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Presented by: Leah Kongsrude, Environment Director

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Date	Ver.	Action By	Action	Result
3/20/2017	1	City Council	approved	Pass

TAMRMS#: B06

Public Works Site Management Policy Update
Presented by: Leah Kongsrude, Environment Director

RECOMMENDATION(S)

1. That Council review the updated City Council Policy C-IS-06 Contaminated Sites Management, included as an attachment to the March 20, 2017 agenda report dated entitled “Public Works Site Management Policy Update” and that Council Members provide feedback to Administration by April 24, 2017.
2. That Administration consider Council’s feedback and present an amended version of City Council Policy C-IS-06 to Council for consideration by the end of Quarter two.
3. That Administration add a policy statement related to the assessment of contaminated sites as part of the planning and development process during the next update of the Municipal Development Plan.

PURPOSE OF REPORT

The purpose of this report is to provide Council with background on the proposed updated policy for the management of City contaminated sites. The updates to the policy are reflective of changes that have occurred since the policy was initially approved in 2014 and include:

- Increased scope to include all City owned properties, not limited to just Public Works Sites;
- Alignment with the proposed Corporate Land Management Strategy Policy;
- Alignment with the new Public Sector Accounting Board standards related to liabilities associated with contaminated sites and landfills; and

- Addresses the City's role related to contaminated sites on private property and lands that become part of the City's planning and development process.

COUNCIL DIRECTION

On April 25, 2016 Council passed the following motion:

(C241-2016)

That Administration be directed to review *Policy C-IS-06 Public Works Sites Management* and provide recommendations for updates, if any, to City Council in Q4 2016.

On November 28, 2016 Council passed the following motion:

(AR-16-460)

That the deadline of Q4 2016 for the agenda item "Public Works Site Management Policy Update" be extended to March 20, 2017.

BACKGROUND AND DISCUSSION

The existing "Public Works Sites Management Policy" (C-IS-06) was adopted to address the environmental management of Public Works sites in reaction to the environmental responsibilities and costs related to the City owned former Sewage Lagoons/Dry Landfill and former Public Works Yard (7 Riel Drive). The revised policy recognizes that there is the potential for environmental risks related to all City Owned properties and increases the scope of the policy to address this. The policy will now cover existing City Owned properties, such as Public Works, Recreation, Fire or Transit facilities, as well as non-developed properties, such as vacant City-owned properties downtown or the Employment Lands.

The revised policy also includes provisions related to the acquisition and disposal of City owned property to align with the recently proposed Corporate Land Management Strategy policy. To minimize the City's environmental risks and liabilities the policy indicates that the City shall conduct the necessary environmental assessments prior to purchasing or selling any properties.

The updated policy also recognizes that the City's Finance department follows the standards set out by the Canadian Public Sector Accounting Board (PSAB), including PSAB 3260 Liabilities for Contaminated Sites and PSAB 3270 Solid Waste Landfill Closure and Post-Closure Liabilities. The recently released PS 3260 provides detailed and useful definitions and standards related to contaminated sites and these have been incorporated into the revised policy where applicable. The new PSAB standards provide a detailed and transparent mechanism to account for the City's financial liabilities related to its environmental responsibilities for contamination on City Owned lands.

The jurisdictional responsibility for contaminated sites in Canada belongs with provincial and/or federal regulatory agencies but the policy indicates under which specific situations the City would become involved with contamination on property not owned by the City. This include situations where the City is responsible for contamination on non-City owned property or where there are impacts, or the potential for impacts, to non-City owned property due to City activities or services. The updated policy also provides direction related with dealing with contaminated lands as part of the City's planning and development process.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The updated policy was reviewed by affected City departments including Public Works, Planning and Development, Engineering, Finance and Legal Services. The draft policy were also presented to the Environmental Advisory Committee on February 23, 2017 and their written advice is attached entitled "Environmental Advisory Committee Advice - City Contaminated Sites Management."

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

The updated policy will align City financial practices with the Public Sector Accounting Board standards related to landfills and contaminated sites. The standards provide a detailed and transparent mechanism to account for the City's financial liabilities related to its environmental responsibilities for contamination on City Owned lands.

Legal / Risk:

The updated policy promotes best management practices to avoid or reduce environmental risks related to contamination and provides direction on the identification and proper assessment of contamination on City Owned lands.

The updated policy also provides direction related to the acquisition and disposal of City properties that will provide environmental due diligence through the identification of potential environmental and financial risks.

Program or Service:

None

Organizational:

With the new PSAB standards for landfills and contaminated sites and the updated policy, the City will be required to document and update financial liabilities for all City-owned contaminated sites and complete environmental assessments for the acquisition or disposition of City-owned properties. Although the City had completed these tasks on a one-off basis previously, it will now need to be incorporated into the core services of the corporation.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommendation, the following alternatives could be considered:

- a. Refer the policy back to Administration to amend as per the general discussion of Council, and
- b. present back to Council at a future date.
- c. Direct that the policy be amended in a specific means as per Council direction.
- d. Take no further action on this matter.

STRATEGIC CONNECTIONS

a) City of St. Albert Strategic Plan (Policy C-CG-02)

BUILT ENVIRONMENT - We build our community towards the future to sustain balanced

development, with a reverent eye to the past, honouring our unique settlement history and distinct identity.

- *We build innovative, long lasting infrastructure that is efficient, minimizes the use of our natural resources and creates harmony between the natural and built environment.*

NATURAL ENVIRONMENT- We protect, embrace and treasure our deeply-rooted connections with the natural environment through championing environmental action.

- *We are an environmentally caring community, mindful of the nature that surrounds us, that puts the Earth first, which is reflected in our green living lifestyle and conservation of natural resources.*

Governance Strategy - Council is committed to ensuring that the City of St. Albert is a responsive, accountable government that delivers value to the community.

Maintain fiscal responsibility and transparency.

- *Provide prudent fiduciary oversight of the City's finances in an open and transparent manner, through the use of strong internal controls.*
- *Establish a robust series of financial policies that support a long-term sustainable, financially responsible and affordable community for the residents of St. Albert.*

b) Long Term Plans

- Municipal Development Plan
- Environmental Master Plan
- Facility Matrix Model
- Public Works Long Term Department Plan

c) Corporate Objectives

- Deliver programs and services that meet or exceed our standards
- Exercise strong fiscal management
- Ensure our customers are very satisfied

d) Council Policies, Bylaws

- [C-ED-03 Land Transactions <https://stalbert.ca/uploads/legislative/C-ED-03_LandTransactions.pdf>](https://stalbert.ca/uploads/legislative/C-ED-03_LandTransactions.pdf)
- [C-EUS-01 Environmental Sustainability <http://stalbert.ca/uploads/files-excel/C-EUS-01_Environmental_Sustainability_Policy.pdf>](http://stalbert.ca/uploads/files-excel/C-EUS-01_Environmental_Sustainability_Policy.pdf)
- Proposed Corporate Land Management Policy

e) Federal/Provincial statutes

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

f) Other documents

- PSAB 3260 Liabilities for Contaminated Sites
- PSAB 3270 Solid Waste Landfill Closure and Post Closure Liability

Report Date: March 20, 2017

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Committee/Department: Environment

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