 plus HST 2. \$800.00 plus \$500.00 Public Hearing Fee plus HST

### 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)

## Neighbourhood Public Meeting

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.

In the case of applications to amend an Official Community Plan or a Zoning Bylaw, the applicant is required to hold a neighborhood public meeting and present the minutes and results to the Land Use Services department staff not less than one week prior to the presentation of the application and bylaw(s) to City Council for 1st and 2nd reading.

## Development Advisory Commission (*OCP Amendment Bylaw only*)

The Development Advisory Commission advises Council on Official Community Plan amendment applications. All applicants are advised to attend the applicable Commission meeting to discuss and answer any questions concerning the proposed development.

## Development Proposal Sign Requirements

In the case of applications to amend an Official Community Plan or a Zoning Bylaw, the applicant is responsible for erecting a development proposal sign to the specifications outlined in Bylaw 3266, 2006. The sign(s) must be posted a minimum of 14 days following application submission to the City of Campbell River.

### Specifications:

The Notice of Development Sign(s) shall be a minimum of 1.8 metres × 1.2 metres (6 feet × 4 feet) in size and constructed of 1.3 cm (1/2 inch) plywood or other durable material with a dark blue background and white lettering. It will include a Site Map that is white with dark blue or black highlights. Lettering will be block capitals with:

- Headings and sign copy not less than 7.62 cm (3 inches) in height.
- Map lettering not less than 3.8 cm (1.5 inches) in height.
- Adjacent properties to the subject property are to be indicated on the map.

Where the sign is mounted on a building, it must be unobstructed from the street, and the bottom edge shall be a minimum of 122 centimeters from the ground.

### Locations:

The notice shall be posted in a location unobstructed to view from the street:

- (a) no further than six metres from the property line abutting a street; and
- (b) where property abuts two or more streets, excluding lanes, a sign shall be posted no further than six metres from each abutting street or alternatively from the intersection point of the two streets at a 45 degree angle; or
- (c) where placement of a required sign on a property is not feasible, the notice may be posted on an abutting road right of way, subject to approval by the City of Campbell River.

### Timing:

The sign(s) must be posted no later than 14 days following submission of application to the City of Campbell River.

### Posting:

It is the responsibility of the applicant to make, buy, or rent the sign(s) and to post the same. Failure to install the sign(s) according to these requirements will result in a postponement in the processing of the application.

**\*Note:** City-initiated map amendments involving multiple properties, and text amendments affecting multiple properties, are exempt from requirements to install development proposal signs.

**Example for Development Proposal Sign Format as per Schedule “C” of Bylaw 3266:**

**REZONING APPLICATION**

**AN APPLICATION HAS BEEN SUBMITTED TO THE CITY OF CAMPBELL RIVER TO REZONE THIS PROPERTY FROM RESIDENTIAL ONE (R-1) TO COMMERCIAL ONE (C-1)(EXAMPLE ONLY).**

**PROPERTY ADDRESS:**  
ADDRESS OF PROJECT

**FOR PUBLIC HEARING INFORMATION CONTACT**

**THE CITY OF CAMPBELL RIVER**  
**PLANNING SERVICES DEPARTMENT PHONE: 250-286-5726**  
**301 ST. ANN'S ROAD**  
**CAMPBELL RIVER, BC. V9W 4C7**

**FOR FURTHER INFORMATION CONTACT**

**APPLICANT/AGENT'S NAME**  
**ADDRESS**  
**PHONE NUMBER**

## Report to Council

The report to Council on the proposed development application includes:

- A full assessment of the proposal under application, including comments and recommendations from applicable City Departments and external agencies;
- An outline of options available to Council;
- A recommendation for the application to proceed or to be denied, and;
- A notation of any conditions that must be addressed.

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 before Council to present the proposal and answer any questions at the Council meeting at presentation of the bylaw for 1<sup>st</sup> & 2<sup>nd</sup> readings.

## Public Hearing

Applications are subject to a statutory Public Hearing held before Council. The owners of all properties located within 100 meters of the subject property are formally notified. All persons who believe that their interest in the property is affected by the proposal shall be afforded a reasonable opportunity to be heard or to present written submission respecting matters contained in the proposal. Please note that legal considerations prevent Council from receiving any representations made after the closing of the Public Hearing.

In the case of applications to amend a Zoning Bylaw, Council may waive requirements for holding the Public Hearing in accordance with the provisions of Section 893 of the Local Government Act:

- a) where the proposed zoning amendment is in compliance with the applicable Official Community Plan policies; and
- b) where no significant objections or issues as determined by Council were received at the Neighbourhood Public Meeting.

### Ministry of Highway's Approval (*Zoning Amendment Bylaw only*)

If the subject property is located within 800 meters of a provincial controlled access highway, or if the application is for a zoning text amendment which affects the use of lands within 800 metres of a provincial controlled access highway, the zoning amendment bylaw must have approval from the Ministry of Transportation before it can receive final approval from City Council. Staff do endeavor to obtain this approval prior to consideration for adoption.

### Final Adoption

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 adopt the proposal under application. A letter notifies the applicant when the Bylaw is adopted and the file is closed.

