



Policy Title: Environmental Development Review Policy

Policy Number: UEP003

Report Number: 2005-61

Approved by: Council

Effective Date: 2006 January 06

Business Unit: Environmental & Safety Management

BACKGROUND

In 1995, the “Interim Policy for Site Contamination and the Land Use Redesignation and Development Permit Approval Process” was approved by Council. In 1996, the “Interim Policy for Site Contamination in New Suburban Areas, Subdivisions and Area Redevelopment Plans” was approved for use by the Board of Commissioners. These policies were created to address site contamination as part of the planning approval process in accordance to The City of Calgary’s Environmental Policy.

Environmental Management currently reviews development applications in accordance with these two interim policies.

As the above noted policies were intended to be used on an interim basis, Environmental Management (EM) determined that a formal policy that reflects current practices and requirements should be developed. In addition, a number of recent developments have arisen that have resulted in the need to develop a new policy; these developments include: The City of Calgary’s Environmental Policy update (2001), The City of Calgary Contaminated Sites and Facilities Management Plan to address Council Priority 2.18 (2003), the establishment of The City of Calgary’s EnviroSystem, the adoption of the Triple Bottom Line approach, and sustainable development initiatives (e.g. Imagine Calgary, the future Brownfield Redevelopment Strategy). The new policy (Attachment 3) covers all elements in the interim policies and aligns with the new Council and Corporate direction on sustainable development.

PURPOSE

The Environmental Development Review Policy was created to achieve the following purposes:

- To establish a process to determine the suitability of a site for its intended use with respect to environmental conditions as a component of The City of Calgary planning approval processes; and,
- To ensure that Environmental Conditions are considered as an integral



- part of the planning approval process in order to promote public health & safety, responsible and sustainable development.
- To replace the existing interim policies that address site contamination and the planning approval process.

POLICY

The City of Calgary will consider environmental conditions in the planning approval process as outlined in the Environmental Development Review Policy.

See Appendix 1 Environmental Development Review Policy for supporting information.

PROCEDURE

The process for the environmental review of applications is as follows:

1. Review existing/available environmental investigation information;
2. Request environmental investigation information that is relevant to the application under review, as required.
3. Based on the available information, determine if site is suitable for the intended use.
4. Apply appropriate conditions to the Application, as required.

The Policy enables the development of Standard Operating Procedures for implementation of the Policy.

ATTACHMENTS

Appendix 1: [Environmental Development Review Policy](#)

AMENDMENTS

New Policy

	ENVIRONMENTAL DEVELOPMENT REVIEW POLICY		
	Document:	Owner: Environmental & Safety Management	Revision #: 1
	Issue Date: 2005 November 8	Approved By: D. Day, Director, Environmental & Safety Management	Last Review: 2010 April 12

1.0 PURPOSE

- 1.1 To establish a process to determine the suitability of a site for its intended use with respect to environmental conditions. This process operates within the scope of The City of Calgary planning approval processes.
- 1.2 To ensure that Environmental Conditions are considered as an integral part of the planning approval process in order to promote public health & safety, responsible and sustainable development in accordance to s. 617 of the Municipal Government Act to achieve the orderly, economic and beneficial development, use of land and patterns of human settlement and to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta.


2.0 SCOPE

- 2.1 This policy applies to all Applications reviewed by Environmental & Safety Management.

3.0 GENERAL

- 3.1 This policy will be implemented in accordance with the Environmental & Safety Management Standard Operating Procedures;
- 3.2 In conducting activities within the purview of this policy, The City of Calgary is not assuming ownership, charge, management or control of any of the contaminating substances associated with a given site;
- 3.3 Environmental Investigation Information must be prepared in accordance with The City of Calgary standards (see www.calgary.ca);
- 3.4 Environmental & Safety Management relies on the accuracy of the findings, conclusions and recommendations contained within Environmental Investigation Information;
- 3.5 Environmental & Safety Management shall ensure the sufficiency of the Environmental Investigation Information to assess the suitability of the site for its intended use and may request additional information, as required;
- 3.6 The review of Environmental Investigation Information by Environmental & Safety Management shall not be construed as approving Environmental Investigation Information;
- 3.7 Environmental & Safety Management may, as appropriate, consult with Regulatory Authorities having jurisdiction and/or expertise concerning Environmental Investigation Information.

