ANNOTATED SUMMARY OF SITE CONDITION[[1]](#footnote-2)

**The SoSC is a legal document and should not be altered / no additional sections should be added. To address the limitations of the document, add sufficient information to the various ‘notes’ sections within the document to clarify any issues or situations that do not fit the form’s current structure or content.**

* Red text throughout the document is annotations meant to provide guidance for the completion of the SoSC.
* Blue text throughout the document is notes that are provided by BC ENV in the SoSC template to provide guidance for the completion of the SoSC.

# PART 1: COVER PAGE (to be completed by the Approved Professional)

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| CURRENT SITE OWNER (click on button to add owners as required) | | | | | | ADD OWNER |  | | REMOVE THIS OWNER | |  | |
| COMPANY NAME | | | | CONTACT NAME | | | | | | | | |
| ADDRESS - STREET | | | | | CITY | | | | | | | |
| PROVINCE/STATE | | COUNTRY | | | | | | | | POSTAL CODE | | |
| PHONE | FAX | | | E-MAIL | | | | | | | | |
| APPLICANT (if instrument is being applied for) Same as above, or: | | | | | | | | | | | | |
| COMPANY NAME | | | | CONTACT NAME | | | | | | | | |
| ADDRESS - STREET | | | | | CITY | | | | | | | |
| PROVINCE/STATE | | COUNTRY | | | | | | | | POSTAL CODE | | |
| PHONE | FAX | | | E-MAIL | | | | | | | | |
| AGENT Same as applicant above, or: | | | | | | | | | | | | |
| COMPANY NAME | | | | CONTACT NAME | | | | | | | | |
| ADDRESS - STREET | | | | | CITY | | | | | | | |
| PROVINCE/STATE | | COUNTRY | | | | | | | | POSTAL CODE | | |
| PHONE | FAX | | | E-MAIL | | | | | | | | |
| APPROVED PROFESSIONAL(S) (if making a recommendation under the CSR or another submission) | | | | | | | | | | | | |
| COMPANY NAME | | | | APPROVED PROFESSIONAL NAME | | | | | | | | |
| STREET | | | | | CITY | | | | | | | |
| PROVINCE/STATE | | COUNTRY | | | | | | | | POSTAL CODE | | |
| PHONE | FAX | | | E-MAIL | | | | | | | | |
| SCOPE OF REVIEW COMPLETED BY APPROVED PROFESSIONAL (e.g. arm's length risk-based standards review). | | | | | | | | | | | | |
|  | | | Add Approved Professional | | | |  | Remove Approved Professional | | | |  |

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| REASON FOR COMPLETING THIS SUMMARY |
| Recommendation is being made, or This is a submission without a recommendation under the CSR  **ROLE OF APPROVED PROFESSIONAL**  **Reviews:**  Stage 1 preliminary site investigation report (Stage 1 PSI) Stage 2 preliminary site investigation report (Stage 2 PSI) Detailed site investigation report (DSI)  Background substance concentrations report Remediation plan without risk assessment report Remediation plan with risk assessment report Confirmation of remediation report (CoR)  Quantitative human health or ecological risk assessment report Screening level risk assessment report  Other (please specify): |
| **Recommendation(s) *(With Regulatory Instrument):***  Determination *(Determination)*  Approval in Principle, numerical standards *(AiP numerical standards)* Approval in Principle, risk-based standards *(AiP risk-based standards)* Contaminated Soil Relocation Agreement (CSRA)  Certificate of Compliance, numerical standards *(CoC numerical standards)* Certificate of Compliance, risk-based standards *(CoC risk-based standards)* Other (please specify): |

**PART 2: EXECUTIVE SUMMARY** *(To be completed by the Approved Professional(s) reviewing site investigation, risk assessment, remediation or confirmation of remediation reports)*

Ensure information provided for the Site / off-site affected properties is consistent with the information presented in the site documentation (e.g., legals plans) and with the information presented on the certification document(s) (e.g., metes and bounds, PIDs/PINs, lats/longs). **NOTE:** Separate SoSCs are required for each certification document application (eg., for a source site and offsite affected property).

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| SITE LOCATION (*The site and location plans are to be provided and referenced in submitted reports and/or as Schedule A of the draft instrument)* | | | | | | | | | | | | | |
| **Subject Site** | | | | | | | | | | | | | |
| CIVIC ADDRESS(ES) | | | | | | | | | | | | | |
| SITE COMMON NAME (if applicable) | | | | | | | | | | | | | |
| LEGAL DESCRIPTION or METES AND BOUNDS (add additional pages if needed) | | | | | | | | | | | | | |
| PID(s) | | | | | *OR* | *PIN(s) if untitled Crown land)* | | | | | | Add | Delete |
|  | | | | |  | | | | | | | **+** | **-** |
|  | | | | |  | | | | | | | **+** | **-** |
| Centre of site (using NAD 83 convention (accurate to ± 0.5 second): | | | | | | | | | | | | | |
| **Latitude** | | | | | | **Longitude** | | | | | | | |
| DEGREES | MINUTES | | SECONDS | | | DEGREES | | | MINUTES | | SECONDS | | |
| **Offsite impacted Properties *or* Receiving Site** | | | | |  | Offsite impacted property(ies) – provide information for each  Receiving site for Contaminated Soil Relocation Agreement Not Applicable < check the appropriate check box> | | | | | | |  |
| CIVIC ADDRESS(ES) | | | | | | | | | | | | | |
| SITE COMMON NAME (if applicable) | | | | | | | | | | | | | |
| LEGAL DESCRIPTION or METES AND BOUNDS (add additional pages if needed) | | | | | | | | | | | | | |
| PID(s) | | | | | *OR* | *PIN(s) if untitled Crown land)* | | | | | | Add | Delete |
|  | | | | |  | | | | | | | **+** | **-** |
|  | | | | |  | | | | | | | **+** | **-** |
| BC SITE ID (if applicable) | | Centre of site (using NAD 83 convention (accurate to ± 0.5 second): | | | | | | | | | | | |
| **Latitude** | | | | | | **Longitude** | | | | | |
| DEGREES | | MINUTES | | | SECONDS | DEGREES | | MINUTES | | SECONDS | |

