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Presented by: Leah Kongsrude, Director

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Attachments: 1. C-IS-06 Environmental Management of Contaminated Sites (amendments incorporated), 2. C-IS-06 Environmental Management of Contaminated Sites (amendments highlighted)

Date	Ver.	Action By	Action	Result
6/26/2017	1	City Council	approved	

TAMRMS#: B06

Public Works Site Management Policy Update

Presented by: Leah Kongsrude, Director

RECOMMENDATION(S)

That City Council Policy C-IS-06 Environmental Management of Contaminated Sites, as amended and included as an attachment to the Agenda Report dated June 26, 2017 titled "Public Works Site Management Policy Update," be approved.

PURPOSE OF REPORT

The purpose of this report is to provide Council with the final updated Policy C-IS-06 Environmental Management of Contaminated Sites, previously titled Public Works Site Management, for their approval.

COUNCIL DIRECTION

On March 20, 2017 Council passed the following motions:

AR-17-003

1. That Council review the updated Policy C-IS-06 Contaminated Sites Management, included as an attachment to the agenda report dated March 20, 2017 titled "Public Works Site Management Policy Update" and provide feedback to Administration by April 24, 2017.
2. That Administration incorporate Council's feedback and bring the policy back to Council 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.

BACKGROUND AND DISCUSSION

The existing “Public Works Sites Management Policy” (C-IS-06) was adopted to address the environmental management of Public Works sites, specifically the City-Owned former Sewage Lagoons/Landfill at Riel Park and former Public Works Yard at 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.
- Includes provisions related to the acquisition and disposal of City-Owned property to minimize the City’s environmental risks and liabilities by conducting the necessary environmental assessments prior to purchasing or selling any properties.
- Recognizes that the City’s financial statements follow 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.
- Provides direction related to dealing with non-City Owned contaminated lands as part of the City’s planning and development process.

Council was provided a copy of the draft updated policy on March 20, 2017 and given until April 24, 2017 to provide input on the policy. One member of Council provided written comments that were largely grammatical in nature but also suggested that under Council responsibilities a statement be added related to support of continuous improvement. All these suggestions including the statement “Promote continuous improvement of environmental performance” were incorporated into the final policy.

At the Council meeting on March 20, 2017, Councillor Hughes asked for the title of the policy to be made ‘more positive’ and therefore the proposed title of Policy C-IS-06 has been changed from Contaminated Sites Management to Environmental Management of Contaminated Sites.

The final policy is attached for Council's approval.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

The updated policy was reviewed by City departments including Public Works, Planning and Development, Engineering, Finance and Legal Services.

The policy was also reviewed by the Environmental Advisory Committee and their advice was included as an attachment to the agenda report dated March 20, 2017 titled “Public Works Site Management Policy Update.”

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.

In the context of acquiring and disposing of City properties, the updated policy also provides due diligence practice that will help identify 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 present back to Council at a future date.
- b. Direct that the policy be amended in a specific means as per Council direction.
- c. 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: June 26, 2017

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