

**DEMOLITION PERMIT
APPLICATION**

OFFICE USE ONLY

PERMIT NO.: _____

APPLICATION DATE: _____ CIVIC ADDRESS: _____

PROJECT NAME | OWNER: _____

LEGAL DESCRIPTION: LOT: _____ BLK: _____ PLAN: _____ SEC.: _____ TWP: _____ RGE: _____

ZONING: _____ VALUE OF CONSTRUCTION: \$ _____ DP WAIVER SUBMITTED? YES ☐ NO ☐

HOMEOWNER PROTECTION DOCUMENTS PROVIDED: YES ☐ NO ☐ - DATE: _____

REVITALIZATION TAX EXEMPTION APPLICATION SUBMITTED? YES ☐ NO ☐ // IS THE PROPERTY IN THE ALR? YES ☐ NO ☐

SETBACKS: FRONT: _____ REAR: _____ SIDE (R): _____ SIDE (L): _____ ROAD CENTERLINE: _____

WAS THE BUILDING CONSTRUCTED PRIOR TO 1993? YES ☐ NO ☐ (IF YES – ASBESTOS DECLARATION FORM MUST BE COMPLETED)

APPLICATION TO: CONSTRUCT ☐ INSTALL ☐ DEMOLISH ☐ OTHER ☐ AS FOLLOWS: _____

CONTAMINATED SITE DISCLOSURE STATEMENT (SDS): FOR COMMERCIAL AND INDUSTRIAL PROPERTIES ONLY

See attached SCHEDULE 2 information. If you answer YES to any of the Schedule 2 uses listed, a SDS application **MUST** be submitted to The Ministry of Environment (MOE) website [Site Remediation Services | British Columbia](#). Until the City receives notification from MOE of your SDS form **received & decision**, your Building Permit Application will be placed on HOLD.

Are there any Schedule 2 Uses? Yes ☐ No ☐ If YES, SDS Application ID: _____

OFFICE USE ONLY: ROLL No. _____ OCCUPANCY CODE _____

DEVELOPMENT PERMIT AREA? YES ☐ NO ☐ DP# _____ VARIANCE PERMIT? YES ☐ NO ☐ VP# _____

LEGAL NON-CONFORMING FOR: SITING: YES ☐ NO ☐ PARKING: YES ☐ NO ☐

• **NAME OF OWNER:** _____ PH#: _____

Mailing Address: _____ Postal Code: _____

Email: _____

• **CONTRACTOR:** _____ PH#: _____

Mailing Address: _____ Postal Code: _____

Email: _____ Residential Business Licence #: _____

• **DESIGNER/ARCHITECT:** _____ PH#: _____

Mailing Address: _____ Postal Code: _____

Email: _____

IN CONSIDERATION OF THE GRANTING OF THIS PERMIT, I/WE AGREE TO RELEASE AND INDEMNIFY THE CITY OF SALMON ARM, ITS COUNCIL/BOARD MEMBERS, EMPLOYEES AND AGENTS FROM AND AGAINST ALL LIABILITY, DEMANDS, CLAIMS, CAUSES OF ACTION, SUITS, JUDGEMENTS, LOSSES, DAMAGES, COSTS AND EXPENSES OF WHATEVER KIND WHICH I/WE OR ANY OTHER PERSON, PARTNERSHIP OR CORPORATION OR OUR RESPECTIVE HEIRS, SUCCESSORS, ADMINISTRATORS OR ASSIGNEES MAY HAVE OR INCUR IN CONSEQUENCE OF OR INCIDENTAL TO THE GRANTING OF THIS PERMIT OR ANY REPRESENTATION, ADVICE, INSPECTION, FAILURE TO INSPECT, CERTIFICATION, APPROVAL, ENFORCEMENT OR FAILURE TO ENFORCE THE CITY OF SALMON ARM BUILDING BYLAW OR THE BRITISH COLUMBIA BUILDING CODE AND I/WE AGREE THAT THE CITY OF SALMON ARM OWES ME/US NO DUTY OF CARE IN RESPECT OF THESE MATTERS.

I HAVE READ THE ABOVE AGREEMENT, RELEASE AND INDEMNITY, AND UNDERSTAND IT.

PRINT | WITNESS NAME

SIGNATURE | OWNER

SIGNATURE – AGENT | CONSTRUCTOR | CONTRACTOR

SIGNATURE | WITNESS

NON-REFUNDABLE APPLICATION FEE - \$51.00

(PLEASE CIRCLE)

Information provided by this form may be subject to Freedom of Information and Protection of Privacy Act inquiries.

***NOTE:** Unless otherwise instructed by the owner, information on this form will be released on an internet base.

DEMOLITION PERMIT

OFFICE USE ONLY

PAGE 2

BUILDING PERMIT FEE \$ _____
SERVICES (on-site) \$ _____
CHARGE-OUT ACCOUNT \$ _____
DEVELOPMENT COST CHARGES (DCC'S) \$ _____
DEMOLITION SECURITY DEPOSIT (BLDG - DEMO) \$ _____
WATER ON / OFF FEE (#50-1410-1400) \$ _____
TOTAL \$ _____

LETTERS OF CREDIT:

Engineering (off-site) \$ _____
Planning \$ _____
TOTAL \$ _____

DEV. PERMIT # _____ ISSUED DATE _____

APPROVED BY _____ DATE _____

WATER: ☐ Inspection Fee \$ _____
Size _____ ☐ New Service Estimate Cost \$ _____
SANITARY: ☐ Inspection Fee \$ _____
Size _____ ☐ New Service Estimate Cost \$ _____
STORM: ☐ Inspection Fee \$ _____
Size _____ ☐ New Service Estimate Cost \$ _____

WATER METER - Size _____ Cost _____ ☐ RF

ELECTRICAL - U/G _____ O/H _____

LEGAL ACCESS _____

EASEMENTS _____

CULVERT _____

DCC CREDITS _____

APPROVED BY _____ DATE _____

SUBDIVISION and DEVELOPMENT SERVICING BYLAW No. 4163, SECTION 5 EXEMPTIONS: Yes ☐ Exemption Section _____
No ☐ List / attach servicing requirements
☐ Meets existing requirements

ENGINEERING DEPARTMENT PERMIT CONDITIONS:

PLANNING DEPARTMENT PERMIT CONDITIONS:

BUILDING DEPARTMENT PERMIT CONDITIONS:

BUILDING PERMIT APPROVED BY: _____ DATE: _____



CITY OF SALMON ARM

Box 40, 500 – 2 Avenue NE

Salmon Arm, BC, V1E 4N2

Phone: (250) 803-4003 Fax: (250) 803-4041

A GUIDE TO DEMOLITION PERMITS

The demolition of a building or the relocation of a building, to a new location outside the City boundaries, is regulated under Building Bylaw 3939, Division Eleven – Demolitions. A Demolition Permit must be obtained **prior** to any demolition work taking place.

1) Permit Application Requirements:

The following must be submitted for a Demolition Permit application:

- ☐ a completed and signed “Building/Demolition Permit Application” form;
- ☐ a completed and signed “Owner’s Undertaking / Appointment of an Agent” form;
- ☐ a completed and signed “Site Profile” form (contaminated sites require Provincial approval);
- ☐ a completed and signed “Development Permit Waiver Application Form”;
- ☐ a copy of a current Title Search (the registered owner, as shown on the title search, must sign the application forms or provide a signed letter of authorization);
- ☐ a site plan, drawn to scale, clearly showing the size and location of the building to be demolished or removed (this requirement may be waived, at the discretion of the Building Official, for simple projects);

2) Application Review:

City staff will review the submitted demolition permit application information for compliance with the applicable bylaws as follows:

- engineering staff will identify all city services to be terminated (ie: water, sanitary sewer, storm sewer, etc) and will identify any other engineering concerns;
- development services staff will review the site profile and forward any site profiles for contaminated sites to the Ministry of Environment, Environmental Protection Division;
- a building official will conduct a site review to record the condition of all city infrastructure adjacent to the proposed demolition site (ie: roads, sidewalks, curbs, inspection chambers, water curb stops, etc.);
- a building official will conduct a site review for the “Development Permit Waiver” and forward the DPW application to the Director of Development Services for approval .

The estimated time for review is approximately 2-3 weeks. Once all requirements have been met, the demolition permit will be issued. Demolition work may only commence once the owner or owner’s agent has paid for and picked up the Demolition Permit. (applicable fees: \$51.00 permit fee; \$2,000.00 security deposit, \$30.00 water turn-off fee – where applicable, \$100.00 contaminated sites fee – where applicable). Call the Public Works Department at 250-803-4080 to arrange for water turn-off.

3) Inspections:

Call the Development Services Department, inspection line at 250-803-4003 to arrange inspections.

The following checked inspections are required (multiple inspections may be combined, as applicable):

Note: If you miss a required inspection, you may forfeit the demolition security deposit.

- ☐ **Fencing and Barricades:** when required under Part 8 of the BC Building Code “Safety Measures at Construction and Demolition Sites”
- ☐ **Water Service Termination:** after water service line has been removed to within 1 m of curb stop, prior to backfill;
- ☐ **Sanitary Sewer Termination:** after sewer line is capped, prior to backfill;
- ☐ **Storm Sewer Termination:** after sewer line is capped, prior to backfill;
- ☐ **Septic Tank:** once tank is filled with sand or removed, prior to backfill;
- ☐ **Final:** when demolition of building is complete, *all* utility connections have been disconnected and/or sealed to the satisfaction of the utility providers, and the site is in a safe condition and free of debris;
- ☐ **Other:** any other inspections that may be required by the inspector, upon request, or as specified under permit conditions:

Note: In the case of complex buildings and in any case where professionals have submitted schedules, the requirement to notify the city of the listed stages of construction does not oblige the city to attend the site for inspections, monitoring, or any other purpose. In these cases the city relies entirely on the reports from registered professionals.

4) Additional Information:

Septic Tanks:

Septic tank effluent must be pumped out and removed by a licensed septic tank pumping service. The empty tank must be filled with clean compacted soil or sand, or removed in accordance with the standards prescribed by the local Health Authority.

Environmental Concerns:

Under section 40 of the *Environmental Management Act*, a completed Provincial Government SCHEDULE 1 - Site Profile must be submitted with the Demolition Permit Application. The required form is included with the Demolition Permit Application Package. The Site Profile identifies areas of potential concern regarding the site. If it is determined that the document must be filed with the Environmental Protection Division of the Ministry of Environment, a \$100 forwarding fee will apply. Once the Site Profile is filed with the Ministry of Environment, a Demolition Permit cannot be issued until authorized by the Ministry. The Ministry will be in contact with the property owner/contact person throughout the process.

