



A. Introduction

The Ministry of Environment and Parks (ministry) is proposing changes to fees under the *Environmental Management Act* (EMA) regulations, aiming to update and clarify costs for services provided by the ministry to assist in remediating contaminated sites and authorizing waste discharges. The proposed fee adjustments will enable the ministry to address the increasing volume of applications, to enhance service delivery, and to ensure long-term effectiveness of the programs.

Remediation of Contaminated Sites

The ministry administers the investigation and remediation of contaminated sites in B.C. through the Contaminated Sites Regulation (CSR) and Director's protocols, under the EMA. Site remediation services are a critical step in the development of both industrial and commercial businesses, as well as important public infrastructure such as roads, health-care facilities, and schools.

In addition to these services, the EMA requires the establishment and maintenance of a publicly accessible registry to hold records for sites across the province. The Site Registry contains information on all sites that have engaged with contaminated sites regulatory process. As part of the changes under the CSR, all documents in the Site Registry are now available in the new [Site Remediation Services \(SRS\) Web App](#). The SRS Web App was officially launched (on September 16, 2025), enabling applicants to complete online forms and submit them electronically. The new Site Registry will become fully functional in the future when all documents have been digitized.

Waste Discharge Authorizations

Waste discharge authorizations are also administered under the EMA by the ministry. These authorizations regulate the discharge of waste into the environment and are a key part of the province's environmental protection framework.

The ministry is proposing updates to the waste discharge fee structure to reflect the increasing complexity of authorization applications and oversight requirements. These changes are intended to support more efficient authorization processes and to encourage improved planning and submission practices.

Proposed Contaminated Sites Regulation (CSR) Fee Changes

Fees for site remediation services were introduced in 1997 and were last reviewed in 2007. Since that time, the ministry has seen an increase in demand for site remediation services and resourcing needs to appropriately manage service applications.

The tables in CSR Part 4, [Schedule 3](#) outlines the fees that must be paid to the government for various aspects of administering the site remediation process. The following changes are proposed for each table (details found in Appendix A):

- **Table 1: Fees for Site Disclosure Statements and Information:**

- Additional categories of information and documents added to reflect new downloadable options available through the site remediation services web app.
- Fees set at \$50 or \$150, based on complexity of information obtained, and a \$100/hour fee to retrieve documents not yet digitized. .
- **Table 2: Fees for Services and Functions Provided Directly by the Ministry or Persons on Behalf of the Ministry:**
 - New flat rate fees grouped into similar service categories with amounts based on complexity of the service.
- **Table 3: Services under a Director's decision:**
 - Hourly rate change from \$165 to \$300 to align with the current industry standard that will only be used for complex, high-risk sites requiring ongoing management by ministry staff in excess of 75 hours per year.

This initiative reflects the ministry's commitment to Indigenous reconciliation and the recognition of the right to development. The proposed change to provide First Nations and Modern Treaty Nations governments with free access to contaminated sites information in the new Site Registry is essential for respecting First Nations' rights to self-determination and cultural preservation. Access to accurate data enables effective participation in discussions and decisions related to policy, programs and development initiatives that affect their communities.

Proposed Waste Discharge Fee Changes

The current waste discharge fee model has remained largely unchanged since 1992, despite significant changes in the scope and complexity of application and oversight requirements.

Proposed changes, which include increases to existing fees and the introduction of two new fees, can be found in more detail in the table below. Proposed changes include a tiered structure for both application and base fees, with different fees associated with the relative risk and administrative and oversight effort based on facility size/scope and classification under the Waste Discharge Regulation (WDR). Please note that compost facility and land application activities, both WDR schedule 2 activities, are proposed to be subject to Tier 1 fees, to ensure consistency and alignment with similar sector risk profiles. However, compost facilities that process yard and garden waste only, are proposed to be exempt from base fees. Fees for these activities were last proposed in a [2018 Intentions Paper](#) describing planned updates to the Organic Matter Recycling Regulation.

Municipalities with current, approved Liquid Waste Management Plans (LWMPs) would be eligible for a reduced annual base fee. This means authorizations typically classified under Tier 2 may qualify for lower Tier 1 rates. This recognizes both the environmental benefits of structured planning and the administrative efficiencies gained, especially for local governments that typically hold multiple wastewater authorizations.

The application fee would be expanded to include approvals under section 15 of the EMA (valid for up to 15 months). A frequent amendment surcharge is proposed, which would apply if a new application was submitted within 18 months of the previous application, excluding administrative amendments and transfers. A \$1,000 post-authorization plan submission fee is also proposed to encourage complete and timely

submissions of robust plans that support authorizations. These fees are intended to reduce the number of incomplete or repetitive applications and improve the overall efficiency of the authorization process.

