

CONTAMINATED SITES SCREENING FORM

February 2021



Complete the checklist below for all applications. For more information on Contaminated Sites, see the Contaminated Sites Procedure Guide located on our website: <https://www.comox.ca/modx/contaminated-sites-guide>

1. To the best of your knowledge, does a specified use occur or has a specified use historically occurred on the subject property? (See the list of uses on the next page)

Y / N **If No**, proceed to number 4.

2. **If Yes**, do any of the following exemptions apply? (Check off the applicable exemption and proceed to number 4)

Exemption under the Environmental Management Act	
<input type="checkbox"/>	The subject property is subject to an approval in principal or certificate of compliance relevant to the current use and any proposed use.
<input type="checkbox"/>	The site is located within an environmental management area for which a director has approved a wide area remediation plan or the scope of a proposed wide area remediation plan and the site disclosure statement would be provided for a use or activity already dealt with in the approved plan or scope.
<input type="checkbox"/>	A determination was made under section 44 of the Environmental Management Act that the site is not a contaminated site and no contamination has been made after the determination.
Exemptions for Subdivisions	
<input type="checkbox"/>	The proposed development is a subdivision under section 114 of the Land Title Act (Statutory Right of Way Plans).
<input type="checkbox"/>	The proposed development is a subdivision which consists only of a lot line adjustment or a consolidation of 2 or more parcels into one parcel.
Exemptions for Rezoning	
<input type="checkbox"/>	The subject property is being used for a specified industrial or commercial use and the use would continue to be authorized on the land if the rezoning were approved.
Exemptions for Development and Building Permits	
<input type="checkbox"/>	The proposed development will likely not disturb soil on the subject property.
<input type="checkbox"/>	The proposed development consists of a demolition, installation/replacement of underground utilities, installation/replacement of fencing or signage, paving, or landscaping
<input type="checkbox"/>	None of the exemptions apply

3. **If none of the exemptions apply**, sign this form and contact staff for a Site Disclosure Statement.

4. Sign below:

_____ Dated

Applicant's Signature

Applicant's Name (printed)



Specified Industrial or Commercial Uses

Note: This list of uses is regardless of zoning. For example, a specified use may have occurred on a residential zoned property as a home occupation.

A. Chemical industries and activities

1. adhesives manufacturing, bulk storage, shipping or handling
2. chemical manufacturing, bulk storage, shipping or handling
3. explosives or ammunition manufacturing, bulk storage, shipping or handling
4. fire retardant manufacturing, bulk storage, shipping or handling
5. fertilizer manufacturing, bulk storage, shipping or handling
6. ink or dye manufacturing, bulk storage, shipping or handling
7. leather or hides tanning
8. paint, lacquer or varnish manufacturing, formulation, recycling, bulk storage, shipping or handling, not including retail stores
9. pharmaceutical products, or controlled substances as defined in the Controlled Drugs and Substances Act (Canada), manufacturing or operations
10. plastic products (foam or expanded plastic) manufacturing or repurposing
11. textile dyeing
12. pesticide manufacturing, formulation, bulk storage, shipping or handling
13. resin or plastic monomer manufacturing, formulation, bulk storage, shipping or handling

B. Electrical equipment and activities

1. battery manufacturing, recycling, bulk storage, shipping or handling
2. facilities using equipment that contains PCBs greater than or equal to 50 ppm
3. electrical equipment manufacturing, refurbishing, bulk storage, shipping or handling
4. electrical transmission or distribution substations
5. electronic equipment manufacturing
6. transformer oil manufacturing, processing, bulk storage, shipping or handling
7. electrical power generating operations fuelled by coal or petroleum hydrocarbons that supply electricity to a community or commercial or industrial operation, excluding emergency generators.