Disconnection of Services:

All City services must be terminated and **inspected** prior to backfilling. See the attached “Typical Service Termination” handout for detailed requirements. **Failure to have the service connections inspected may result in forfeiture of the \$1000 security deposit.**

Public Safety:

The demolition of buildings is regulated under Part 8 of the BC Building Code. Areas to be addressed, depending on the size and location of the building:

- fencing and barricades
- protection of adjoining property

Note: a separate permit and fee is required for obstructing the sidewalk during demolition.

Disposal of debris:

The demolition debris shall be disposed of at a site authorized by a permit or approval under the Environmental Management Act issued by the Ministry of Environment. The Columbia Shuswap regional District manages the Salmon Arm landfill site and may be contacted at 250-832-8194 for information regarding hours of operation and tipping fees.

Other Utility Companies:

BC Hydro	1-800-224-9376
Fortis Gas	1-888-224-2710 (construction services)
Shaw Cable	250-832-9711
Telus (business customers)	604-310-3100
Telus (residential customers)	604-310-2255

Penalties:

The demolition or relocation of a building without a valid permit is an offence under building bylaw 3939 and may be subject to a \$150 fine. Each day that the offence continues, is considered a separate offence and may be subject to an additional fine.



City of Salmon Arm Occupational Health & Safety Program

Exposure Control Plan Building Officials Entering A Construction Site With Possible Disturbance of Asbestos (Constructed Prior to 1990)

Department: Development Services, Building Inspection & Bylaw

Author: Maurice Roy

Effective Date: November 28, 2022

Revision #

Approvals

Manager Permits & Licensing

Signature:

Date:

Director of Development Services

Signature:

Date:

HR/Safety Coordinator

Signature:

Date:

Document Location: This is an online document. Paper copies are valid only on the day they are printed.

Directory Path to Document: X:\

PURPOSE

This exposure control plan is designed to reduce the risk of exposure to Asbestos to the City of Salmon Arm building officials when performing inspections or entering buildings for regulatory purposes during construction

RESPONSIBILITIES

Employer

- Ensuring that a program is implemented and maintained that protects the employees from exposure to asbestos
- Providing the owner or contractor with information regarding the danger and control of asbestos containing materials and their responsibility to comply with WorksafeBC regulations.

Department Manager/Supervisors

- Ensuring that work is conducted in a manner that minimizes and adequately controls the risk to workers and others. This includes ensuring that workers use appropriate controls and wear the necessary PPE.
- Maintenance of records
- Initiating immediate investigations into incidents/accidents and reporting these to WorkSafeBC.

Safety/HR Coordinator

- Administering the overall program
- Reviewing the program on an annual basis with the joint health and safety committee.
- Providing general asbestos training and adequate instruction to workers on the hazards associated with inspection activities in buildings built prior to 1990.
- Ensuring that workers using respirators have been properly trained and fit-tested, and that the results are recorded.

Workers

- Participating in all required health and safety education and training.
- Using the assigned protective equipment in an effective and safe manner.
- Following established work procedures as directed by the supervisor.
- Reporting any unsafe conditions or acts to the supervisor.
- Reporting to the employer any exposure incidents or any signs or symptoms of asbestos exposure.

Property Owner or Contractor

- Provide the City of Salmon Arm with an Asbestos Survey and Abatement Certification from the abatement company if completed
- Provide a safe work environment for workers on site

This Asbestos ECP has been developed to provide additional protection if the work procedures at the construction site are either insufficient or not followed.

HEALTH HAZARDS OF ASBESTOS

- Asbestos is a hazardous material. Its fibres are extremely fine and can remain suspended in the air for hours.
- Breathing in asbestos fibres can cause asbestosis (a serious lung disease characterized by scarring and thickening of the lungs), mesothelioma, and other lung cancers. These diseases can result in death
- Asbestos fibers in the lungs may cause lung cancer. Smoking tobacco in combination with inhaling asbestos greatly increases the risk of developing lung cancer.
- Mesothelioma is a rare, rapidly progressing, malignant form of cancer affecting the lining of the chest or the abdominal cavity. There is a strong link between asbestos exposure and mesothelioma.
- Due to the relationship between asbestos exposure and cancer, exposure to asbestos fibers must be kept as low as reasonably achievable (ALARA).
- Demolition and renovation activities conducted without proper controls in buildings built prior to 1990 can release asbestos fibers into the air.

HAZARD IDENTIFICATION & RISK ASSESSMENT

- Up until 1990, Asbestos was regularly used in a large number of building products, including ceiling texture, drywall mud, flooring, and attic insulation.
- If these materials are disturbed (such as when they are drilled, sawed, sanded, or broken up during renovations or demolition), workers can be exposed to asbestos fibres.
- Before construction starts owners should conduct an asbestos survey to determine where asbestos is present. This survey should be forwarded to the City when an inspection is required.
- If abatement is required, a certificate of completion must be submitted to the City also
- City employees must carry out a risk assessment (Appendix 1) before and on entering the property. Questions the employee must know answers too are as follows?
 - Was the structure built before 1990?
 - Was asbestos identified during a survey?
 - Will the construction project disturb the asbestos?
 - Has the asbestos been professionally remediated?
 - Is there airborne dust present that is noticeable on entering the building?

EXPOSURE LIMIT

- The 8-hour occupational exposure limit (EL) for asbestos (all forms) is 0.1 fibers per milliliter (fibers/cc).
- As asbestos exposure is linked to lung cancer, the ALARA principle also applies, and workplace exposures must be reduced to levels *as low as reasonably achievable*.

CONTROL OF ASBESTOS FIBRES

The Occupational Health and Safety Regulation requires employers to select asbestos controls based on the following hierarchy: -

1. Engineering controls (e.g. local exhaust ventilation using a HEPA vacuum)
2. Administrative controls (e.g. cutting when other workers are not in the area)
3. Personal protective equipment (e.g. respirators, coveralls)

However, not entering the site and PPE are the only controls that the City employees have control over.

Acceptable control methods for entering a construction site with a building built prior to 1990

- The work methods that appear in the table below are acceptable, provided that the respirator selection and other controls are adhered to.
- The control options below will be used to eliminate or reduce the risk to workers from the hazards of exposure to asbestos fibers.

Work activity	Other controls	Personal protective equipment
Entry into a construction site with a building built prior to 1990.	• Have homeowner complete an Asbestos Declaration form (Appendix II) and request the following information ○ Asbestos survey report ○ Will the asbestos be disturbed? ○ Abatement Report or Certificate from professional abatement company (if required) • If the reports are not available, assume everything that is not wood, glass (including fibreglass) or steel is suspect ACM.	Based on survey report and information provided by the owner or contractor, either: 1. Enter site without PPE 2. Enter site donning PPE • Half-face respirator with P100 series (HEPA) filters • Optional coveralls (e.g., Tyvek type) 3. Refuse to enter the site

EDUCATION & TRAINING

- Employees entering structures that are built pre-1990 will require asbestos awareness education
- Employees entering structures that are built pre-1990 will require training on use of a respirator (Section 2 Respirator Program, City of Salmon Arm OHS Manual)
- Records to be kept of education & training

ANNUAL REVIEW

- This AECP will be reviewed at least annually and updated as necessary by the employer, in consultation with the joint health and safety committee.



Risk Assessment for Building Inspector Entering House Built Before 1990

Name of Building Inspector: _____

Date of Inspection: _____

Location of Inspection: _____

Assessment Before Entering Building

Have you been provided with an asbestos survey from the building owner/contractor? ☐ Yes ☐ No

Was asbestos found? ☐ Yes ☐ No ☐ Unknown due to no report provided

Was asbestos disturbed during construction? ☐ Yes ☐ No ☐ Unknown

Where you provided with a document from the building owner/contractor that says the asbestos has been abated by a professional company? ☐ Yes ☐ No

Assessment On Entering Building

Is the building dusty? ☐ Yes ☐ No

Risk Assessment

☐ Asbestos was not found during survey– **NO risk of exposure, No PPE required**

☐ Asbestos was found during survey but not disturbed during renovation/construction– **NO/LOW risk of exposure, No PPE required**

☐ Asbestos was found but was professionally abated–**NO risk of exposure, No PPE Required**

☐ Asbestos survey was not completed and professional abatement did not occur. Question home owner or contractor to determine what work was completed (removal of dry wall, vinyl tiles, linoleum, piping insulation, textured walls or ceiling, vermiculite or any other item that may contain asbestos).

☐ Area is not dusty and it is unlikely that ACM's were disturbed during construction– **LOW risk of exposure, no PPE required**

☐ Area is not dusty or minimal dust, however it is likely that ACM were disturbed – **LOW-MODERATE risk of exposure, respirator shall be worn**

☐ Moderate – high level of airborne dust particles are present on entering building and it is likely that ACM were disturbed – **HIGH risk of exposure. Leave the building immediately and notify owner or contractor that site needs to be cleaned up before inspection will occur.**



Asbestos Containing Materials- Information for owner

If you're planning to renovate or demolish a home or building built before 1990, as an owner you need to consider the possibility that you have asbestos containing materials (ACM) in your building/home. Asbestos can be found in many places throughout your home/ building including:-

- | | | | |
|---|---|--|---|
| 1 Roof felt and shingles | 9 Pipe insulation | 15 Soffit boards can be made of asbestos cement or asbestos insulating board | 20 Window putty |
| 2 Loose, blown-in insulation, such as vermiculite | 10 Main panel and fuse box; each fuse wire has an individual asbestos flash guard | 16 Textured or stipple-coated walls and ceilings | 21 Flooring: vinyl tiles and linoleum sheet flooring; flooring adhesive |
| 3 Incandescent light fixture backing | 11 Door and gasket covers | 17 Asbestos cement (transite) board siding and undersheeting | 22 Downpipes can be made of asbestos cement |
| 4 Roof gutters can be made of asbestos cement | 12 Backing behind recessed lighting | 18 Outlets and switches | 23 Insulation on electrical wires |
| 5 Artificial fireplace logs and ashes | 13 Boiler and furnace insulation | 19 Gypsum board filling compound, and patching and joint compound for walls and ceilings | 24 Heat reflector for wood stove |
| 6 Acoustic tiles | 14 Asbestos can be found in stucco | | |
| 7 Deck under-sheeting | | | |
| 8 Asbestos pad under the fireplace hearth | | | |

When ACMs are disturbed, intentionally or unintentionally, asbestos can be released into the air; and exposure to harmful airborne asbestos can cause serious health concerns for anyone working or living on your property. Identifying ACMs in your property is an important first step to protecting your family, employees or any other workers that are involved in the demolition / renovation work to be done. Once ACMs have been identified, your contractor will be able to tell you if abatement of the ACM is required. You can find more information on WorksafeBC's website.

