CITY OF ST. ALBERT

# CITY COUNCIL POLICY

| NUMBER | TITLE |
|---|---|
| **C-IS-06** | **Environmental Management of Contaminated Sites** |

| ORIGINAL APPROVAL DATE | DATE LAST REVISED |
|---|---|
| August 25, 2014 | July 2, 2024 |

## Purpose

To mitigate the environmental risks and liabilities related to City Contaminated Sites.

## Policy

The City of St. Albert is committed to the environmentally responsible management of City Contaminated Sites including compliance with environmental legislation and regulations and minimizing the environmental risks and financial liabilities associated with them.

## Definitions

“Chief Administrative Officer” or “CAO” means the individual appointed by Council to the position of Chief Administrative Officer under section 205 of the *Municipal Government Act* and pursuant to the Chief Administrative Officer Bylaw.

“City” means the municipal corporation of the City of St. Albert or, where the context so requires, the area contained within the boundaries of the municipality.

“City-Owned Sites” means any property currently owned or leased by the City including any improvements or infrastructure that is used by the City for the purpose of providing a municipal service.

“Contamination” means the introduction into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard or natural background levels.

“Contaminated Site” is a site at which substances occur in concentrations that exceed the maximum acceptable amounts under an environmental standard or natural background levels.

“Environmental Management System” means the City’s commitment to the principles of environmental management pursuant to its certification in the International Organization for Standardization (ISO) 14001-2015.

“Environmental Regulator” is a ministry or department of the Federal or Provincial government that sets and enforces environmental legislation, regulations, standards or codes of practice, including, but not exclusive to, Alberta Environment and Protected Areas, and Environment and Climate Change Canada.

“Environmental Site Assessment” is an investigation of a site to determine if Contamination exists that exceeds an environmental standard.

“Environmental Standard” refers to any guidelines, objectives, criteria or other kinds of limits placed on the presence or discharge of a contaminant into the natural environment.

“PSAB” is the Public Service Accounting Board which is an organization that serves the public interest by establishing high-quality accounting standards for the public sector entities in Canada.

“PS 3260” is a PSAB standard on how to account for and report a liability associated with the remediation of contaminated sites.

“PS 3280” is a PSAB standard associated with the retirement of a tangible capital asset resulting from its acquisition, construction, development, or normal use.

“Remediation” means the improvement of a contaminated site to prevent, minimize or mitigate damage to human health or the environment. Remediation involves the development and application of a planned approach that removes, destroys, contains, or otherwise reduces availability of contaminants to receptors of concern.

## Responsibilities

1. Council shall:

    a. Provide resources to ensure that City-Owned Sites comply with applicable legislation, regulations and to assess/minimize the environmental risks and liabilities associated with these sites for future generations.

    b. Promote continuous improvement of environmental performance.

2. The CAO shall:

    a. Ensure that all City-Owned Sites are designed and operated to comply with all applicable legislation and regulations and that policies

and practices are in place to minimize the environmental risks and liabilities associated with them, including contamination.

b. Promote the use of Environmental Management Systems to proactively address legislation and regulations that may affect City-Owned Sites, minimize the environmental impacts of day to day operations and promote continuous improvement of environmental performance.

c. Require that all property or lands that are acquired, leased or disposed of by the City have completed the appropriate Environmental Site Assessments to determine if any portion of the property or lands has Contamination that exceeds an environmental standard.

## Standards

1. Legislation

   The City shall comply with all relevant environmental legislation and regulations for the acquisition, development, operations, disposal and management of City-Owned Sites.

2. Public Sector Accounting Board Standards

   The City shall follow the PSAB Standards related to the reporting of environmental liabilities associated with Liabilities for Contaminated Sites, PS 3260 Liabilities for Contaminated Sites, and PS 3280 Asset Retirement Obligations.

3. Industry Best Practices

   The City shall have in place plans, programs, directives and procedures to adhere to industry best practices for the acquisition, development, operations, disposal and management of City-Owned Sites. These include but are not limited to:

   a. Facilities including working areas, storage areas and satellite yards;

   b. Sand and salt storage and mixing sites;

   c. Snow storage, transfer or disposal sites;

   d. Under ground and above ground storage tanks;

   e. Waste, compost or recycling sites including materials related to residential and City waste programs;

f. Hazardous materials storage and disposal facilities related to residential and City waste programs.

4. Environmental Management Systems

The City shall ensure compliance and conformance with the ISO 14001 certification requirements for the City's registered Environmental Management System include procedures specifically developed to prevent or reduce the environmental impacts related to City-Owned Contaminated Sites.

5. Reporting

The City shall report:

a. any environmental releases immediately to the appropriate Environmental Regulator as per the regulations or standards.

b. any newly discovered contamination on City-Owned Sites to the appropriate Environmental Regulator as per the regulations or standards.

c. any environmental monitoring data to the appropriate Environmental Regulator annually, or as required, for the purpose of fulfilling the legislated requirements and standards for City-Owned Contaminated Sites.

d. any contravention related to this policy to Council on a per incident basis.

6. Non-City Owned Property

The City shall not conduct Environmental Site Assessments or Remediation on non-City owned property unless:

a. The property has been contaminated as a direct result of the City's current or past activities, as evidenced by independent investigation and testing;

b. Contamination of the non-City owned property directly impacts or has the potential to impact City-Owned property; or

c. The non-City owned property is being considered through the City planning and development process and has the potential to impact future development. In this case, the City will require the applicants to complete appropriate Environmental Site Assessments and Remediation to the Environmental Regulator's and the CAO's satisfaction.

In the case of non-City owned property that has been contaminated as a direct result of the City's current or past activities, as evidenced by independent investigation and testing, management of such liabilities shall, where practicable, proceed in accordance with this Policy.

**Legal References:**

*Municipal Government Act*
*Canadian Environmental Protection Act*
*Canadian Fisheries Act*
*Alberta Environmental Protection and Enhancement Act*
*Alberta Public Lands Act*
*Alberta Water Act*

**Cross References:**

Municipal Development Plan Bylaw 20/2020
Land Use Bylaw 9/2005

C-EUS-01 Environmental Sustainability Policy
C-ED-03 Land Transactions Policy

ISO 14001:2015 Standard
PS 3260 Liabilities for Contaminated Sites
PS 3280 Asset Retirement Obligations

| DATE REVIEWED | NEXT REVIEW DATE | REVISIONS |
|---|---|---|
| **July 2, 2024 – Government / Indigenous Relations & Environment** | **2028 - Government / Indigenous Relations & Environment** | **June 26, 2017 – AR-17-238**<br>**January 21, 2019 – AR-19-003**<br>**July 2, 2024 – CB-24-020** |