

Environmental Assessment Screenings of Real Property Projects

1. Introduction

Environmental screenings of real property projects are conducted to address property-project-specific environmental requirements of the *Canadian Environmental Assessment Act* (CEAA) and of various other policies and legislation (such as the *Canadian Environmental Protection Act*, Treasury Board Policy, the *Federal Code of Environmental Stewardship*, Policy on Greening Government Operations).

2. Inclusions

The CEAA, in particular, requires federal departments to conduct an environmental assessment (EA) when:

- (a) there is a project as defined by the CEAA; and
- (b) there is some form of federal involvement (a trigger). There are two types of property activities that will trigger the Act:
 - (i) construction, operation, demolition and in some cases, maintenance, repair or renovations of crown properties; and
 - (ii) property transfers (disposal, acquisitions, and leasing of crown property) to enable a project to be carried out.

Table B-1 lists the types of real property projects requiring an environmental assessment screening.

3. Exclusions

An EA is not required when:

- (a) the project is listed on the Exclusion List (see Table B-2 to determine if your project is excluded);
- (b) the project is carried out in response to an emergency and is necessary to prevent damage to the environment or to property (e.g. war, flood, earthquake); and
- (c) the project is in the interest of public health or safety (e.g. damage to a water supply system).

4. Form

Once it is determined that there is a project and a trigger, the screening can be done using the *Environmental Assessment Screening Form for Real Property Projects*, EXT 1721E or F (97/12), shown in Annex C. The form will be available electronically in March 1998; until then, please use hard copies of the attached version.

The individual charged with the overall responsibility for a project is the one required to conduct the environmental assessment screening. The screening requirements for most real property projects are fairly straightforward and, in most cases, employees following the attached guidelines (Annex D) should be able to complete the exercise. In some cases, expert skills may be required to conduct or assist with the assessment. In either case, advice and assistance on completing the screening is available from the Environmental Services Division (JEN), fax: 1-613-944-0432.