Add Offsite

Delete This Offsite

# PART 3: DOCUMENT SUMMARY

*(List of all known site investigation, risk assessment (including screening level risk assessment), remediation plan and confirmation of remediation reports completed and directly supporting correspondence submitted (for subject site and offsite impacted sites****).***

Documents should be listed according to dates from most to least current. In addition to the above, the following should be included as relevant:

* performance verification plans;
* applications for, and BC ENV approvals under protocols (e.g., 2, 4, and 9) to establish, for example, background levels of substances or site-specific standards;
* applications for, and BC ENV preapprovals, under Protocol 6
* applications for, and determinations of land, water, sediment or vapour use by a Director;
* discharge authorizations issued for works at the site under section 6 of the Environmental Management Act.

\*\*\*NB: Check that there are no disclaimers that preclude the ENV from reliance on the reports\*\*\*

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **#** | **Document Title** | **Author/Company** | **Document Date**  **(YYYY/MM/DD)** | **Add** | **Delete** |
| 1 |  |  |  | **+ -** | |
| 2 |  |  |  | **+ -** | |
| 3 |  |  |  | **+ -** | |
| 4 |  |  |  | **+ -** | |
| 5 |  |  |  | **+ -** | |

# PART 4: INVESTIGATION SUMMARY

# This section is specific to investigations, not remediation, and thus risk assessment reports should not be listed (include in Part 5, Remediation)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **4.1 Investigations Completed** | | | | |
|  | | **Yes** | **No** | **n/a** |
| Stage 1 PSI | Completed? |  |  |  |
| Includes Stage 1 PSI information as listed in CSR S.58 and any current applicable ministry protocols, guidelines, checklists, etc.? |  |  |  |
| Stage 2 PSI | Completed? |  |  |  |
| Includes Stage 2 PSI information as listed in CSR S.58 and any current applicable ministry protocols, guidelines, checklists, etc.? |  |  |  |
| DSI | Completed? |  |  |  |
| Includes DSI information as listed in CSR S.59 and any current applicable ministry protocols, guidelines, checklists, etc.? |  |  |  |
| Other Reports | Completed? *(Specify in Notes below)* |  |  |  |
| According to other guidelines? *(Provide explanation in notes below. Indicate how reports assist understanding of conditions and remediation.)* |  |  |  |
| NOTES  If other reports are applicable (and checked above), list here. | | | | |

*n/a – not applicable*

*If completed investigation reports are not adequate or if reports are titled differently or have a different scope than those listed above in accordance with the Contaminated Sites Regulation (i.e., PSI, DSI), complete Section 4.8 (Investigation or Interpretation Issues).*

|  |
| --- |
| **4.2 Site Conditions** |
| TOPOGRAPHY  *Describe steepness and direction of slope and position of site in relation to surrounding land* |
| STRATIGRAPHY  *Describe depth and thickness, grain size, etc. of typical stratigraphic components and note depth to cemented or very compact materials, bedrock / refusal, etc.* |
| HYDROGEOLOGY  *Describe groundwater levels, confining / semi-confining layers,* flow velocity and hydraulic conductivity.  Provide **rationale and supporting data** to show compliance with Protocol 21 "Water Use Determination" **where a specified groundwater use** (DW, AW, IW or LW) **has been determined not to apply**. Provide **explicit statements regarding the applicability of all water uses** (DW, AW, IW and LW), as well as **a description for every geological unit where an exemption** from a specified water use is proposed to apply (add additional pages if necessary). |
| SURFACE WATER FEATURES  *List name, direction and distance to nearest surface water bodies and the characteristics (e.g., relative size / flow) of the water body*  FRESH WATER |

|  |  |  |
| --- | --- | --- |
| MARINE WATERS | | |
| **4.3 Land Use** | | |
| **Location** | | **Description of Current Land Use(s) / Activities** |
| Onsite | Subject site |  |
| Offsite | North |  |
| East |  |
| South |  |
| West |  |
| Proposed land use of subject site: Same as above Other *(please specify below)* | | |
|  | | |

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| **4.4 Applicable Numerical Standards and Criteria** |
| ***(If more than one land or water use applies to the site, expand this section to specify additional land uses covered by the document, i.e. riparian areas, roadways, etc. Include a diagram to clearly show the area(s) with different standards)*** |