Protection of City of Salmon Arm Employees

The City of Salmon Arm is committed to protecting the health & safety of their employees and this includes the exposure to asbestos. The City require all home or building owners to report on the condition of ACM in their building. This allows our employees to do an asbestos risk assessment before inspecting the building. Please complete the Asbestos Declaration form and submit it to the Building Inspectors when requesting an inspection.



Asbestos Declaration

Property Owner: - _____

Property Address: - _____

If the structure was built in 1990 or later, submit this declaration with the building permit application after completing Part 1

PART 1

What year was the structure built? :- _____

If the structure was built before 1990, please answer the questions in Part 2 and submit this declaration to the building inspection office prior to requesting an inspection.

PART 2

An Asbestos survey has been completed by a certified company Yes ☐ No ☐

(Please attach report)

Asbestos Containing Materials were identified during the survey Yes ☐ No ☐

Asbestos Containing Materials were identified, but abatement was not required Yes ☐ No ☐

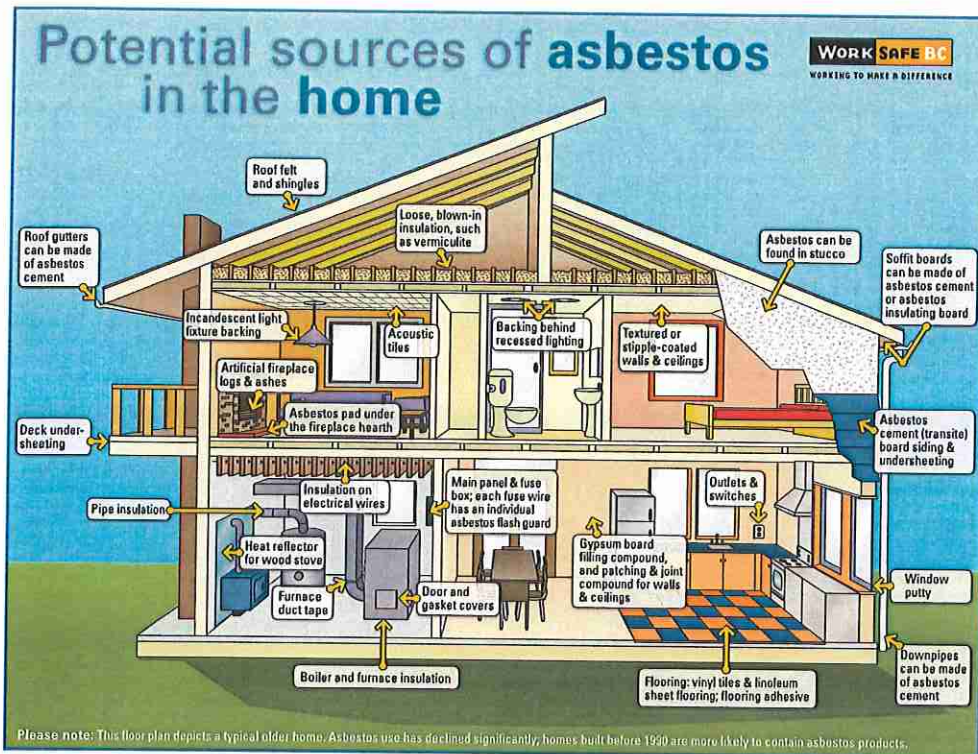
Asbestos Containing Materials were abated by a certified company Yes ☐ No ☐

(Please attach report or certificate from abatement company)

I _____ (Signature of owner) do declare that the above statements are true.

Date of Declaration: - _____

Potential sources of asbestos



These products may contain asbestos, depending on the age of the building and the materials used to manufacture the product.

More information for homeowners

The following web sites and agencies can provide homeowners with information on asbestos-exposure prevention when doing renovations on an older home:

HiddenKiller.ca
WorkSafeBC asbestos web site

Canada Mortgage and Housing Corporation (CMHC)

Phone: 1 800 668-2642

Web site: www.cmhc.ca

On the web site, search for "asbestos." The online publication *Asbestos* is also available free in print as part of the *About Your House* series.

Health Canada

Phone: 604 666-2083

Web site: www.hc-sc.gc.ca

On the web site, look for "asbestos" and "vermiculite" in the A-Z index.



BC Cancer Agency
CARE & RESEARCH
An agency of the Provincial Health Services Authority



Asbestos Hazards When Renovating Older Homes



WORKSAFE BC

What is asbestos?

Asbestos is a strong, fire-resistant mineral fibre. In the past, asbestos was used as insulation against heat or noise and for fire protection. It was also added to materials such as cement and plaster to give them more structural strength.

Where was asbestos used in older homes?

Until the early 1980s, many products containing asbestos were used in house construction. Some products, such as asbestos-containing vermiculite insulation, were used in homes right up until the late 1980s. The drawing in this pamphlet shows many possible sources of asbestos in older homes. When you are renovating or demolishing an older house, there is a high probability of encountering asbestos-containing materials.

If asbestos-containing materials are in good condition and left intact, they do not pose a significant danger of releasing asbestos fibres into the air you breathe. However, these materials are hazardous when they deteriorate or are disturbed, such as when they are handled, sanded, drilled into, or broken up so that they crumble. To avoid disturbing asbestos-containing materials, you must know where they are *before* you begin renovations.

What are the hazards of asbestos?

Renovating or demolishing houses containing asbestos products can release asbestos fibres, which are extremely fine and can stay in the air for hours. Breathing in asbestos fibres may cause serious health problems, including lung disease and cancer.

Asbestosis is the name given to scarring and stiffening of the lungs caused by inhaling asbestos dust over many years. It makes breathing difficult and may lead to fatal diseases such as pneumonia and heart disease. Exposure to asbestos can also cause lung cancer and mesothelioma, which is a rare cancer of the linings of the lungs and abdomen.

Asbestos-related diseases usually develop many years after a person has been exposed to asbestos. The risk of developing these diseases increases with the amount of asbestos in the air you inhale and the length of time you are exposed. Smokers are at an increased risk.



As a minimum, a respirator fitted with a NIOSH 100 (HEPA) filter should be worn to provide a basic level of protection. In some situations, other types of respirators may be required.

What can homeowners do?

If you are a homeowner doing your own renovations and not employing other workers, you will want to take precautions to avoid inhaling asbestos fibres and contaminating your home. Asbestos-containing materials should be identified and removed by someone trained in asbestos removal and wearing protective clothing and a respirator. Contact your municipality to find out how to dispose of asbestos-containing materials so that they do not contaminate landfills.

Contact the Canada Mortgage and Housing Corporation at 1 800 668-2642 or Health Canada at 604 666-2083 for information for homeowners.

What must employers and workers do before beginning renovation or demolition work?

Employers and owners/builders are responsible for the health and safety of workers employed on the site. They must have a qualified person inspect the site to identify any asbestos that may be handled, disturbed, or removed. (For more information on acceptable credentials for asbestos consultants, refer to *OHS Guideline G6.6-3: Qualifications*, part of the Occupational Health and Safety Regulation materials on the WorkSafeBC web site, WorkSafeBC.com.)

The removal must be done by trained and qualified workers using the proper protective equipment.

Employers and workers can contact WorkSafeBC for more information on working safely around asbestos. Call 604 276-3100 or toll-free 1 888 621-SAFE (7233).

Where can I find qualified help?

Asbestos survey and removal companies can be found in the Yellow Pages under Asbestos Abatement & Removal, or Health and Safety Consultants, or Environmental Consultants.

More information for employers and workers

HiddenKiller.ca is a comprehensive web site on asbestos-exposure prevention. The site covers the hazards of asbestos, where it can be found, and how it should be handled. Additional asbestos resources can be found at WorkSafeBC.com:

Safe Work Practices for Handling Asbestos
This booklet is available online or in print. Click on "Publications" on the home page.

Safety at Work Centre for Construction
On the home page, click on "Safety at Work," and then click on "Construction."

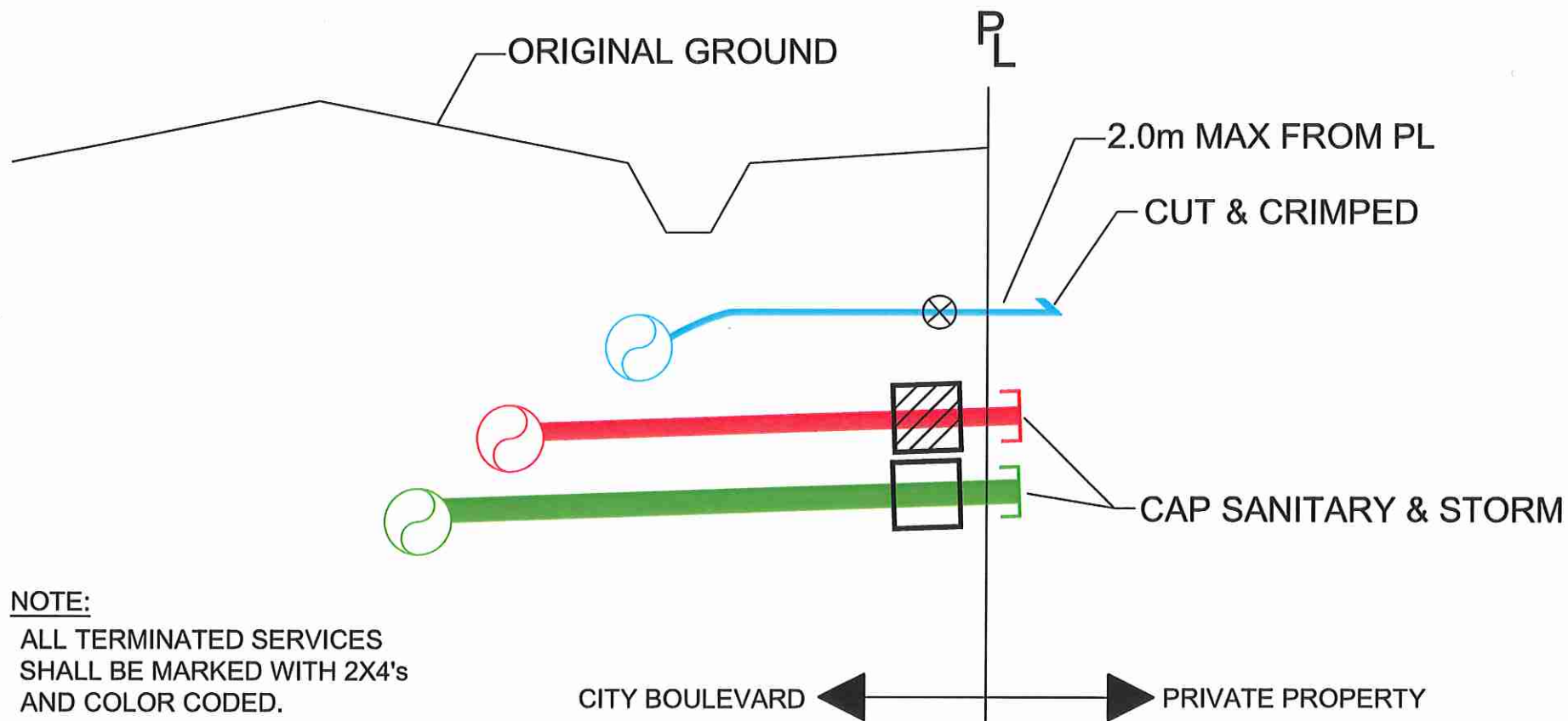
Occupational Health and Safety Regulation
Look for "Occupational Health and Safety Regulation" on the home page. Part 6 deals with asbestos, and Part 20 with demolition.