Summary of Updates – Waste Discharge Fees

Fee Name	Current	New
Application Fee	\$400	Tier 3 ¹ : \$10,000 Tier 2 ² : \$2,500 Tier 1 ³ : \$1,250 Administrative amendment and transfer of a permit or approval: \$250
Frequent Amendments Surcharge	N/A	Increases the application fee by 2x (i.e., double)
Annual Base Fee	\$200	Tier 3: \$5,000 Tier 2: \$2,500 Tier 1: \$1,000*
Reduced Annual Base Fee-Municipal Sewage with current, approved LWMP	\$200	\$1000 annual base fee in lieu of Tier 2 rate above
Post Authorization Plan Submission	N/A	\$1,000 (per submission)

*Compost facilities that process yard and garden wastes only are proposed to be exempt from annual base fees

Annual Inflation Increase

The ministry is proposing to implement a five-year review cycle for both waste discharge and site remediation fees, during which inflationary adjustments could be made. The inclusion of this predictable review and adjustment cycle will be an effective tool to avoid the need for frequent and potentially larger fee reviews in the future.

Next Steps

The ministry invites you to submit written feedback regarding the proposed changes via email to EPDFees@gov.bc.ca.

Timeline

Implementation of the proposed changes for both the CSR and WDR is anticipated for April 1, 2026. Engagement is continuing through the fall and winter 2025/2026, prior to the proposed implementation date.

¹ Projects under the *Environmental Assessment Act's* (EAA) Reviewable Project Regulation

² Regulated entities under the Waste Discharge Regulation Schedule 1

³ Regulated entities under the Waste Discharge Regulation Schedule 2

Appendix A: Proposed Schedule 3, Tables 1, 2 and 3 of the Contaminated Sites Regulation

Proposed CSR Schedule 3, Table 1 – Fees for Accessing Information and Documents in the Site Registry – Simplified

	Information/Document	Proposed Fee
1	Site information, technical information and compliance reporting forms	\$50
2	Technical Reports	\$150
3	Subscription for notifications on a particular site	\$50 per year
4	BC Registries	\$1.05
	* In addition to a fee marked by an asterisk, a further operator fee of \$1.05 may be charged for any transaction done by electronic means from a location outside a government office or at a government office by a person who is not a government employee.	
5	Manual retrieval of records	\$100 per hour

Note: Items 4 & 5 are necessary to address the number of paper documents still requiring digitization. These two categories will be used less frequently once all documents have been digitized.

Proposed CSR Schedule 3, Table 1 – Fees for Accessing Information and Documents in the Site Registry – Detailed Version for Informational Purposes

	Information/Document	Proposed Fee
1	Site information, technical information and compliance reporting forms	
a	Submission of a Site Disclosure Statement to a local government	\$100
b	Notification of Independent Remediation (Initiation, Completion or Initiation/Completion	\$50
c	Notification of Migration	\$50
d	Site Risk Classification Report	\$50
e	Environmental Pathway Questionnaire	\$50
f	Summary of Site Conditions	\$50
g	Detailed Ecological Risk Assessment Checklist	\$50
h	Preliminary or Final Determination	\$50
i	Certificate of Compliance	\$50
j	Approval in Principle of Remediation Plan	\$50
k	Orders	\$50
l	Protocol Decisions	\$50
m	Monitoring Reports or Approved Professional Statements	\$50
n	High Risk Reporting	\$50
o	Annual Updates	\$50
2	Technical Reports	
a	Preliminary Site Investigation	\$150
b	Detailed Site Investigation	\$150
c	Confirmation of Remediation	\$150
d	Remediation Plans	\$150
e	Human Health or Ecological Risk Assessment	\$150
f	Detailed Site Condition Report	\$150

g	Performance Verification Plan	\$150
h	Site Registry Site Details Report *	\$150
3	Subscription for notifications on a particular site	
a	Subscription for notifications on a particular site	\$50 per year
4	BC Registries	
a	* In addition to a fee marked by an asterisk, a further operator fee of \$1.05 may be charged for any transaction done by electronic means from a location outside a government office or at a government office by a person who is not a government employee.	\$1.05
5	Manual retrieval of records	
a	Scanning and emailing.	\$100 per hour

Proposed CSR Schedule 3, Table 2 – Fees for Services and Functions Provided Directly by the Ministry of Persons on Behalf of the Ministry - Simplified