**Soil (CSR Schedule 3.1):**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Property** | **CSR Land Use** | | | | | | | |
|  |  | **AL** | **PL** | **RLLD** | **RLHD** | **CL** | **IL** | **Other** |
| Subject Site | Current |  |  |  |  |  |  |  |
| Proposed |  |  |  |  |  |  |  |
| Receiving site  *(if completed in support of a Contaminated Soil Relocation Agreement)* | |  |  |  |  |  |  |  |
| Offsite impacted property / management area | |  |  |  |  |  |  |  |
| Has a Protocol 2 (site-specific) or Protocol 4 (background) standard been applied? Yes No  If you check yes here, include notes in Section 4.6 notes table that explicitly list the site-specific standard(s) or the background concentration(s) applied. | | | | | | | | |
| If Other is specified above, please explain: *(e.g. WLN, WLR , applicable or excluded guidance, protocols or policies specific to the site)* | | | | | | | | |

|  |
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| Notes (provide rationale for why a typical standard does not apply) |

**Water (CSR Schedule 3.2):** *(Check all that apply)*

*Only check ‘No Water Use’ if no other water use applies to site.*

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **AW fresh** | **AW marine** | **IW** | **LW** | **DW** | **No Water Use** |
| Groundwater (CSR Schedule 3.2) |  |  |  |  |  |  |
| Has a Protocol 2 (site-specific) or Protocol 4 (background) standard been applied? Yes No  The reference to Protocols 2 and 4 is an error – this should be Protocol 9. If you check yes here, include notes in Section 4.6 notes table that explicitly list the background concentration(s) applied for groundwater. | | | | | | |
|  | Ambient fresh | Ambient marine |  |  |  |  |
| Surface Water  (Ambient Guidelines and/or Criteria) |  |  |  |  |  |  |

**Vapour (CSR Schedule 3.3):** *(Check all that apply)*

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **AL, PL, RL** | **CL** | **IL** | **Parkade** | **Other** |
| Soil Vapour |  |  |  |  |  |
| Notes (if other is specified above, include description of assumptions for both current and future development of the site that the selected vapour attenuation factors are based on).  Check the vapour uses that apply to **both current and future use** at the Site. Notes should **include specifics on the assumptions** that were made in the selection of the vapour attenuation factors for both current and future use, and **must be consistent with the Certification Document**, Schedule B, Clause 1. | | | | | |

**Sediment (CSR Schedule 3.4):** *(Check all that apply)*

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Freshwater | Marine/Estuarine | Sensitive | Typical | Not applicable |
| **Type of Aquatic Life** | | **Type of Habitat** | |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **4.5 APEC and PCOC Summary** | | | | |
| ***(Not applicable for a receiving site in a Contaminated Soil Relocation Agreement)***  Provide reference to a figure showing onsite and offsite areas of potential environmental concern (APEC) and potential contaminants of concern associated with each APEC: (add additional pages as necessary).  The spelling of each substance listed in this, and all other sections, must match the spelling for that substance in the applicable schedule of the CSR.  Substances should be listed alphabetically.  Use either of the following approaches to complete the table in section 4.5:   1. list each individual substance (per CSR schedules 3.1, 3.2, 3.3, 3.4) which is a PCOC in the table, or 2. list the substance classes (e.g., chemical group such as volatile organic compounds [VOCs]) in the table with a list of individual substances as an appended list. | | | | |
| Report # | Figure # | Page # | Add | Delete |
|  |  |  | **+** | **-** |
|  |  |  | **+** | **-** |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Area of Potential Environmental Concern (APEC)** | |  | **Check where analyses completed** | | | | | |  | |
| # | **Description**  *(describe location in relation to process source, waste, fill, land use or activity, etc. giving rise to APEC, and if APEC is primarily due to soil or water contamination) (include product/chemical/waste type)* | **Potential Contaminant of Concern (PCOC)** *(Regulated Substances)* | Soil | Sediment | Ground Water | Surface Water | Vapour | Other (explain) | **Add** | **Delete** |
|  |  |  |  |  |  |  |  |  |  | |
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|  |  |  |  |  |  |  | **+** | **-** |

Other (please explain)

|  |  |  |  |
| --- | --- | --- | --- |
| APEC # |  | Add | Delete |
|  |  | **+ -**  **+ -**  **+ -** | |
|  |  |
|  |  |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **4.6 AEC and Contaminant Summary** | | | | | |
| Use same APEC numbers as used in Section 4.5  This section should list all contaminants of concern, including the maximum concentration ever identified at the Site. The list should be a sub-set of the list in Section 4.5.  Substances which meet the Schedule 3.3 numerical vapour standards after the application of appropriate vapour attenuation factors should not be listed as they are not contaminants of concern.  Stage 2 PSI - Provide reference to figure(s) showing the areas of environmental concern (AEC) and contaminants of concern associated with each AEC in onsite and offsite soil, water, sediment and/or vapour. Sample locations and corresponding analytical results shall be shown on each figure and in tabular form with reference to applicable standards: | | | | | |
| Environmental Medium | Report # | Figure # | Page # | Add | Delete |
|  |  |  |  | **+ -** | |
|  |  |  |  | **+ -** | |