OHS Guideline G6.8:
Procedures for abatement of asbestos-containing material (ACM) during house and building demolition/renovation

OHS Guideline G20.112:
Hazardous materials — Asbestos

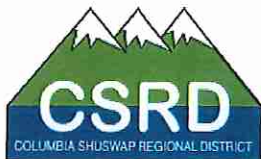
To find a guideline, type the guideline number (e.g., G20.112) in the search box at the top of the home page.

Notice of Project Form for Asbestos or Lead
Look for "Forms" on the home page. Notice of Project is Form 52E49.



TYPICAL SERVICE TERMINATION

N.T.S



COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1
T: 250.832.8194 | F: 250.832.3375 | TF: 1.888.248.2773 | www.csr.bc.ca

Disposal of Materials that May Contain Asbestos

DISPOSAL GUIDELINES

To protect workers at CSR Refuse Disposal Facilities from exposure to Asbestos-Containing Materials, the CSR has created guidelines and procedures for accepting construction, renovation and demolition waste with materials that may contain asbestos.

Materials that May Contain Asbestos – renovation or demolition materials including gypsum wall board, ceiling texture, wall tape and mud compound, floor tile and attic insulation.

The CSR has identified three categories of Materials that May Contain Asbestos:

YEAR	WASTE MATERIAL	ACCEPTED AT
1 POST - 1990	Construction/Renovation/Demolition Waste	CSR Transfer Station or Landfill
2 PRE - 1990	Renovation/Demolition Waste	CSR Transfer Station
3 PRE - 1990	Renovation/Demolition Waste	CSR Landfill

Category 1

POST-1990 Construction/Renovation/Demolition Waste - Delivered to a CSR Transfer Station OR Landfill

DEFINITION

POST-1990 (after 1990) Renovation/Demolition Materials

These materials consist of previously used Renovation/Demolition Materials where the origin, age and content of the material is known to have been installed after December 31, 1989. This does not include new construction materials (see note).

DISPOSAL INSTRUCTIONS

- Materials must be easily accessible for inspection by site attendant prior to off-loading
- Materials must be deposited into the appropriate location for disposal.
- Materials must be accompanied by a signed **Asbestos Declaration and Acknowledgement Form**.

NOTES

New construction materials consists of unfinished cuts of gypsum (also called "cut offs") and other materials resulting from **new** construction. New construction materials do not require the completion of an **Asbestos Declaration and Acknowledgement Form**.

For further information please contact the Columbia Shuswap Regional District at 250.833.5950 or toll free at 1.888.248.2773 or visit the CSR website at www.csr.bc.ca



COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1
T: 250.832.8194 | F: 250.832.3375 | TF: 1.888.248.2773 | www.csr d.bc.ca

Category 2

PRE-1990 Renovation/Demolition Waste - Delivered to a CSR D Transfer Station

DEFINITION

PRE-1990 (before 1990) Renovation/Demolition Waste consists of **Materials that may Contain Asbestos** installed before December 31, 1989 **OR** where the origin, age and content of the renovation/demolition materials are unknown.

PRE-1990 Renovation/Demolition Waste materials are deemed to be **Asbestos-Containing Waste Material** and must be handled and disposed accordingly.

DISPOSAL INSTRUCTIONS

- PRE-1990 Renovation/Demolition Waste is accepted for disposal at all CSR D Transfer Stations.
- Materials must be **double-bagged and sealed** in plastic bags that are at least 6 mil thick (0.006 inches) before arriving at a CSR D Transfer Station.
- Material must be deposited in the appropriate location for disposal as directed.

NOTES

PRE-1990 Renovation/Demolition Waste is assumed to **contain asbestos** unless it is accompanied by a declaration form that includes lab results from a qualified professional. **Asbestos-Free Waste Materials** do not need to be separated from regular household waste, and are accepted as regular refuse.

The *Asbestos Declaration and Acknowledgement Form* is available on the CSR D website csr d.bc.ca and at all CSR D Transfer Stations.



COLUMBIA SHUSWAP REGIONAL DISTRICT

PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1
T: 250.832.8194 | F: 250.832.3375 | TF: 1.888.248.2773 | www.csr.d.bc.ca

Category 3

PRE- 1990 Renovation/Demolition Waste - Delivered to a CSR D Landfill

DEFINITION

PRE-1990 (before 1990) Renovation/Demolition Waste consists of **Materials that May Contain Asbestos** installed before December 31, 1989 **OR** where the origin, age and content of the renovation/demolition materials are unknown.

PRE-1990 Renovation/Demolition Waste materials are deemed to be **Asbestos-Containing Waste Material** and must be handled, disposed of and charged accordingly.

DISPOSAL INSTRUCTIONS

- PRE-1990 Renovation/Demolition Waste is accepted for disposal at all CSR D Landfills.
- Material that is **double-bagged and sealed** in plastic bags that are at least 6 mil (0.006 inches) thick may be directed to an internal transfer station at the landfill site (if equipped).
- Bulk loads (loose/un-bagged) material will require the completion and approval of a **CSR D Controlled Waste Application Form** prior to entering a CSR D landfill for burial.
- Materials must be deposited in the appropriate location for disposal as directed.

NOTES

PRE-1990 Demolition/Construction Waste is assumed to **contain asbestos** unless it is accompanied by a declaration form that includes lab results from a qualified professional. **Asbestos-Free Waste Materials** do not need to be separated from regular household waste, and are accepted as regular refuse.

The **Controlled Waste Application Form** is available on the CSR D website at csr.d.bc.ca.



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DISPOSAL FEE (TIPPING FEE) GENERAL INFORMATION

DISPOSAL INSTRUCTIONS

Category 1 Waste – POST-1990 Construction/Renovation/Demolition Waste - Delivered to a CSR D Transfer Station OR Landfill

\$80/tonne (min charge \$5).

NOTE: Waste mixed with other marketable/recyclable materials (i.e. wood waste) will be subject to mixed load fees (\$160/tonne). Please keep all recyclable/marketable wastes separated.

Category 2 Waste – PRE 1990 (Renovation/Demolition Waste) delivered to a CSR D Transfer Station

\$3 per bag.

Category 3 Waste – PRE 1990 (Renovation/Demolition Waste) delivered to a CSR D Landfill

\$240/tonne (min charge \$240). Pre-approved waste for deep-burial.



COLUMBIA SHUSWAP REGIONAL DISTRICT

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POST-1990 CONSTRUCTION/RENOVATION/DEMOLITION WASTE ASBESTOS DECLARATION AND ACKNOWLEDGEMENT FOR CSR D REFUSE DISPOSAL FACILITIES

This form must be completed and signed before unloading

Customer/Company Name: _____

Address: _____

Phone #: _____

Vehicle Licence #: _____

Ticket #: _____

Load CONTAINS ONLY YES [☐] NO [☐]

POST-1990
Construction/Demolition Material

Origin of Material: RESIDENTIAL [☐] COMMERCIAL [☐]

Hazard Assessment Received: YES [☐] NO [☐]

PLEASE READ CAREFULLY

By completing and signing this form, you:

- 1) understand and agree that asbestos is a hazardous material found in construction material installed pre-1990 (insulation, flooring tiles, drywall, drywall joint compound / mud) that if handled or processed improperly poses a serious health risk to workers exposed to asbestos-contaminated air;
- 2) affirm that you have made a truthful declaration about the origin, age and content of the material you are delivering and dumping at this facility;
- 3) agree that your load will be subject to the offence and penalties outlined in the CSR D's Ticket Information Utilization Bylaw if load audits prove the presence of asbestos in your audited load; and
- 4) agree to accept liability for, and indemnify the CSR D against, all costs, claims, damages, liability, fees, penalties, offences, fines, expenses incurred by the CSR D that may result from an incorrect or untruthful declaration regarding the origin, age and content of the material you are delivering and dumping at this facility.

Customer Signature

Date

CSR D Attendant

Date

Reference CSR D Solid Waste Disposal Tipping Fee and Regulation Bylaw available at www.csr.d.bc.ca.

**COLUMBIA SHUSWAP REGIONAL DISTRICT**PO Box 978, 555 Harbourfront Drive NE, Salmon Arm, BC V1E 4P1 | T: 250.832.8194 | TF: 1.888.248.2773 | www.csr.d.bc.ca**Controlled Waste Disposal Application**

Please note the CSR D requires a minimum of three (3) business days notice (office hours M - F 9AM to 4PM) in order to make the necessary arrangements for the material to be disposed of at the landfill.

(In the event of an emergency, please contact 250.517.7271)

All documents submitted in relation to this Controlled Waste Disposal Application will be part of the public record and may be made available to the public through a Freedom of Information request.

For more information on the Ministry of Environment Hazardous Waste Regulation contact:

Ministry of Environment
PO Box 9341, STN PROV GOVT
VICTORIA, BC V8W 9M1

T: 250.356.5044
E: hazwaste@victoria1.gov.bc.ca
W: www.env.gov.bc.ca/epd/hazwaste

Part 1: Source Information**SECTION A – SOURCE SITE CONTACT INFORMATION**

To be completed by or for the owner of the source site from which the controlled waste is to be relocated.

Applicant		
Last Name:		First Name:
Company Name:		
Company Address:		
Telephone:	Fax:	Email:

SECTION B – SOURCE SITE LOCATION

Attach a map and/or sketch of appropriate scale, showing the boundaries of the site. Attach additional sheets as necessary to describe the site location(s). Provide one or more of the following:

- the complete physical address of property; or
- BC parcel identification number(s) (PID) and associated legal descriptions; or
- Ministry of Environment Contaminated Site Identification Number.