### Refundable Amounts

Where an application and amending bylaw has been refused by the City of Campbell River Council, 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 for consideration are eligible for the cost of the Development Fee **less** 30% for administrative costs.
3. Development Fees that are refunded at or after Council has completed 1<sup>st</sup> and 2<sup>nd</sup> reading of a bylaw but prior to scheduling of the public hearing are eligible for the cost of the Development Fee **less** 60% for administrative costs.
4. No development fees will be refunded after an application has had a public hearing or 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 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 permit that has been refused by Council or Approving Authority.

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

- Complete application package signed by the registered owner(s) of the subject property.
- 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.

**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.**

- British Columbia Land Title for the subject property dated no more than fourteen days prior to the date of application.
- Application Fee to be paid at the time of submission.
- Completed Schedule 1, Site Profile, as per the Waste Management Act, for the subject property.
- Letter of authorization if the applicant is not the owner, a letter must be provided from the owner authorizing the applicant to act on his/her behalf.
- Concept Plan(s) to include the following information:
  - o Site Plan of sufficient detail and scale to show building design and parking layout, relationship to adjoining lands and development, site access, landscaping, buffer treatment, and any other information which may be deemed relevant to the proposal.
  - o Elevation drawings of sufficient detail to show the form and character of the proposed development.
  - o One (1) set of 8<sup>1/2</sup> × 11 drawings and two (2) sets of 11 × 17 drawings.
- Conceptual Landscape Plan including location of buildings, paving and all landscaping including planting beds, grass, fencing, sidewalks, paving areas, recreation equipment and location of trees and vegetation to be retained; location of all plants and plant list, location of existing and future features and utilities, including irrigation system and long term maintenance plan.

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**Land Use Services Department**

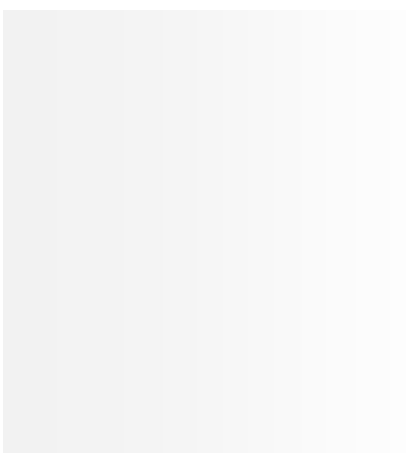
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RECEIPT



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



## Official Community Plan Zoning Bylaw Amendment Application

### TYPE OF APPLICATION:

<input type="checkbox"/>	OFFICIAL COMMUNITY PLAN	<input type="checkbox"/>	ZONING BYLAW AMENDMENT
<input type="checkbox"/>	OFFICIAL COMMUNITY PLAN & ZONING BYLAW AMENDMENT COMBO		
<input type="checkbox"/>	OFFICIAL COMMUNITY PLAN or ZONING BYLAW AMENDMENT – Additional Public Hearing on Revised Application (by applicant)		

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

APPLICATION #: \_\_\_\_\_ BYLAW #: \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_ BYLAW #: \_\_\_\_\_

PLANNER \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

### APPLICANT:

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

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

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

City: \_\_\_\_\_

Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION:**

CIVIC ADDRESS: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

**OWNER UNDER BRITISH COLUMBIA LAND TITLE: (if different from Applicant)**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

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

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

City: \_\_\_\_\_

Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

Contact First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

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

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

City: \_\_\_\_\_

Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**REASON FOR APPLICATION (must be completed):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LAND USE DESIGNATIONS:**

Existing Community Plan Designation:	Proposed Community Plan Designation:
Existing Zoning Category:	Proposed Zoning Category:

**LEGAL CONCERNS:**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DELEGATIONS:**

Do you wish to attend the Development Advisory Commission Meeting do discuss your proposal?

*(OCP amendment only)*

Yes  No

Do you wish to appear before Council 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)

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>			
<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> <input type="checkbox"/> Subdivision application   <input type="checkbox"/> Zoning application   <input type="checkbox"/> Development permit   <input type="checkbox"/> Variance permit   <input type="checkbox"/> Demolition permit </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> <input type="checkbox"/> Under Order   <input type="checkbox"/> Site decommissioning   <input type="checkbox"/> Foreclosure </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>

# *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. 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>
	<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</li> <li>4. manufacturing or wholesale bulk storage</li> <li>5. fire retardant manufacturing or wholesale bulk storage</li> <li>6. fertilizer manufacturing or wholesale bulk storage</li> <li>7. ink or dye manufacturing or wholesale bulk storage</li> <li>8. leather or hides tanning</li> <li>9. paint, lacquer or varnish</li> <li>10. manufacturing, formulation, recycling or wholesale bulk storage</li> <li>11. pharmaceutical products, or controlled substances as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations</li> <li>12. plastic products (foam or expanded plastic products) manufacturing</li> <li>13. textile dyeing</li> <li>14. pesticide manufacturing, formulation or wholesale bulk storage</li> <li>15. resin or plastic monomer</li> <li>16. manufacturing, formulation or wholesale bulk storage</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</li> <li>6. wholesale bulk storage or shipping</li> <li>7. nonferrous metal mining or milling</li> </ol>
<b>B</b>	<b>Electrical equipment and activities</b>	<b>E</b>	<b>Miscellaneous industries, operations or 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>		<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>

#### **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>