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| --- | --- | --- | --- | --- | --- |
| DSI – Provide references to figures (plan and section), with contours, showing the specific lateral and vertical distribution of each contaminant of concern in onsite and offsite soil, sediment, water and vapour. Sections shall be longitudinal and transverse with respect to groundwater flow and include physical conditions (e.g. stratigraphy, water table etc.). Sample locations with corresponding analytical results used to develop each figure shall be shown on the figure and in tabular form with reference to applicable standards: | | | | | |
| Environmental Medium | Report # | Figure # | Page # | Add | Delete |
|  |  |  |  | **+** | **-** |
|  |  |  |  | **+** | **-** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | | | | **Extent of Contamination** | |  | |
| **AEC / APEC #**  (Use same #s as for APECs in Table above) | **Contaminant of Concern** | **Medium**  (e.g., soil, groundwater, sediment, vapour, surface water, other) | **Maximum Measured Concentration** (indicate units) | **Area (m**²**)** | **Depth Range (m)** | Add | Delete |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | | | | | **Extent of Contamination** | |  | | |
|  |  |  | |  |  |  |  | **+**  **+**  **+** | **-**  **-**  **-** |
|  |  |  | |  |  |  |
|  |  |  | |  |  |  |
| Notes (e.g. site type, classification, relevant approvals etc.):   * If the application is for a risk-based certification document include Site Type (i.e., Type 1 or 2) here. For guidance on Site Type see https://www2.gov.bc.ca/gov/content?id=8A639EC22A7841AA83403634A1712E71. * Include site risk-classification per Protocol 12. * If Protocol 2 Site Specific Standards, Protocol 4 Background Concentrations or Protocol 9 Background Concentrations including those listed in Protocols 4 and 9, and those approved by the director, have been applied, this must be documented here, and the values applied must be listed.   + The following notes are provided to clarify listing for P2 and background substance concentrations:     - If a substance exceeds a numerical standard but it is less than a local background concentration, it is not a contaminant and is considered evaluated to background (list here but do not carry forward in SoSC as a contaminant and list as evaluated to background on Certification Document).     - If a substance exceeds both a numerical standard and background, it is included in the table above as a contaminant of concern. If the substance is physically remediated to a local background concentration, it is considered remediated to background and is carried forward into the subsequent sections of the SoSC as a contaminant (and is listed on the Certification document as remediated to background). | | | | | | | | | |
| **4.7 Offsite Migration** | | | | | | | | | |
|  | | | | | | | | **Yes** | **No** |
| Is there evidence that one or more substances has migrated or is likely to have migrated to a neighbouring site and is or is likely causing contamination of the neighbouring property? | | | | | | | |  |  |
| Has any sampling occurred offsite for PCOCs in any media? | | | | | | | |  |  |
| Have preferential pathways been assessed? (including assessment of all neighbouring underground utility rights-of-way) | | | | | | | |  |  |
| *If yes to the first question, complete the following:*  There is evidence of historical, or current offsite transport of contaminants from the site in: groundwater; surface water; vapours; and/or other | | | | | | | | | |
| Briefly describe the nature of and evidence for offsite migration (either known, suspected or potential)  Include a statement to indicate whether neighbouring parcels are delineated. | | | | | | | | | |
| The impacted offsite lands are categorized as: having a potable groundwater source; being aquatic habitat, as formally defined;  agricultural lands | | | residential or urban parklands commercial land  industrial land | | wildlands | |  |  |  |
| **4.8 Investigation or Interpretation Issues to be Addressed** | | | | | | | | | |
| Identify any issues regarding investigations or interpretations if the PSI and DSI information may not satisfy the requirements of CSR Sections 58 and 59 and applicable protocols and guidance documents. Provide details if delineation is incomplete but a preapproval was not required. Give a brief summary of the scenario and describe how these issues will be addressed. Example scenarios: incomplete investigation due to inaccessible APEC; flow-through contamination; area wide contamination; remediation of part of a site; contaminants are a result of beneficial uses or; application of statistics to interpret data.  Include specifics regarding the investigation(s) at the Site that have not been included in the previous sections here. As noted above, if the investigation(s) or aspects thereof may not satisfy BC ENV’s requirements, includes details in this section.  In addition, as of April 2024 the following are scenarios that no longer require a preapproval; however, a brief summary of the scenario must be included in this section:   * You are remediating a flow-through contaminated site; * There is area wide contamination; * You want to get a Certification Document for an affected parcel before the source site is fully remediated; * You are only remediating part of an operating facility and need a Certification Document or site release for that area; and, * Contaminants appear in environmental media because of beneficial uses.   Further details on each scenario are provided on BC ENV’s preapproval webpage at: <https://www2.gov.bc.ca/gov/content?id=8A454108616C4FCE9E3461ABF82307E4>. | | | | | | | | | |

# PART 5: REMEDIATION SUMMARY

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **5.1 Remediation Reporting Summary** | | | | |
|  | | **Yes** | **No** | **n/a** |
| Risk Assessment | Completed? |  |  |  |
| Includes quantitative human health and ecological risk assessment report information or screening level risk assessment per EMA, CSR and current applicable ministry protocols, guidelines, checklists? |  |  |  |
| Remediation Plan | Completed? |  |  |  |
| Includes CSR specified information for a Remediation Plan *(see CSR S.1, 16, 47*) and current applicable ministry protocols, guidelines, checklists, etc.? |  |  |  |
| Confirmation of Remediation | Completed? |  |  |  |
| Includes CSR specified information *(see CSR S.49)* and any current applicable ministry protocols, guidelines, checklists for COR reports? |  |  |  |
| Other Reports | Completed? |  |  |  |
| According to other guidelines? *(Provide explanation in notes below. Indicate how reports assist understanding of conditions and / or remediation.)* |  |  |  |
| Notes: | If other reports are applicable (and checked above), list here. | | | |

If completed remediation reports are not adequate or if reports have a different scope than those listed above in accordance with the CSR complete Section 5.6 – Outstanding Remediation Issues.