Source Site		
Owner:		
Street Address:		
City:	Province:	Postal Code:
Highway:	Distance/Direction:	City:
PID Number and associated Legal Description (if available)		
PID		Legal Description:
Ministry Of Environment Contaminated Site Identification Number:		
Ministry of Environment Dangerous Goods Incident Report (DGIR) Number:		

Please forward completed application form to operations@csr.d.bc.ca or fax to 250.832.1083.

Controlled Waste Disposal Application

Subsection A – Sampling (See Schedule A)

Attach supporting documentation: Overview of Sampling Process ☐ Yes ☐ No Analytical Lab Results ☐ Yes ☐ No

Subsection B – Type of Material

☐ Commercial/Industrial Material	☐ Contaminated Soil (Non-Hydrocarbon)
☐ Other:	
Current Location of Material:	☐ Stockpiled ☐ In-Situ
Describe the material proposed for disposal: (i.e.: material type, known contaminants, containment method, etc.)	
Identify and classify Contaminants of Concern (as outlined in Schedule A – Acceptance Matrix)	

Part 2: Controlled Waste Acceptance Agreement

SOURCE SITE OWNER / APPLICANT

The information I have provided is accurate. I am not aware of any regulation, bylaw or other legal restriction which might prohibit the relocation of the controlled waste to the indicated receiving site. Further, I will ensure that all permits, manifests and other regulatory and safety requirements that may apply are met. I understand that the Columbia Shuswap Regional District may reject controlled waste for any reason at its discretion.

Signature of Source Site Owner / Applicant

Print Name

Date (MM/DD/YYYY)

QUALIFIED PROFESSIONAL

Based on an evaluation of test results and completion of Schedule 'A', I certify the material is acceptable for disposal.

Signature of Qualified Professional

Title

Print Name

Date (MM/DD/YYYY)

Please forward completed application form to operations@csrd.bc.ca or fax to 250.832.1083.

Controlled Waste Disposal Application

Part 3: Final Result Summary

Delivery Start Date (MM/DD/YYYY): _____

Estimated Delivery End Date (MM/DD/YYYY): _____

Payment Method: ☐ Cash/Debit/Credit Card (on delivery) ☐ On Account (complete the account details below)

Invoicing Account Name: _____ Account Number: _____

Contact Name: _____ Contact Number: _____

Vehicle License Plate(s) or Project Number for Account: _____ ☐ n/a

Subcontractor/Hauler: _____ ☐ n/a

Material Type: _____

Estimated tonnes and volume of material: _____ Estimated Number of Loads: _____

Requested Landfill

☐ Golden Landfill ☐ Salmon Arm Landfill ☐ Revelstoke Landfill ☐ Sicamous Landfill

Part 4: For CSRD Use Only

Project number: _____

☐ Approved ☐ Rejected If rejected, reason: _____

Material Code: ☐ Clean Soil \$10/tonne ☐ Contaminated Soil \$35/tonne ☐ Refuse \$80/tonne

☐ Controlled Waste \$160/tonne ☐ Deep Burial Material \$240/tonne (min. \$240)

Receiving Landfill: ☐ Golden Landfill ☐ Salmon Arm Landfill ☐ Revelstoke Landfill ☐ Sicamous Landfill

Disposal Instructions: _____

Authorized By:

Name _____ Date _____

Signature _____ Telephone _____

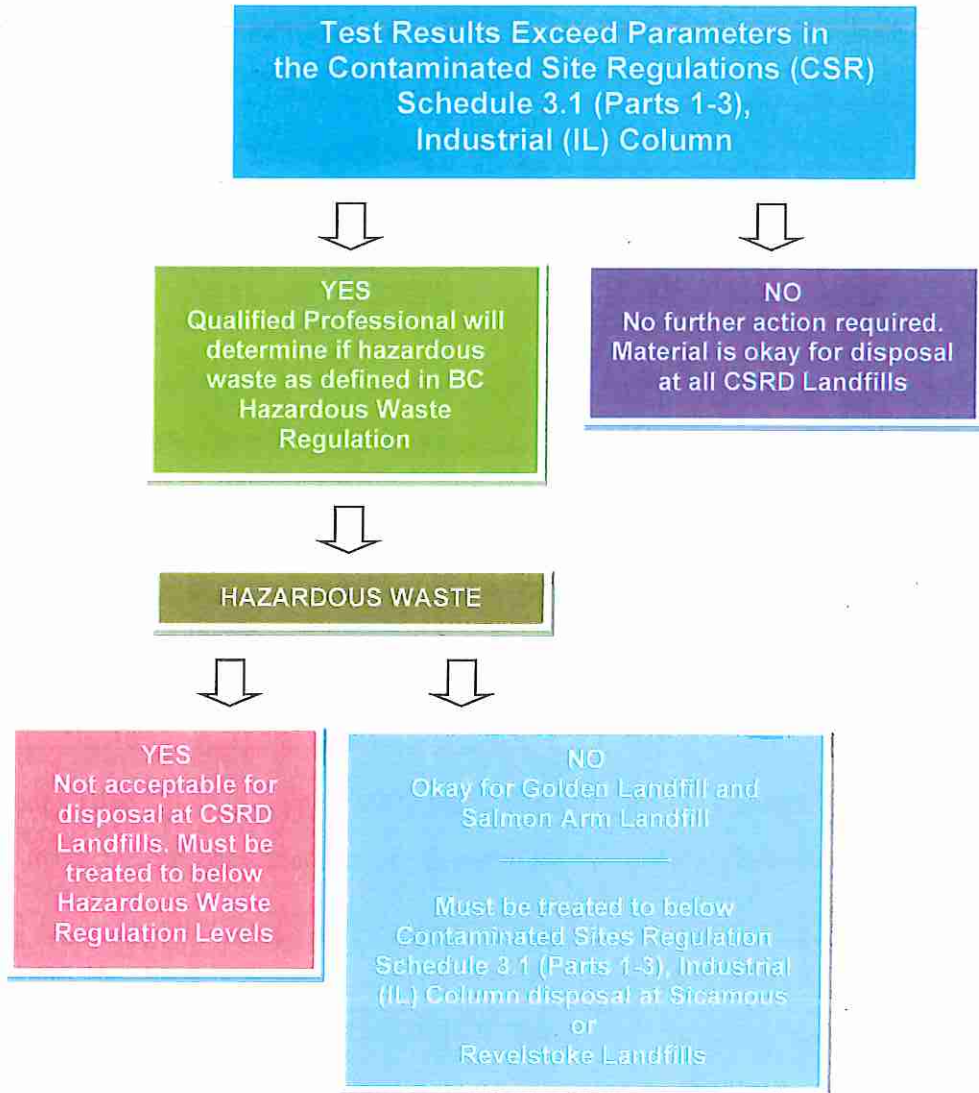
Checklist		Date (MM/DD/YYYY)	Initials
Material Reviewed for Disposal	☐ Yes ☐ No		
Billing Account Active	☐ Yes ☐ No		
Project Number Set-Up	☐ Yes ☐ No		
Landfill Contractor Notified	☐ Yes ☐ No		
Scale Attendant Notified	☐ Yes ☐ No		

The Columbia Shuswap Regional will notify the applicant once the application has been reviewed and approved. In order to bring the controlled waste to the landfill, a copy of this approved application (page 3 only) must be presented to the attendant when arriving on site.

Controlled Waste Disposal Application

Please forward completed application form to operations@csrd.bc.ca or fax to 250.832.1083.

Schedule 'A': Acceptance Matrix



Clean Soil	\$10/tonne
Contaminated Soil	\$35/tonne
Refuse	\$80/tonne
Controlled Waste	\$160/tonne
Deep Burial Material	\$240/tonne (min. \$240)

- Clean/Contaminated Soil must be suitable for cover material
- Material not suitable for cover will be charged based on handling and burial methods required

SCHEDULE "1" to
City of Salmon Arm Building Bylaw No. 3535

OWNER'S UNDERTAKING / APPOINTMENT OF AN AGENT

Re: Building Permit # _____

Property Address _____

Legal Description _____

This undertaking is given by the undersigned, as the owner of the property described above, with the intention that it be binding on the owner and that the City of Salmon Arm will rely on same.

The Owner acknowledges that Salmon Arm Bylaw No. 3535 regulates building construction in the City of Salmon Arm and, among other things, describes the responsibilities of the Owner and the role of the Building Inspector in that process.

The Owner will comply with the Bylaw and all bylaws and enactments in force in the City of Salmon Arm with respect to the works for which this building permit is applied for.

The Owner specifically acknowledges having reviewed Sections 1.1 and 5.3 of the Bylaw:

1.1 Purpose of Bylaw

The bylaw, shall, notwithstanding any other provision herein, be interpreted in accordance with this section.

1.1.1 This bylaw has been enacted for the purpose of regulating **construction** within the **City** in the general public interest. The activities undertaken by or on behalf of the **City** pursuant to this bylaw are for the sole purpose of providing a limited and interim spot-checking and **monitoring** function for reason of health, safety and the protection of **persons** and property. It is not contemplated nor intended, nor does the purpose of this bylaw extend:

1.1.1.1 to the protection of **owners, owner/builders**, constructors or occupiers from bodily injury or economic loss;

1.1.1.2 to the assumption by the **City** or any **Building Official** of any responsibility for ensuring the conformance by any **owner**, his/her **agent** or any employees, constructors or designers retained by him/her, with the **Building Code**, the requirements of this bylaw or other applicable enactments respecting safety;

- 1.1.1.3 to providing any **person** a warranty of design or workmanship with respect to any building or **structure** for which a building **permit** or occupancy certificate is issued under this bylaw;
- 1.1.1.4 to providing a warranty or assurance that **construction** undertaken pursuant to building **permits** issued by the **City** is free from latent or any defects or complies with this bylaw; or
- 1.1.1.5 to the assumption by the **City** or any **Building Official** of any responsibility for ensuring that any **construction** will be geotechnically sound and will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence, avalanche or other geohazards.

5.3 Neither the issuance of a **permit** under this bylaw nor the acceptance or review of plans, drawings or supporting documents, nor any inspections made by or on behalf of the **City** shall in any way relieve the **owner** and his/her **agent** from full and complete responsibility to perform the work in strict accordance with this bylaw, the **Building Code** and other applicable enactments respecting safety.

