

Guidance on Schedule 2 Purposes and Activities

[Schedule 2](#) of the Contaminated Sites Regulation (the Regulation) provides a comprehensive list of commercial and industrial purposes or activities which have the potential to cause contamination. This Schedule is used to determine if a site profile form is required at certain trigger points such as site decommissioning, foreclosure, selling a property or application for certain local government approvals. The site profile form can be found [on our website](#).

How to read Schedule 2

Schedule 2 lists 94 different purposes or activities which the ministry has determined to have the potential to cause contamination at a property. These purposes or activities are separated into nine categories (A through I). When referencing a Schedule 2 activity on a site profile form, you must indicate both the category (column I) and the purpose or activity number within that category (column II). For example, a property with a service station would indicate F5 “petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks” in Section III on the site profile form.

Interpreting Schedule 2 uses

The ministry often receives requests for clarification of certain activities listed in Schedule 2.

When interpreting Schedule 2 uses, keep in mind that the activities are meant to represent commercial and industrial activities only. For example a private resident completing maintenance and occasional repair of vehicles for

personal use would not qualify as a Schedule 2 activity. Alternatively, if a commercial activity is occurring on residential or agricultural land, regardless of municipal zoning, the activity must be declared when completing a site profile.

The following sections provide answers to some of the most frequently asked questions regarding Schedule 2 uses.

Are any of the following considered Schedule 2 activities?

Mobile facilities

No. A facility must be stationary, semi-permanent or permanent to be considered a Schedule 2 activity on a site. For example, a fuel tank mounted on a truck or trailer and moved regularly is not considered a Schedule 2 activity.

Heating oil fuel storage

No. Fuel stored for the purpose of heating on either a residential or a non-Schedule 2 commercial or industrial property (for example, a bakery) is not considered a Schedule 2 activity.

Emergency generators and associated fuel tank

No. Emergency generators are not considered to fall within the definition of B7 “electrical power generating operations...”

Railway tracks

It depends. For the purposes of completing a site profile, active railway tracks would only be noted as a Schedule 2 activity where a “rail yard”, maintenance facility or other freight handling also occurred. However, upon decommissioning, all railway tracks are considered a Schedule 2

activity (G3, G6 or G7, as appropriate) and must be included in a site profile.

A property underlain by a mine shaft that does not daylight anywhere on the property

It depends. If the mine shaft was solely for the purposes of assessing the mining potential or for ventilation, the use would not be considered a Schedule 2 use under Category D “Mining, milling or related industries and activities”. If the underground workings below the property were areas where asbestos, coal or metal extraction occurred, then that is a Schedule 2 activity.

Asphalt or concrete deposited at a site

It depends. Item H6 “construction demolition material, including without limitation asphalt and concrete, landfilling” is specific to landfilling.

H6 captures those landfilling operations where large volumes of degraded asphalt or concrete have been disposed of. Consequently, the mere presence of buried asphalt or concrete at a site is not considered a Schedule 2 activity if the site is not a landfill. Also, beneficial reuse of asphalt or concrete as fill in a roadbed or breakwater does not constitute landfilling and therefore is not captured by H6.

Asphalt batch plants

Yes. Asphalt batch plants would fall within the definition of E3 – asphalt tar manufacture, wholesale storage or distribution, unless the plant is considered mobile.

Drug manufacturing sites

Yes. Both legal and illegal drug manufacturing sites would be considered a Schedule 2 activity (A9 or E11 “controlled substances manufacturing or operations”) if the drug is a controlled substance listed in the Federal *Controlled Drugs and Substances Act*. Note that methamphetamine, ecstasy and marijuana are all controlled substances under that Act.

What is wholesale bulk storage?

The term “wholesale bulk storage” is used extensively throughout Schedule 2 and is not defined in the *Environment Management Act* or the Regulation. For site profile purposes, the term “wholesale bulk storage” means storage of substances, materials or equipment, in large quantities for *resale* to retailers, or to industrial, commercial or institutional users.

The term “bulk storage” is also used in Schedule 2 and has a similar meaning except the materials being stored are not necessarily slated for resale.

Waste disposal and recycling operations and activities (Category H of Schedule 2)

These activities are often permitted or otherwise authorised under the *Environmental Management Act*; however, they must still be reported on a site profile. For example, a municipal landfill would fall under H15 – municipal waste storage, recycling, composting or landfilling.

Note: This guidance document does not replace the Environmental Management Act or its regulations. It does not list all provisions relating to contaminated sites services. If there are differences or omissions in this document, the Act and regulations apply.

For more information, contact the Environmental Management Branch at siteprofiles@gov.bc.ca or visit the “[Site Profiles](#)” key topic on our website.