|  |
| --- |
| **5.2 Proposed or Completed Remedial Activities** |
| ***(Describe all aspects of remediation, including regulatory actions and activities to comply with numerical and/or risk-based standards)*** |
| **Regulatory**  *(Notification of Independent Remediation, Approval in Principle, Certificate of Compliance, Determination, Restrictive Covenant, etc.)*  Provide a list of regulatory approvals, notices, classifications etc that have been obtained for the site, including dates. |
| If commitments or conditions to be met are included in an Approval in Principle issued for the site, list these conditions and identify how they were met though remedial activities.  If an AiP was previously issued for the Site and the Site is now eligible for a CofC, list the conditions of the AiP and document how they were achieved during the Site remediation. |
| **Remediation to comply with numerical standards**  *(Excavation / disposal of soil, Treatment of soil; Treatment of groundwater, etc.)*  The information presented in this Section and in Section 5.4 should provide details on the method of remediation, the timing of the remediation, excavation / disposal of soil (including volumes), and remediation treatment technologies utilized. |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Remediation to comply with risk-based standards**  Are either of the following intended for use at the site, or have they been carried out? | | | | |
|  | Intended | | Carried Out | |
| Screening Level Risk Assessment | *Yes* | No | Yes | No |
| Quantitative Risk Assessment | Yes | No | Yes | No |

If yes for any above, complete Section 5.5 (Summary of Residual Contamination)

|  |
| --- |
| Describe risk management / exposure reduction methods intended or implemented and indicate the status of any measures. *(e.g., Physical / engineering: monitoring, capping or barriers to exposure; Institutional: registration of restrictive covenants, financial security, etc.)*  All risk controls applicable to the Site must be listed here. The wording used must be consistent with the Certification Document, as well as the Performance Verification Plan (if applicable). Note, it is generally expected that all Type 2 sites will have a PVP. For further information on Site Types and requirements for PVPs see: https://www2.gov.bc.ca/gov/content?id=8A639EC22A7841AA83403634A1712E71. |

Provide a reference to signed and stamped design drawings provided by a professional engineer for works installed at site boundaries to prevent recontamination of a site.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Report # | Page # | OR Appendix # | Add | Delete |
|  |  |  | **+ -**  **+ -** | |
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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **5.3 Summary of Remediation Plan** | | | | | | | | | |
| Retain the APEC numbering from Sections 4.5 and 4.6.  List must include all contaminants listed in 4.6 that have or will be remediated.  Substances must be spelled according to their spelling in the respective CSR Schedule and must be listed alphabetically. | | | | | | | | | |
| **AEC #** | **Contaminant(s) of Concern** | **Remediated to the following standard**  *(proposed or completed)* | | | **Remediation Schedule** | | | | |
| **(Use same** |  | **Numerical** | **Background** |  | **Remediation** | |  |  |  |
| **#s as for**  **APECs in** | **(Standard,**  **guideline or** | **(attach Protocol 4**  **or 9 approval if** | **Risk-**  **based** | **Complete** | | **Proposed or Actual**  **completion date** | **Add** | **Delete** |
| **Yes** | **No** |
| **Table above)** | **criteria)** | **applicable)** |  |  |  |  |
| **Soil** |  | | | | | |  |  |  |
|  |  |  |  |  |  |  |  | **+** | **-** |
|  |  |  |  |  |  |  |  | **+** | **-** |
|  |  |  |  |  |  |  |  | **+** | **-** |
| **Groundwater** | |  | | | | |  |  |  |
|  |  |  |  |  |  |  |  | **+** | **-** |
|  |  |  |  |  |  |  |  | **+** | **-** |
|  |  |  |  |  |  |  |  | **+** | **-** |
| **Sediment** | |  | | | | |  |  |  |
|  |  |  |  |  |  |  |  | **+** | **-** |
|  |  |  |  |  |  |  |  | **+** | **-** |
|  |  |  |  |  |  |  |  | **+** | **-** |
| **Surface Water** | |  | | | | |  |  |  |
|  |  |  |  |  |  |  |  | **+** | **-** |
|  |  |  |  |  |  |  |  | **+** | **-** |
|  |  |  |  |  |  |  |  | **+** | **-** |
| **Soil Vapour** | |  | | | | |  |  |  |
|  |  |  |  |  |  |  |  | **+** | **-** |
|  |  |  |  |  |  |  |  | **+** | **-** |
|  |  |  |  |  |  |  |  | **+** | **-** |
| *In the AEC column, specify as N/ A (not applicable) if remediation or assessment is not required in this environmental medium.* | | | | | | | | | |