I am the owner of the above-referenced property and hereby authorize:

Agent _____ (Print Name) to represent me in an application for (please check, where applicable):

- ☐ Building Permit (Application # _____)
- ☐ Moving Permit (Application # _____)
- ☐ Demolition Permit (Application # _____)
- ☐ Plumbing Permit (Application # _____)
- ☐ Fireplace & Chimney Permit (Application # _____)

To view or receive copies of:

- ☐ Correspondence and/or Permits
- ☐ Permit Plans

To receive a building permit:

- ☐ As the owner of the subject property prior to transfer of title.

Owner's Information:

Name: _____

Address: _____

Telephone: _____ Contact Person: _____

Date: _____ Signature: _____

Date: _____ Witness: _____

**ADDITIONAL
OWNER**

Name: _____

Address: _____

Telephone: _____ Contact Person: _____

Date: _____ Signature: _____

Date: _____ Witness: _____

Where owner is a company:

Company
Name: _____

Address: _____

Telephone: _____ Contact Person: _____

Date: _____ Signature: _____

Signature of authorized signatory for Company

Name of authorized signatory for Company

Title of authorized signatory for Company

SITE DISCLOSURE STATEMENT

TO BE COMPLETED FOR

COMMERCIAL AND INDUSTRIAL

PROPERTIES ONLY.

<https://epp.gov.bc.ca/>

Deposited December 16, 1996
effective April 1, 1997

This consolidation is current to December 31, 2021.

[Link to consolidated regulation \(PDF\)](#)

[Link to Point in Time](#)

Environmental Management Act

CONTAMINATED SITES REGULATION

[Last amended July 7, 2021 by B.C. Reg. 179/2021]

Schedule 2

[en. B.C. Reg. 131/2020, App. s. 9.]

Specified Industrial or Commercial Uses

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 <i>Controlled Drugs and Substances Act</i> (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 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-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 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 (antiseptant or preservation) 7. wood treatment chemical manufacturing, bulk storage

Division 3 — Exemptions from Providing Site Disclosure Statements

Exemption — other processes apply under the Act

- 4 (1) A person is exempt from the requirement to provide a site disclosure statement under section 40 (1) or (2) of the Act in relation to a site if
- (a) the site is the subject of an approval in principle or certificate of compliance relevant to
 - (i) the current use of the site, or
 - (ii) any use of the site proposed by the person, and
 - (b) the person, after making reasonable inquiries, has no reason to believe that any further contamination occurred at the site after the approval in principle or certificate was issued.
- (2) A person is exempt from the requirement to provide a site disclosure statement under section 40 (1) or (2) of the Act in relation to a site if
- (a) the site is located within an environmental management area for which a director has approved
 - (i) a wide area remediation plan, or
 - (ii) the scope of a proposed wide area remediation plan, and
 - (b) the site disclosure statement would be provided only as a result of uses or activities that caused contamination that is dealt with in the approved plan or scope.
- (3) A person is exempt from the requirement to provide a site disclosure statement under section 40 (1) or (2) of the Act in relation to a site if
- (a) a determination was made under section 44 of the Act that the site is not a contaminated site, and
 - (b) the person, after making reasonable inquiries, has no reason to believe that any contamination occurred at the site after the determination was made.

[en. B.C. Reg. 161/2020, App. 2, s. 3.]

Exemption — persons applying to approving officers

- 4.1 (1) A person is exempt from the requirement to provide a site disclosure statement to an approving officer under section 40 (1) (a) of the Act if either of the following applies:
- (a) the person is an applicant for subdivision under section 114 of the *Land Title Act*;
 - (b) the proposed subdivision consists only of
 - (i) an adjustment to the boundary of a parcel, or
 - (ii) a consolidation of 2 or more parcels into a single parcel.
- (2) If, in relation to a development on land, a person applies for or otherwise seeks from an approving officer more than one approval for subdivision at the same time, the person may comply with the requirement under section 40 (1) (a) of the Act by providing a single site disclosure statement relating to the land for the purposes of all those approvals.

[en. B.C. Reg. 161/2020, App. 2, s. 3.]

Exemption — persons applying to municipalities

4.2 (1) A person is exempt from the requirement to provide a site disclosure statement to a municipality under section 40 (1) (b) (i) of the Act if

- (a) the land in relation to which the person is seeking approval for zoning is being used for a specified industrial or commercial use, and
- (b) the specified industrial or commercial use would continue to be authorized on the land if the zoning were approved.

(2) A person is exempt from the requirement to provide a site disclosure statement to a municipality under section 40 (1) (b) (ii) of the Act if the development permit or building permit in relation to which the person is seeking approval is for only one or more of the following purposes:

- (a) demolition;
- (b) installing or replacing underground utilities;
- (c) installing or replacing fencing or signage;
- (d) paving;
- (e) landscaping.

(3) If, in relation to a development on land, a person applies for or otherwise seeks from a municipality more than one approval for zoning or permits at the same time, the person may comply with the requirement under section 40 (1) (b) of the Act by providing a single site disclosure statement relating to the land for the purposes of all those approvals.

[en. B.C. Reg. 161/2020, App. 2, s. 3.]

Exemption — municipalities undertaking zoning or rezoning

4.3 A municipality undertaking to zone or rezone land is exempt from the requirement to provide a site disclosure statement under section 40 (1) (b) (i) of the Act if either of the following applies:

- (a) the municipality does not have an ownership interest in the land;
- (b) the municipality does not intend to develop any parcels of land in which it has an ownership interest that are located within the area being zoned or rezoned.

[en. B.C. Reg. 161/2020, App. 2, s. 3.]

Exemption — more than one owner or operator required to provide site disclosure statement when ceasing operations on land

4.4 A person is exempt from the requirement to provide a site disclosure statement under section 40 (2) (a) of the Act in relation to land if

- (a) one or more other persons are also required to provide a site disclosure statement under that section as a result of a site being decommissioned on the land or operations ceasing on the land, as applicable, and
- (b) the site disclosure statement is provided by one of those other persons.

[en. B.C. Reg. 161/2020, App. 2, s. 3.]

Exemption — operating areas under the *Oil and Gas Activities Act*

- 4.5 A person is exempt from the requirement to provide a site disclosure statement under section 40 (2) (b) and (c) of the Act in relation to land if the land is an operating area within the meaning of the *Oil and Gas Activities Act*.

[en. B.C. Reg. 161/2020, App. 2, s. 3.]

Exemption — vendors of real property

- 4.6 A vendor of real property is exempt from the requirement to provide a site disclosure statement under section 40 (6) of the Act if any of the following apply:

- (a) the vendor does not have an ownership interest in the real property;
- (b) the prospective purchaser waives, in writing, the entitlement to be provided with the site disclosure statement;
- (c) at the time of the contract for purchase and sale, the real property
 - (i) is used primarily for a residential purpose, or
 - (ii) has never been zoned for any use other than primarily for residential purposes.

[en. B.C. Reg. 161/2020, App. 2, s. 3.]

Exemption — previous submission of site profile

- 4.7 (1) In this section, "site profile" means a site profile under section 40 of the Act as that section read immediately before February 1, 2021.

- (2) A person is exempt from the requirement to provide a site disclosure statement under section 40 (1) of the Act in relation to land if all of the following criteria are met:

- (a) a site profile that relates to the land was provided to a municipality or approving officer before February 1, 2021;
- (b) the municipality or approving officer, after assessing the site profile, forwarded the site profile to the registrar instead of the director in accordance with section 6 (1) (c) (ii) of this regulation, as it read immediately before February 1, 2021;
- (c) the land has not been used for a specified industrial or commercial use after the date on which the site profile was provided to the municipality or approving officer.

[en. B.C. Reg. 161/2020, App. 2, s. 3.]

Division 4 — Requirements for Site Disclosure Statement

Requirements for completing site disclosure statement

- 5 (1) The requirement of a person to provide a site disclosure statement under section 40 of the Act is not satisfied until the following occurs:

- (a) in the case of a site disclosure statement required to be provided under section 40 (1) of the Act, the municipality or approving officer assesses, in accordance with section 40 (4) (a) of the Act and section 6 of this regulation, that the site disclosure statement form is satisfactorily complete;
- (b) in any other case, the person provides all the information required by the site disclosure statement form.

- (2) A site disclosure statement must be completed using the form set out in Schedule 1.

(3) Only the following persons may complete a site disclosure statement:

- (a) an owner of the land to which the site disclosure statement relates;
- (b) an operator of a site on the land to which the site disclosure statement relates;
- (c) a person authorized by
 - (i) an owner referred to in paragraph (a), or
 - (ii) an operator referred to in paragraph (b).

(4) Only a person referred to in subsection (3) (a) or (b) may sign the declaration on a site disclosure statement.

[en. B.C. Reg. 131/2020, App. s. 3.]



File No. DPW- _____

Development File No. _____

Development Services Department
Box 40, 500 – 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: (250)803-4000 Fax: (250)803-4041

DEVELOPMENT PERMIT WAIVER APPLICATION FORM

As of March 31, 2006 as part of the City of Salmon Arm's implementation of the Provincial Riparian Areas Regulation, this form is to be submitted in conjunction with the following development applications (Please check applicable box(es):

- ☐ Building Permit;
- ☐ Demolition Permit;
- ☐ Subdivision Approval;
- ☐ Strata Title Conversion;
- ☐ Site Specific Bylaw Amendment (eg. Zoning and/or OCP change);
- ☐ Development Permit;
- ☐ Development Variance Permit;
- ☐ Temporary Commercial and Industrial Permits;
- ☐ Special Needs Housing Application;
- ☐ Tree Cutting Permit

If you intend to develop, subdivide or alter land on property located within the **Environmentally Sensitive Riparian Areas Development Permit Area** or **Potential Hazardous Areas Development Permit Area**, you must first obtain a Development Permit. You may be eligible for a waiver from this requirement. If a waiver form is approved by the Director of Development Services, then a Development Permit application is not required. An approved **Waiver** exempts some or all Development Permit Area Guideline requirements and may also be subject to the registration of a Covenant or other terms and conditions outlined in this form.

NAME OF APPLICANT: _____ PH#: _____

Mailing Address: _____ Postal Code: _____

Email: _____

Owner (if not the applicant): _____

Civic Address _____

Legal Description: LOT: _____ BLK: _____ PLAN: _____ SEC.: _____ TWP: _____ RGE: _____

Official Community Plan Designation: _____ Zoning Category: _____

Provide a brief description of the proposal:

DEVELOPMENT PERMIT WAIVER APPLICATION FORM

Page 2

Map H – Environmentally Sensitive Areas and Map Q – Potential Hazards of the City of Salmon Official Community Plan are included as part of the attached information. Please note that the approximate locations of Environmentally Sensitive Riparian Areas are shown, but the inventory is incomplete and additional mapping and review may be required from the property owner or their agent, including site survey and/or assessment by a Qualified Environmental Professional (QEP) as set out in the Riparian Areas Regulation.

