



Contaminated Sites (Re)Development: Legal Requirements that Industry and Consultants Need to Know

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Development of contaminated sites is an important objective with the availability of greenfield sites shrinking. Recognizing the benefits to contaminated sites development, communicating and understanding the goals and objectives will drive the approach and potential solutions to the environmental challenges at a given property.

Each jurisdiction approaches contaminated sites differently, however key themes emerge across all jurisdictions, including environmental due diligence, assessment of risks and liabilities, understanding remedial options and regulatory protections.

This presentation will focus on understanding regulatory requirements for contaminated sites in different jurisdictions (highlights from Ontario, Manitoba, Saskatchewan, Alberta and British Columbia), including:

- identifying the triggers for contaminated site (re) development
- completing and assessing environmental due diligence, including review of potential risks and liabilities
- determining and completing required technical environmental assessments
- developing and assessing the remedial approach(es) for the intended future use
- obtaining protections from future regulatory action.

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Jacquelyn Stevens B.Sc. (Hons.), M.Sc., M.S.E.L., LL.B., is a Partner at Willms & Shier Environmental Lawyers LLP and is a Certified Specialist in Environmental Law by the Law Society of Ontario. Jacquie has significant expertise representing a wide range of clients in environmental civil litigation, defence of prosecutions by environmental regulators, and at administrative appeals and hearings. Jacquie also provides effective advice and solutions for environmental due diligence and compliance, brownfields/contaminated site remediation, and environmental approvals for air, odour, noise and waste. Jacquie advises on cross-boundary migration of contamination and remediation options and has significant expertise involving contamination issues at dry cleaning operations and gas stations. Jacquie is called to the Bar in Alberta and Ontario.