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| **5.4 Summary of Contaminant Treatment or Removal** |
| (Identify and describe all contamination removed from or treated on-site. Ensure section 6.2 is completed if no CSRA is required or only required for a portion of soil removed).  Include all substances listed in the above Section 5.3 that have been remediated through treatment or removal from the site. Include substances remediated via natural attenuation.  Provide references to figure(s) showing the lateral and vertical extent of any treated or removed contamination. Confirmatory sample locations and corresponding analytical results shall be shown on each figure and in tabular form with reference to applicable standards:  Provide reference to figures in Section 5.6 (current form does not provide space for references in this section). |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **AEC / APEC #**  *(Use same #s as for APECS in Table above)* | **Contaminant(s) of Concern** | **Medium**  *(e.g., soil, groundwater, sediment, surface water, vapour, other)* | **Material Removed** | | Add | Delete |
| **Volume (m³ or L)** | **Disposal Location**  *(indicate if treated on-site)* |
|  |  |  |  |  | **+** | **-** |
|  |  |  |  |  | **+** | **-** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **5.5 Summary of Residual Contamination after Remediation** | | | | | | | |
| (Identify and describe all contamination that exceeds CSR numerical standards, after the remediation described above has been implemented.)  Include all substances listed in Section 5.3 that remain at the Site at concentrations greater than the CSR standards following treatment or removal. This list should include all substances that have been remediated to the CSR risk-based standards (i.e., that were carried forward as contaminants at the Site into a risk assessment that demonstrates risks less than the CSR risk-based standards). | | | | | | | |
| **AEC / APEC #**  *(Use same #s as for APECS in Table above)* | **Contaminant of Concern** | **Medium**  *(e.g., soil, groundwater, sediment, surface water, vapour, other)* | **Maximum Measured Concentration (indicate units)** | **Extent of Contamination** | | Add | Delete |
| **Area (m²)** | **Depth Range (m)** |
|  |  |  |  |  |  | **+** | **-** |
|  |  |  |  |  |  | **+** | **-** |

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| **5.6 Remediation Issues** |
| Include specifics regarding the remediation of the Site that have not been included in the previous sections. If the remediation, or aspects thereof, may not satisfy BC ENV’s requirements, include details in this section. |

# PART 6: SUMMARY OF SOIL RELOCATION

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **6.1 Relocation with a Contaminated Soil Relocation Agreement** | | | | | | |
| **Source Site**  *(Soil to be relocated under the CSRA (from Table 4.6). Investigation information may be limited to the soil that is the subject of the relocation agreement)* | | | | | | |
| **AEC / APEC #**  *(Use same #s as for APECS in Table above)* | **Contaminant of Concern**  *(List separately)* | **Classification of the soil to be Relocated***,* **(*WLN, WLR, AL, PL, RLLD, RLHD, CL, IL)*** | | **Volume (m3)** | **Add** | **Delete** |
| **CSR Schedule 3.1 (µg/g)** | **CSR Schedule 3.3 (µg/m3)** |
|  |  |  |  |  | **+** | **-** |
|  |  |  |  |  | **+** | **-** |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Receiving Site** | | | | | |
| Soil to be relocated has been adequately characterized?  Yes No | | Total Volume of soil to be relocated?  m3 | | | |
| Applicable CSR Land Use at receiving site  WLN WLR AL | PL | RLLD | RLHD | CL | IL |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Contaminant** | **Maximum Contaminant Concentration in soil to be relocated**  **(µg/g)** | **Applicable CSR Schedule 3.1 (µg/g) or 3.3 (µg/m3) 4 or 5 standard at receiving site**  **(µg/g)** | **Add** | **Delete** |
|  |  |  | **+** | **-** |
|  |  |  | **+** | **-** |
|  |  |  | **+** | **-** |
|  |  |  | **+** | **-** |
|  |  |  | **+** | **-** |

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| Sufficient data on receiving site? Yes No  *(Ensure to assess any modifying factors for the receiving site soils such as soil pH)*  Conditions pertaining to relocation *(CSR, Sec. 44)*:  Will the source and receiving municipality be notified before soil is relocated? Yes No  Will at least 4 business days be allowed to pass before soil is relocated? Yes No |

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| **6.2 Relocation without a Relocation Agreement** |
| Other soil relocation not requiring a Contaminated Soil Relocation Agreement (CSRA): |
| Has or will contaminated soil be relocated without a CSRA? Yes No |
| Do exemptions apply? *(indicated below; see CSR Sec. 41)* Yes No |
| Relocation of contaminated soil on the site at which the contaminated soil originates? Yes No |
| Relocation of contaminated soil which is contaminated due only to the presence of the local background Yes No concentration? |
| Relocation of contaminated soil within an area subject to a wide area remediation plan? Yes No |

|  |  |  |
| --- | --- | --- |
| Relocation of contaminated soil originating from emergency cleanup of a spill? | Yes | No |
| Relocation of soil to an authorized hazardous waste storage or treatment facility?  If yes, provide BC Generator Registration # | Yes | No |
| Relocation of contaminated soil to a destination outside of British Columbia? | Yes | No |
| Relocation of contaminated soil from a specific site not exceeding 5 cubic metres in volume? | Yes | No |
| Relocation of contaminated soil to federal property? | Yes | No |
| Relocation to an authorized landfill that is exempt from a CSRA? | Yes | No |
| Relocation of contaminated soil which does not exceed a site-specific soil standard protective of groundwater? (Protection of groundwater soil standard only numeric exceedance) | Yes | No |
| Relocation of contaminated soil which does not exceed a water standard for groundwater, based on the concentration resulting from a leachate? (Protection of groundwater soil standard only numeric exceedance) | Yes | No |
| Relocation of contaminated soil which does not exceed the background concentration in the soil of the receiving site, as determined in accordance with a director's protocol? | Yes | No |
| Relocation of contaminated soil which satisfies a director's interim standard for soil or vapour? | Yes | No |

**PART 7: RECOMMENDATION OF APPROVED PROFESSIONAL(S)**

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| **7.1 Regulatory Instrument and Summary Recommendation** |
| Based on the detailed technical information available for the site, as summarized in this Summary of Site Condition, I  recommend that the following instrument be issued for the Subject Site.  Approved Professional Name  A Determination under section 44 of *EMA*  An AiP under section 53 (1) of *EMA* A CoC under section 53(3) of *EMA* A CSRA under section 55(2) of *EMA* Other (specify below) |