Does the property contain any of the following:

1. Potential Hazardous Area? Yes ☐ No ☐ Maybe ☐

Describe (if required) _____

2. Environmentally Sensitive Riparian Area? Yes ☐ No ☐ Maybe ☐

Describe (if required) _____

3. Environmentally Sensitive Stream*? Yes ☐ No ☐ Maybe ☐

Describe (if required) _____

(*An environmentally sensitive stream is defined by the Riparian Areas Regulation – see attached Guide)

4. Riparian Assessment Area* of an Environmentally Sensitive Stream? Yes ☐ No ☐ Maybe ☐

Describe (if required) _____

(*A riparian assessment area is as defined by the Riparian Areas Regulation – see attached Guide)

A detailed Site Plan may be required to be submitted by the property owner. A detailed Site Plan would need to include:

- parcel boundaries, location of any existing or proposed buildings, drainage, access, egress, large rock outcrops, treed areas, embankments, slopes, and any other significant natural features.
- If applicable, show streams and ravines, as well as riparian assessment areas, as each is defined in the Provincial Riparian Areas Regulation and Environmentally Sensitive Riparian Areas Development Permit Area and Potential Hazardous Areas Development Permit Area of City of Salmon Arm Official Community Plan.
- Development, as defined by the Riparian Areas Regulation, if it is proposed within a riparian assessment area.

I, _____ am the registered property owner and
(please print)

acknowledge that the foregoing is true and correct:

Signature of Property Owner

Date _____

Signature of Agent

Date _____

The following is to be filled out by City of Salmon Arm staff:

Staff Initials

Property Status:

- ☐ Site visit completed? If no explain _____
- ☐ No riparian streams, ravines, or riparian assessment areas on the property.
- ☐ Riparian streams, ravines, or riparian assessment areas on the property.
For development purposes

☐ Development within footprint of existing building.

☐ Demolition.

☐ Development >30m from the high water mark of a water course.

☐ Development ≤30m from the high water mark of a water course.
- ☐ No Hazardous Areas on the property.
- ☐ Potential Hazardous Areas (slopes ≥ 30%) on the property.
For development purposes

☐ Development within footprint of existing building.

☐ Demolition.

☐ Development unaffected by hazard.

☐ Development may be affected by hazard.

Comments: _____

Waiver application approved: Yes ☐ No ☐ Yes, subject to terms and conditions ☐

Terms and conditions of this waiver (if applicable):

- Restrictive Covenant for riparian assessment area: Yes ☐ No ☐

• Assessment prepared by a Qualified Environmental Professional (QEP): Yes ☐ No ☐

• Restrictive Covenant for streamside protection and enhancement area identified by QEP: Yes ☐ No ☐

• Geotechnical Report: Yes ☐ No ☐

• Restrictive Covenant associated with Geotechnical Report: Yes ☐ No ☐

• Other: _____
- Reason(s) this waiver application has been denied (if applicable):
- DEVELOPMENT PERMIT WAIVER
- This waiver application is hereby: APPROVED ☐ DENIED ☐ by:
- Director of Development Services
- Date

**A GUIDE TO PROVINCIAL RIPARIAN
AREAS REGULATION and
ENVIRONMENTALLY SENSITIVE
RIPARIAN AREAS**

This guide is not a legal document; it is intended to provide information about the Provincial Riparian Areas Regulation and development of properties with or near riparian areas. Following the steps herein does not constitute approval of an application. While every care is taken in the preparation of this brochure, the City of Salmon Arm assumes no responsibility or liability with respect to its contents. The public is advised to review the applicable legislation and bylaws and conduct its own enquiries with Development Services Department staff.

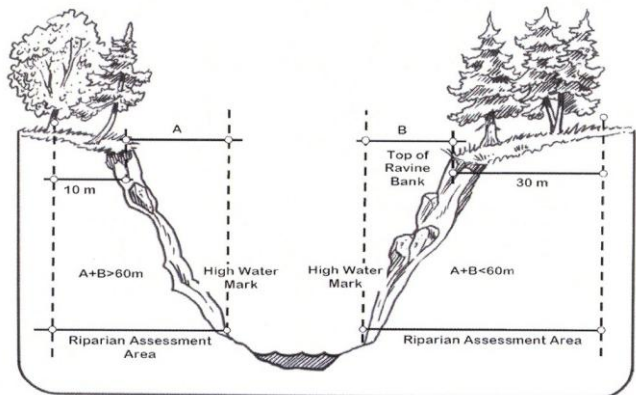
**WHAT IS THE PROVINCIAL RIPARIAN
AREAS REGULATION?**

The Riparian Areas Regulation (RAR) is a Provincial initiative, under the *Fish Protection Act*, to protect fish and fish habitat.

As required by RAR, local governments must protect fish and fish habitat as they are impacted by new residential, commercial and industrial development on private lands or privately-used Crown lands. Any development intended within a riparian assessment area is to be subject to an assessment conducted by a Qualified Environmental Professional (QEP), who will certify how the land may be developed so there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support life processes in the riparian assessment area.

The riparian assessment area, as defined in RAR means:

- (a) for a stream, the 30 metre strip on both sides of the stream measured from the high water mark;
- (b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
- (c) for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.



Stream, as defined in RAR, means any of the following that provide fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek, or brook;
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

Development, as defined in RAR, means any of the following associated with or resulting from the local government regulation or approval of residential, commercial, or industrial activities or ancillary activities:

- removal, alteration, disruption or destruction of vegetation;
- disturbance of soils;
- construction or erection of buildings or structures;
- creation of non-structural impervious or semi-pervious surfaces;
- flood protection works;
- construction of roads, trails, docks, wharves, and bridges;
- provision and maintenance of sewer and water services;
- development of drainage systems;
- development of utility corridors; and
- subdivision as defined in Section 872 of the *Local Government Act*.

Under RAR, local governments may allow development within 30 metres of the high water mark of a stream or the top of a ravine bank within the riparian assessment area, provided that:

- the prescribed riparian assessment methods outlined in RAR have been undertaken by a QEP;
- the QEP provides an opinion in an assessment report to the Provincial Ministry of the Environment that the development will not result in any harmful alteration of riparian fish habitat if the streamside protection and enhancement area is to be less than the riparian assessment area; and
- the City is notified by the Ministry of Environment that an assessment certified by a QEP to identify the streamside protection and enhancement area has been prepared in accordance with the Riparian Areas Regulation.

The QEP can help plan a development so that it will avoid impacting fish habitat and identify measures to maintain the integrity of the riparian area in a development project.

Further information about the Provincial Riparian Areas Regulation may be found at:

http://www.env.gov.bc.ca/habitat/fish_protection_act/riparian/riparian_areas.html.

For a list of Qualified Environmental Professionals (QEP's) active in the Shuswap Watershed, please go to the Shuswap Lake Integrated Planning Process (SLIPP) website at the location:

<http://slippbc.com/geps-in-the-shuswap>

WHAT IS AN ENVIRONMENTALLY SENSITIVE WATERCOURSE?

The implementation of RAR in the City of Salmon Arm has included the designation of riparian assessment areas for Environmentally Sensitive Riparian Areas and the requirements of an Environmentally Sensitive Riparian Areas Development Permit.

Environmentally Sensitive Areas, Riparian, High water, floodplain and Ecosystems, shown on Maps G & H of the City of Salmon Arm Official Community Plan are designated Environmentally Sensitive Development Permit Area (Maps G & H are attached to the Development Permit Waiver Application Form). Map H designates the entire City of Salmon Arm as an Environmentally Sensitive Riparian Area. The approximate locations of known Environmentally Sensitive Riparian Areas are shown on Map H, but this inventory is incomplete and additional mapping is required.

All property owners or their agents applying for a development application are required to submit a completed "Waiver Application." Refer below for information about the types of development applications and the Waiver Application process.

The onus is on property owners or their agents to determine if an Environmentally Sensitive Riparian Area and its riparian assessment areas affects their property. In order to determine the location of an Environmentally Sensitive Riparian Area on a parcel, a property owner/agent may be required to submit a plan prepared by a BC Land Surveyor (BCLS) that identifies the high water mark (and/or top of ravine bank) and the boundaries of the riparian assessment area. The high water mark and the boundaries of the riparian area assessment area may need to be confirmed by a QEP hired by the property owner/agent.

WHAT IS AN ENVIRONMENTALLY SENSITIVE RIPARIAN AREAS DEVELOPMENT PERMIT AREA?

Environmentally Sensitive Riparian Areas Development Permit Areas affect all parcels of land adjacent to or containing a stream as defined in RAR. The Environmentally Sensitive Riparian Areas Development Permit Area is equivalent to the riparian assessment area of the Riparian Areas Regulation.

WHAT IS AN ENVIRONMENTALLY SENSITIVE RIPARIAN AREAS DEVELOPMENT PERMIT?

All properties that are affected by an Environmentally Sensitive Riparian Areas will require an Environmentally Sensitive Riparian Areas Development Permit prior to:

- (a) alteration of land;
- (b) subdivision; or
- (c) construction of, addition to, or alteration of a building or structure.

A Development Permit application, including information submitted by the applicant, a staff report, and public input received at a hearing, is considered for issuance by City Council. The issuance of a Development Permit is at the discretion of City Council.

The following development applications proposed for a property affected by an Environmentally Sensitive Riparian Area will require an Environmentally Sensitive Riparian Areas Development Permit to be issued prior to approval being considered by the City:

- Building Permit;
- Demolition Permit;
- Subdivision Approval;
- Strata Title Conversion;
- Site Specific Bylaw Amendment (e.g. Zoning and/or OCP change);
- Development Permit;
- Development Variance Permit;
- Temporary Commercial and Industrial Permits;
- Special Needs Housing Application;
- Tree Cutting Permit.

Alternatively, property owners or their agents may apply for a waiver for an Environmentally Sensitive Riparian Areas Development Permit.

WHAT IS A WAIVER FOR AN ENVIRONMENTALLY SENSITIVE RIPARIAN AREAS DEVELOPMENT PERMIT?

Before making application for a Development Permit, property owners or their agents may complete and submit a "Waiver Application" form (copy attached) to determine whether the proposed development qualifies for a waiver of the Development Permit process.

Qualifying projects may be issued a waiver by the Director of Development Services in the following circumstances:

- The registration of a restrictive covenant on the subject property by the owner in favour of and to the satisfaction of the City of Salmon Arm that protects the riparian assessment area from development as defined in RAR and specifies how the area is to be protected and/or maintained.

