

The ministry proposes the Stage 12 Contaminated Sites Regulation amendments; changes to the Wide Area Site name and errata from Stage 10/11.

## Introduction

### Wide Area Site provisions

The Contaminated Sites Regulation (CSR) under the *Environmental Management Act* (EMA) has provisions to designate a site as a WAS, for sites with many parcels of land whose contaminants came from specified source(s). A WAS designation provides relief to the responsible party for some requirements under the CSR, to help streamline the administrative burden of the remediation process (See [Fact Sheet 47](#)).

A WAS is designated by a Director under section 14 of the CSR and applies to specific contaminants and sources. The key features of a WAS is that it covers a large geographic area with many individual properties, and many (or all) of the individual properties may be contaminated with the specified contaminants.

The benefits of a WAS designation include, but are not limited to:

- Allowing a Medical Health Officer to recommend alternative remediation standards for human health;
- Liability exemptions for current/previous property owners affected by WAS source contaminants;
- Exemptions from the Site Profile process, allowing landowners to pursue local government authorizations;
- Exemptions from mandatory Migration of Contamination and Independent Remediation notifications.

### Stage 10/11 Errata

The Stage 10 amendments to the CSR were approved on October 27, 2016. These comprehensive amendments:

- Updated existing soil, water and vapour standards, and added new soil and water standards for emerging contaminants,
- Consolidated the existing schedules into four new ones, organized by environmental media;
- Added new category of vapour standards for parkades;
- Provided new soil standards for two new residential land uses: high density and low density;
- Set two tiers of wildlands standards: natural and reverted;
- Provided transitional provisions to allow effective administration of the regime during the 12 months that led to the amendments coming into effect.

For a comprehensive list of all changes, see the [Stage 10 Amendment Update](#).

Following the year of transition, the Stage 11 amendments to the CSR were approved on October 31, 2017. These amendments corrected a number of errors found during the year of transition in the Stage 10 amendments.

## *Objectives*

The proposed Stage 12 amendments will:

- ➔ Change the name of a Wide Area Site in the CSR to an “Environmental Management Area,”
- ➔ Not affect any of the current WAS/WARP provisions in the CSR,
- ➔ Amend errors to the CSR that were introduced with the Stage 10/11 amendments.

## **Proposed Amendments**

### **Wide Area Site provisions**

Amend the CSR to change the name for a Wide Area Site; this name would have the same meaning as a WAS designation, and would not affect the WAS provisions in the CSR. This change will affect existing WAS designation holders, and future WAS sites. The new proposed name is an Environmental Management Area (EMA), and the name of a Wide Area Remediation Plan (WARP) will not change.

### **Stage 10/11 Errata**

Although every effort was made to ensure the Stage 10/11 amendments were accurate and correct, some typographical, transcription and other errors were introduced into the CSR.

Amend CSR Schedule 1.1 – Summary of Site Condition – to include new land uses and schedule names.

Amend CSR Schedules 3.1 to 3.4 for known errors in the standards.

The fillable Summary of Site Condition form available on the Land Remediation Section's website will be updated to reflect the changes in the CSR, if the amendments are approved. There will be no transition period for the standards being updated.