**Although I understand that the basis of such recommendations should only be formally evaluated by reference to detailed technical guidance, the primary basis of this recommendation or these recommendations is as follows:**

**For a recommendation for a Determination:**

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| On the basis of information provided and reviewed, it is my opinion that no CSR Schedule 2 activities have occurred at the subject site,  *or*  CSR Schedule 2 activities are known or suspected to have occurred at the subject site, therefore in my opinion contaminants may have been released onto the subject site so that the site would be classified as a contaminated site in accordance with the CSR,  *or*  CSR Schedule 2 activities are known or suspected to have occurred at the subject site, but it is my opinion that the specific nature of such activities would not result in contamination so that the site would be classified as a contaminated site in accordance with the CSR;  A Preliminary Site Investigation addressing all identified areas of potential environmental concern (APECs) and potential contaminants of concern (PCOCs) was completed. No substances were identified in concentrations exceeding those identified in BC CSR Schedules 3.1, 3.2, 3.3 or 3.4, as applicable. All PCOCs have been listed in Schedule B of the draft Determination. |

**For a recommendation for an Approval in Principle and for a Certificate of Compliance:**

|  |
| --- |
| A Preliminary Site Investigation addressing all identified areas of potential environmental concern (APECs) and potential contaminants of concern (PCOCs) was completed. One or more substances were identified at concentrations exceeding applicable standards or criteria in CSR Schedules 3.1, 3.2, 3.3 or 3.4.  A Detailed Site Investigation addressing the locations and extent of all identified areas of environmental concern (AECs) and contaminants of concern was completed and forms the basis of a remediation plan or risk assessment  was the basis for remediation of the site  **When this Summary of Site Condition was prepared:**  a remediation plan had been prepared that provides for remediating all identified locations and respective extent of all contaminants to either CSR numerical or risk-based standards,  *or*  all contaminants and their respective locations and extent as identified in investigation and risk assessment reports had been remediated to CSR numerical concentration or risk-based standards or criteria (sediments) or both. |

**For recommendation for a Contaminated Soil Relocation Agreement:**

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| The source site soil and receiving site have been adequately characterized to recommend issuance of a CSR Agreement under Protocol 6. |

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| **7.2 Substances Remediated and Standards or Criteria** |
| Contaminants have been remediated to comply with standards or criteria listed in the following table: (If the site required remediation and has been remediated.)  List substances in alphabetical order for each medium and as per the spelling of the substance in the relevant CSR Schedule. |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Substances Remediated for Each Type of Standard / Criteria** | | | | |
|  | **Numerical Standards** | **Risk based Standards** | **Add** | **Delete** |
| **Soil** |  |  | **+** | **-** |
| **Water** |  |  | **+** | **-** |
| **Sediments** |  |  | **+** | **-** |
| **Soil Vapour** |  |  | **+** | **-** |
| **Other** |  |  | **+** | **-** |
| *Use specific compound names as listed in the Contaminated Sites Regulation schedules.* | | | | |

**The Director may accept the recommendations of an Approved Professional(s) involved in the review and submission of investigation, risk assessment or remediation reports based in part on the understanding that:**

 As of , the date of signing of this report the Approved Professional, or Approved Professionals if more than one, is/are member(s) in good standing of the Roster of Approved Professionals, as maintained by the ministry, and member(s) of the Contaminated Sites Approved Professionals Society (CSAP Society);

 The Approved Professionals signing this Summary of Site Condition have reviewed Table 1, Protocol 6 for Contaminated Sites *(Eligibility of Applications for Review by Approved Professionals)* and confirm that the *Application for Contaminated Sites Services* may be processed in the manner for non-high risk sites under the Roster of Approved Professionals process;

 The reviewer has no obligation to undertake any inquiry into the validity, accuracy or precision of what is reported in the documents reviewed, beyond that which there is reasonable cause to believe that there could be errors or oversights in those reports;

 *(as appropriate)* The subject site has been satisfactorily investigated for all areas of (potential) environmental concern and (potential) contaminants of concern to determine the lateral and vertical extents of contamination with due regard to the EMA, the CSR, and the HWR;

 *(as appropriate)* The submitted documentation meets the requirements of Sections 1, 47, 49, 58 and 59 of the CSR;

 *(as appropriate)* The Screening Level Risk Assessment meets the requirements of Protocol 13;

 *(for AiPs)* The submitted remediation plan, if implemented in accordance with the specified conditions imposed in its draft Schedule "B" of the AIP, will result in the subject site being remediated in accordance with the applicable standards of the CSR and the HWR;

 *(for AiPs)* It is feasible to implement all provisions of the Remediation Plan and to achieve its objectives and the conditions of the AIP within 5 years of issuance of the AIP;

 *(for AiPs)* The confirmation of remediation report meets the requirements of section 49(2) of the CSR;

 *(for CoCs)* The confirmation of remediation report meets the requirements of section 49 (2) of the CSR;

 *(for CoCs)* The onsite management area(s) has/have been satisfactorily remediated in accordance with section 53 (3) of the EMA and section 49(2) of the CSR in accordance with applicable standards as identified in the draft COC;

|  |
| --- |
| *(for CoCs where contamination exists beyond the legal lot boundaries)* The off-site portion(s) of the site has/have been satisfactorily remediated in accordance with section 53 (3) of the EMA and section 49(2) of the CSR and makes up part of this application,  *or*  a Remediation Plan in accordance with requirements of the the CSR, sections 1 and 47 has/have been prepared and application has been made for AIP for the off-site portions; |

*(for CoCs where contamination exists beyond the legal lot boundaries and engineered works are required to prevent recontamination of the site)* A signed and stamped design drawing has been provided by a professional engineer for works installed at site boundaries to prevent recontamination of the site. The signatory need not be the Approved Professional signing below.