C. Metal smelting, processing or finishing industries and activities

1. foundries
2. galvanizing
3. metal plating or finishing
4. metal salvage operations
5. metal smelting or refining
6. welding or machine shops (repair or fabrication)

D. Mining, milling or related industries and activities at or near land surface

1. asbestos mining, milling, bulk storage, shipping or handling
2. coal coke manufacture, bulk storage, shipping or handling
3. coal or lignite mining, milling, bulk storage, shipping or handling
4. milling reagent manufacture, bulk storage, shipping or handling
5. metal concentrate bulk storage, shipping or handling
6. metal ore mining or milling

E. Miscellaneous industries, operations or activities

1. appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage
2. ash deposit from boilers, incinerators or other thermal facilities
3. asphalt and asphalt tar manufacture, storage and distribution, including stationary asphalt batch plants
4. coal gasification (manufactured gas production)
5. medical, chemical, radiological or biological laboratories
6. outdoor firearm shooting ranges
7. road salt or brine storage
8. measuring instruments (containing mercury) manufacture, repair or bulk storage
9. dry cleaning facilities or operations and dry cleaning chemical storage, excluding locations at which clothing is deposited but no dry cleaning process occurs

CONTAMINATED SITES SCREENING FORM

February 2021



10. contamination or likely contamination of land by substances migrating from an industrial or commercial site

11. fire training facilities at which fire retardants are used

12. single or cumulative spills to the environment greater than the reportable quantities of substances listed in the Spill Reporting Regulation

F. Petroleum (including blends and biodiesels) and natural gas drilling, production, processing, retailing, distribution and commercial storage

1. petroleum or natural gas drilling

2. petroleum or natural gas production facilities

3. natural gas processing

4. petroleum coke manufacture, bulk storage, shipping or handling

5. petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks

6. petroleum, natural gas or sulfur pipeline rights of way excluding rights of way for pipelines used to distribute natural gas to consumers in a community

7. petroleum product (other than compressed gas), or produced water storage in non-T mobile above ground or underground tanks, except tanks associated with emergency generators or with secondary containment

8. petroleum product, other than compressed gas, bulk storage or distribution

9. petroleum refining

10. solvent manufacturing , bulk storage, shipping or handling

11. sulfur handling, processing or bulk storage and distribution

G. Transportation industries, operations and related activities

1. aircraft maintenance, cleaning or salvage

2. automotive, truck, bus, subway or other motor vehicle maintenance, repair, salvage or wrecking

3. dry docks, marinas, ship building or boat repair and maintenance, including paint removal from hulls

4. marine equipment salvage

5. rail car or locomotive maintenance, cleaning, salvage or related uses, including railyards

H. Waste disposal and recycling operations and activities

1. antifreeze bulk storage, recycling, shipping or handling

CONTAMINATED SITES SCREENING FORM

February 2021



2. barrel, drum or tank reconditioning or salvage
3. biomedical waste disposal
4. bulk manure stockpiling and high rate land application or disposal (nonfarm applications only)
5. landfilling of construction demolition material, including without limitation asphalt and concrete
6. contaminated soil or sediment storage, treatment, deposit or disposal
7. dry cleaning waste disposal
8. electrical equipment recycling
9. industrial waste lagoons or impoundments
10. industrial waste storage, recycling or landfilling
11. industrial woodwaste (log yard waste, hogfuel) disposal
12. mine tailings waste disposal
13. municipal waste storage, recycling, composting or landfilling
14. organic or petroleum material landspreading (landfarming)
15. sandblasting operations or sandblasting waste disposal
16. septic tank pumpage storage or disposal
17. sewage lagoons or impoundments
18. hazardous waste storage, treatment or disposal
19. sludge drying or composting
20. municipal or provincial road snow removal dumping or yard snow removal dumping
21. waste oil reprocessing, recycling or bulk storage
22. wire reclaiming operations

I. Wood, pulp and paper products and related industries and activities

1. particle or wafer board manufacturing
2. pulp mill operations
3. pulp and paper manufacturing
4. treated wood storage at the site of treatment
5. veneer or plywood manufacturing
6. wood treatment (antisapstain or preservation)

CONTAMINATED SITES SCREENING FORM

February 2021



7. wood treatment chemical manufacturing, bulk storage