- Notification to the City by the Ministry of the Environment that an assessment certified by a QEP to identify the streamside protection and enhancement area has been prepared in accordance with RAR and the registration of a restrictive covenant on the subject property by the owner in favour of and to the satisfaction of the City of Salmon Arm that protects the streamside protection and enhancement area identified in the assessment and specifies how the area is to be protected and/or maintained.

An applicant for a waiver may be required to submit a plan prepared by a BC Land Surveyor (BCLS) that identifies the high water mark (and/or top of ravine bank) and the boundaries of the riparian area assessment area and/or the streamside protection and enhancement area as identified in a certified assessment prepared by the Qualified Environmental Professional. The plan may be required to be a schedule as part of a restrictive covenant registered as a condition of a waiver approval.

Any breach of the waiver terms may result in the cancellation of the waiver. Such cancellation may require that the property owner apply for a Development Permit. The granting of a waiver does not absolve the applicant from other necessary approvals (e.g. Building Permits, etc.). Where waivers cannot be granted, a Development Permit will be required before the project can proceed.

ADDITIONAL INFORMATION

Additional information can be found in the City of Salmon Arm current Official Community Plan, Development Permit Areas.

If you have any questions or require assistance completing the "Waiver Application", please telephone the:

City of Salmon Arm
Development Services Department
500 - 2nd Avenue NE
Box 40
Salmon Arm, BC, V1E 4N2

Telephone: (250) 803-4000
Email: planning@salmonarm.ca

For a list of Qualified Environmental Professionals (QEP's) active in the Shuswap Watershed, please go to the Shuswap Lake Integrated Planning Process (SLIPP) website at the location:

<http://slippbc.com/qeps-in-the-shuswap>

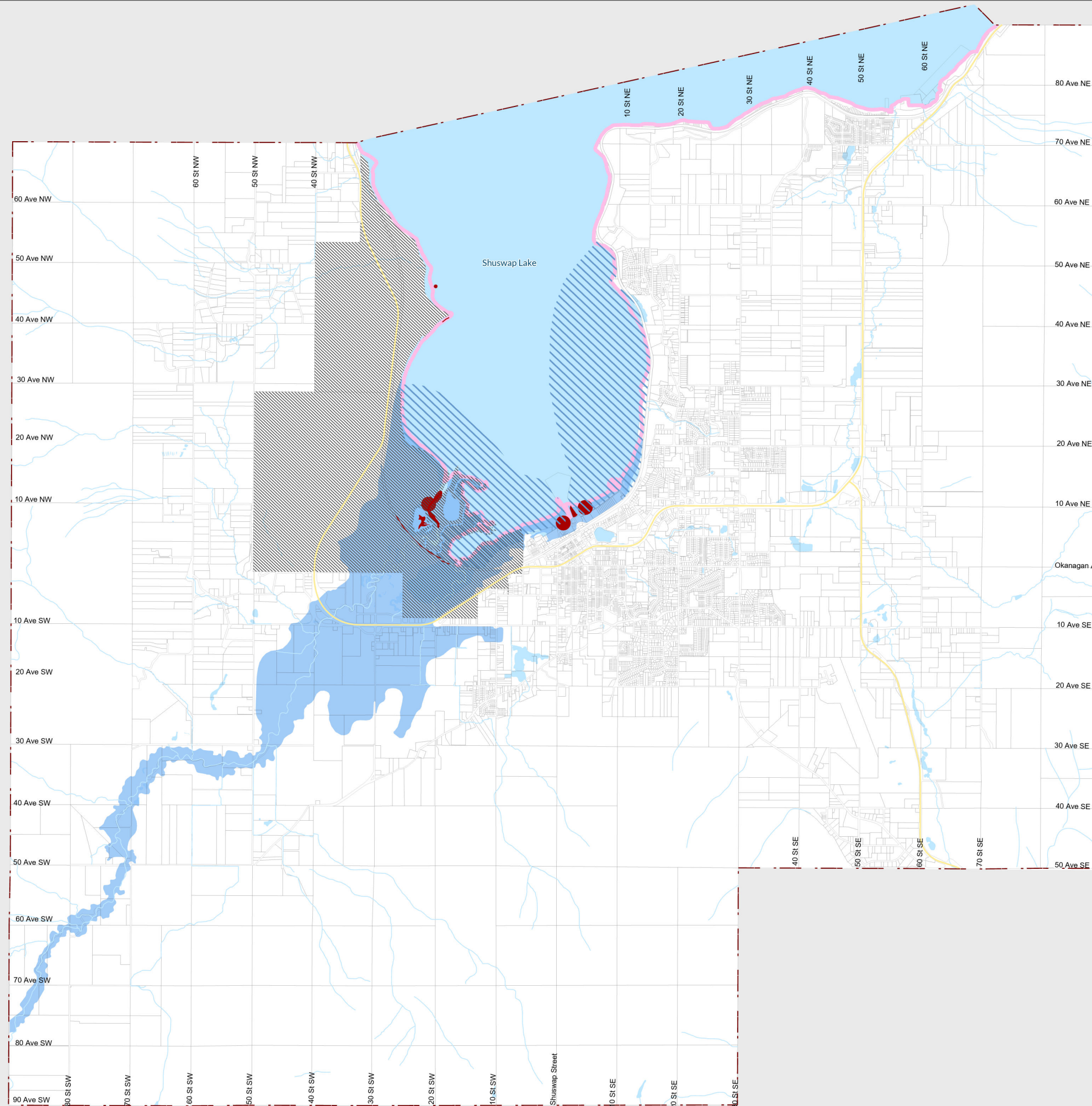
MAP G - ENVIRONMENTALLY SENSITIVE RESOURCES

Official Community Plan
Last Updated: Sept 29, 2025



- Environmentally Sensitive Lake Areas
- Endangered Species and Ecosystems (Blue)
- Endangered Species and Ecosystems (Red)
- Floodplain
- Watercourse/Wetland/Lake

- City Boundary
- Highways
- Parcels
- IR/First Nations Lands



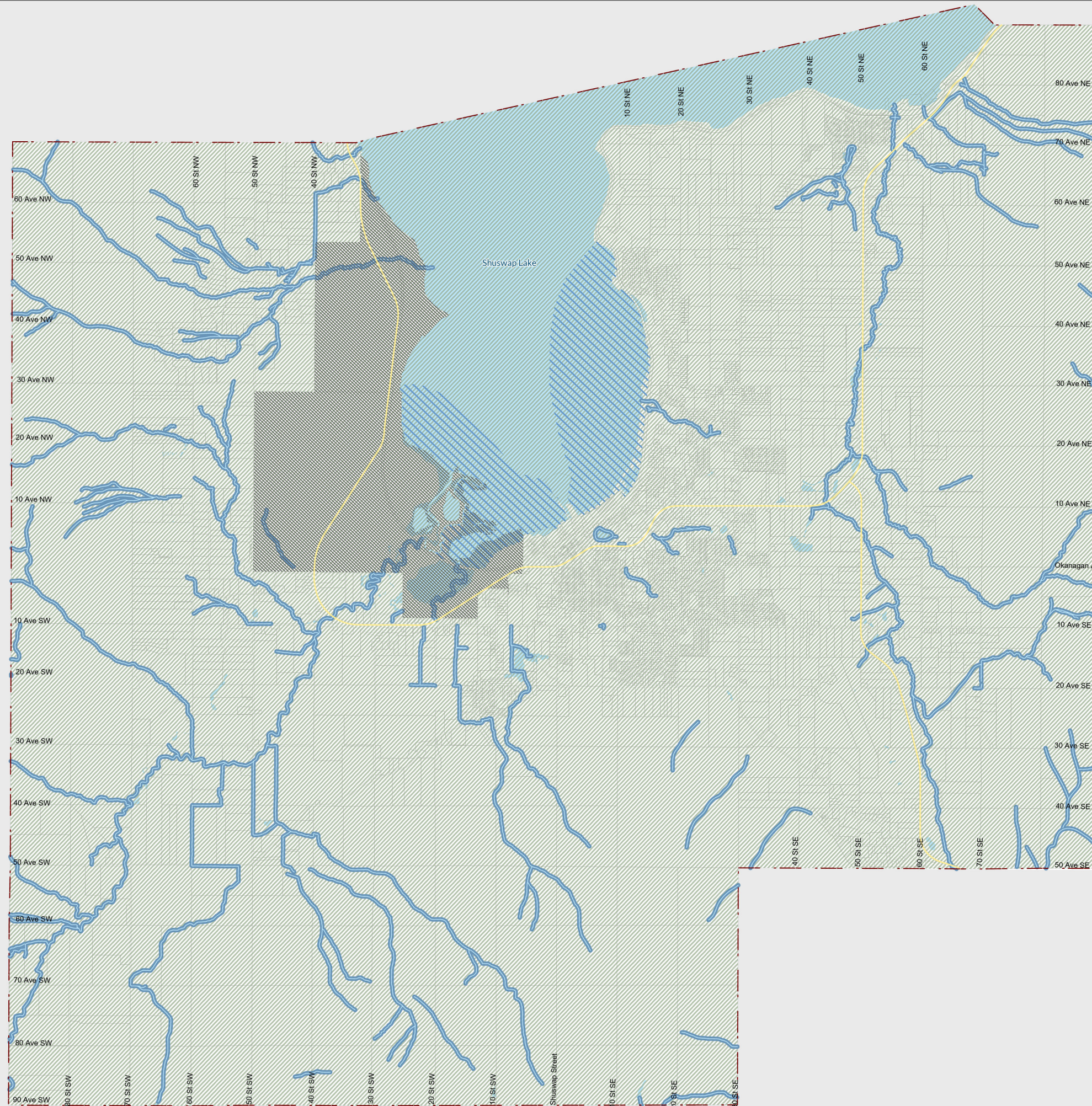
MAP H - ENVIRONMENTALLY SENSITIVE AREAS

Official Community Plan
Last Updated: Sept 29, 2025



- Stream & Riparian Areas - 30m
- Environmentally Sensitive Lake Areas
- Environmentally Sensitive Areas
- Watercourse/Wetland/Lake

- City Boundary
- Highways
- Parcels
- IR/First Nations Lands



MAP Q - POTENTIAL HAZARDS

Official Community Plan
Last Updated: Sept 29, 2025



- Stream
- 200 Year Floodplain
- Slope 20-30%
- Slope >30%
- Steep Creek Hazards - data is from CSRD and referenced in the CSRD's Geohazard Risk Prioritization (BGC 2020) report
- Watercourse/Wetland/Lake
- City Boundary
- Highways
- Parcels
- IR/First Nations Lands