*(for Determination)* In accordance with section 15 (5) of the CSR, the subject site under section 44(1) of the Environmental Management Act;

is is not a contaminated site

 *(if a "direct" final determination)* In accordance with section 15 (5) of the CSR, the subject site is a contaminated site under section 44 (3) of the EMA;

 *(for CSRAs)* In accordance with section 43 (2) of the CSR, the soil to be relocated from the subject site complies with standards in CSR Schedule 3.1 and is suitable for relocation to the receiving site identified in this Summary of Site Condition.

The opinions, advice and recommendations expressed in this Summary of Site Condition are made in accordance with generally accepted principles and practices as recognized by members of the applicable profession or discipline practising at the same time and in the same or similar locations. This Summary of Site Condition does not provide a legal opinion or guarantee regarding compliance with applicable laws.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Name(s) of Approved Professional(s)** | **Signature(s) of Approved Professional(s)** | **Date (YYYY-MM-DD)** | **Add** | **Delete** |
|  |  |  | **+ -** | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **7.3 Arm’s Length Review** | | | | | |
| There may have been an arm’s length review of one or more of the following recommendations to the Director of Waste Management:   1. Making a recommendation to a Director in support of an application for an Approval in Principle based on remediation to numerical standards or a screening level risk assessment where there is offsite migration at the site. 2. Making a recommendation to a Director in support of an application for an Approval in Principle based on a risk assessment (other than a screening level risk assessment) and remediation to risk-based standards. 3. Making a recommendation to a Director in support of an application for a Certificate of Compliance based on remediation to numerical standards or a screening level risk assessment where there is offsite migration at the site. 4. Making a recommendation to a Director in support of an application for a Certificate of Compliance based on a risk assessment (other than a screening level risk assessment) and remediation to risk-based standards. 5. Making a recommendation to a Director in support of an application for a Contaminated Soil Relocation Agreement based on a screening level risk assessment for the parcel at which the soil is to be deposited where there is offsite migration at the source site. 6. Making a recommendation to a Director in support of an application for a Contaminated Soil Relocation Agreement based on a risk assessment (other than a screening level risk assessment) for the parcel at which the soil is to be deposited. 7. Making a recommendation to a Director in support of any other application based on risk assessment or risk management (other than a screening level risk assessment) not otherwise described in any other row in this list, as required under a protocol signed by a Director.   If this is the case please have the Approved Professional who carried out the arm’s length review to sign below, specifying the type of arm’s length review done for the site. | | | | | |
| **Type of Arm’s Length Review**  **(Insert number from list)** | **Name(s) of Approved Professional(s)** | **Signature(s) of Approved Professional(s)** | **Date**  **(YYYY-MM-DD)** | **Add** | **Delete** |
|  |  |  |  | **+ -** | |

**PART 8: STATEMENT OF SITE OWNER / AGENT / LESSEE**

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| **8.1 Offsite Migration Notification** |
| If it is known that one or more substances has migrated or is likely to have migrated to a neighbouring site and is or is likely causing contamination of the neighbouring site, have notifications been given? |
| *(See CSR Sec. 57 and 60.1 for requirements)*  Have owners of impacted offsite properties been formally notified? Yes No  Has the ministry been formally notified? Yes No |
| **8.2 Confirmations by Owner / Agent / Lessee Regarding Approved Professional** |
| This is to acknowledge that as  the owner the agent on behalf of the owner lessee the agent on behalf of the responsible party  of the site I have engaged  *(Approved Professional Name(s))*  as the Approved Professional(s) to review site investigation, risk assessment and remediation reports and to make submission and application with recommendations, if applicable, for the regulatory instrument(s) as indicated in this Summary of Site Condition.  *(If signing as the agent of the owner or lessee, written consent from the owner or lessee authorizing signature of this Summary of Site Condition must be attached)*  I agree to comply with any requirements on the site regarding monitoring and maintenance of works as documented in schedule B of the draft contaminated sites legal instrument  I accept that if a risk assessment has been applied at the site, that the risk assessment is only valid as long as conditions at the site do not change.  I have undertaken reasonable inquiry into the previous ownership and uses of the property and to the best of my knowledge I have provided to the Approved Professional, information relevant to the investigation and remediation of the environmental condition of the site, in the preparation of this document.  I acknowledge that this Summary of Site Condition becomes a public document after it has been received and acknowledged by the Director of Waste Management. Any party intending to purchase, lease, take a security interest in, or occupy the site may review this document and any supporting documents to satisfy themselves with respect to the environmental condition of the site, and the extent of responsibility and liability that may arise from taking ownership, taking a security interest, or occupying the site. |

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| --- |
| I have made no modifications to this document except as allowed by the form.  Name  Address    SIGNATURE DATE (YYYY-MM-DD) |

Print

1. Annotated SoSC V2.0, August 2024 [↑](#footnote-ref-2)