	Service	Fee
1.	Determination of a Contaminated Site	\$5,000
2.	Approval in Principle	\$5,000
3.	Review of Reports Prior to Registration	\$5,000
4.	Allocation panel per person per day (paid to panel member, not govt)	\$1000/day
5.	Monitoring reports per Protocol 12 – Site Risk Classification, Reclassification, and Reporting	\$5,000
6.	Review of Preliminary Reports	\$10,000
7.	Certificate of Compliance	\$10,000
8.	Confirmation of Remediation Report	\$15,000
9.	Indemnification Under <i>Financial Administration Act</i>	\$15,000
10.	Detailed Site Investigation Report	\$30,000
11.	Review of Site Remediation and Assessment Reports	\$20,000
12.	Requests designation as an environmental management area	\$20,000
13.	Compliance Verification and Fulfilling Requests Made to the Director	\$1,000 - \$25,000
a	0-3 hours	\$1000
b	4-20 hours	\$5,000
c	21-30 hours	\$10,000
d	31-49 hours	\$15,000
e	50-75 hours	\$25,000

Proposed CSR Schedule 3, Table 2 – Fees for Services and Functions Provided Directly by the Ministry of Persons on Behalf of the Ministry – Detailed Version for Informational Purposes

	Service	Fee
1	Determination	
a	Request for a determination of whether a site is a contaminated site	\$5,000
2	Approval in Principle	
a	Approval in principle for a remediation plan	\$5,000
3	Review of Reports Prior to Registration	
a	Review of summary of site condition	\$5,000
b	Request for review of background substance concentrations for a site under CSR s. 11, 17 or 18	\$5,000
c	Request for a determination as to a person's minor contributor status	\$5,000

d	Appointment of an allocation panel	\$5,000
f	Review of a detailed site condition report	\$5,000
g	Release – scenario 1	\$5,000
h	Release – scenario 2	\$5,000
i	Preapprovals	\$5,000
4	Allocation panel	
a	Allocation panel fee per person per day (paid to panel member, not government)	\$1000/day
5	Monitoring reports per Protocol 12 – Site Risk Classification, Reclassification, and Reporting	
a	Monitoring reports per Protocol 12 – Site Risk Classification, Reclassification, and Reporting	\$5,000
6	Review of Preliminary Reports	
a	Review of a preliminary site investigation report	\$10,000
b	Review of covenant	\$10,000
c	Request for a voluntary remediation agreement	\$10,000
d	Request for a transfer agreement under Part 5 of the Act	\$10,000
e	Request for a review of site-specific standards for a site under CSR s. 11 or 17	\$10,000
f	Release – scenario 3	\$10,000
g	Reclassification per Protocol 12 – Site Risk Classification, Reclassification, and Reporting	\$10,000
7	Certificates of Compliance	
a	Certificate of Compliance	\$10,000
8	Review of Confirmation of Remediation Report	
a	Review of Confirmation of Remediation Report	\$15,000
9	Requests for Indemnification Under the <i>Financial Administration Act</i>	
a	Requests for indemnification Under the <i>Financial Administration Act</i>	\$15,000
10	Review of Detailed Site Investigation Reports	
a	Review of a Detailed Site Investigation Report	\$30,000
11	Review of Site Remediation or Assessment Reports	
a	Review of a remediation plan	\$20,000
b	Review of a human health or environmental risk assessment	\$20,000
c	Additional fee for approval if ordered by the director to investigate or remediate a site	\$20,000
12	Request for Designation as an Environmental Management Area	
a	Request for designation as an Environmental Management Area	\$20,000
13	Compliance Verification and Fulfilling Requests Made to the Director	
a	activities taking 0-3 hours	\$1,000
b	activities taking 4-20 hours	\$5,000
c	activities taking 21-30 hours	\$10,000
d	activities taking 31-49 hours	\$15,000
e	activities taking 50-75 hours	\$25,000

Proposed CSR Schedule 3, Table 3 Hourly Fee – Services under a Director's order

1	A person, on behalf of the ministry, inspects, monitors and verifies for remediation or an approval in principle, certificate of compliance, voluntary remediation agreement, transfer agreement, indemnification request or application, or contaminated sites compliance or enforcement investigation shall be charged a rate of \$300 per hour .
2	A person, on behalf of the ministry, conducts compliance verification activities that exceed 75 hours, or conducts ongoing management of a complex site that is outside of the regular, flat rate fee regime, as per Table 2, Schedule 3 shall be charged a rate of \$300 per hour .