4.0 DEFINITIONS

	ENVIRONMENTAL DEVELOPMENT REVIEW POLICY		
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“Applicable Environmental Criteria” means environmental guidelines, standards and criteria as deemed acceptable and appropriate in the sole discretion of the general manager (or their designate) of the City of Calgary Utilities and Environmental Protection as set out in the Environmental & Safety Management standard operating procedures (sop).

“Applications” means any application for a planning-related approval pursuant to The City of Calgary’s jurisdiction as set out in the Municipal Government Act which includes, but is not limited to:


- a. Area Structure Plans;
- b. Area Redevelopment Plans;
- c. Community Plans;
- d. Land Use Amendment/Outline Plan/Road Closure (LOC) applications;
- e. Subdivision applications;
- f. Development Permit applications; and
- g. Special Circulation applications, including but not limited to Development Liasons, Airport Development, and intergovernmental referrals.

“Environmental Conditions” means the physical state of the site and its surrounds and includes, but is not limited to:

- a. The physical state of the site as described in Environmental Investigation Information;
- b. Off-site conditions;
- c. Conditions where there are no established Applicable Environmental Criteria;
- d. Environmental impact issues;
- e. Nuisance issues, in the opinion of the Approving Authority, that may materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and,
- f. Emissions and operations issues.

“Environmental Investigation Information” means information relating to the Environmental Condition of a site and may include, but is not limited to:

- a. Completed City of Calgary Site Contamination Statement;
- b. Phase I Environmental Site Assessment;
- c. Phase II Environmental Site Assessment;
- d. Remedial Action Plan/Remediation Report;
- e. Risk Management Plan;
- f. Geotechnical Investigation;
- g. Environmental Impact Assessment;
- h. Underground Storage Tank Removal Report; and,
- i. Any other pertinent environmental investigation information, in the sole discretion of Environmental & Safety Management.

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“Use” means the main purpose for which a building or site is used in accordance to the Land Use Bylaw.

“Regulatory Authorities” means, but is not limited to Alberta Environment, the Alberta Health Services , and the Energy & Resources Conservation Board.

“Standard Operating Procedures (SOP)” means Standard Operating Procedures developed under this Policy as set out in the Environmental & Safety Management Standard Operating Procedure Manual.

5.0 Policy

5.1 Screen Applications

5.1.1. Environmental & Safety Management will screen Applications in accordance with the Standard Operating Procedures.

5.2 Review Applications

5.2.1. Environmental & Safety Management will review Applications and Environmental Investigation Information to assess if a site is suitable for its intended use with respect to Applicable Environmental Criteria and/or the management of Environmental Conditions to allow for the intended use.


5.2.2. Environmental & Safety Management, at its sole discretion, may request additional Environmental Investigation Information from an applicant.

5.2.3. Environmental & Safety Management may request additional Environmental Investigation Information for land that will be dedicated to The City of Calgary to identify any concerns that may be relevant to The City of Calgary as a future landowner.

5.3 Circulate Information to Regulatory Authorities

5.3.1. Environmental & Safety Management may review the following types of Environmental Investigation Information in consultation with Regulatory Authorities:

- a. Environmental Site Assessments where conditions of concern have been identified;
- b. Risk Management Plans;
- c. Remediation Plans; and,
- d. Any other pertinent Environmental Investigation Information, at the discretion of Environmental & Safety Management.

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5.3.2. Environmental & Safety Management will consider comments from Regulatory Authorities as part of the review of Applications.

6.0 RESPONSIBILITIES

6.1 Environmental & Safety Management, as it deems appropriate, will place conditions on Applications in accordance with the Standard Operating Procedures.

6.2 Environmental & Safety Management will review Applications in a timely manner.

Table of Revisions

Revision Number	Completed by	Date (yy/mm/dd)	Revision Description/Comments