

Screening report to be released this summer

The Screening Report on the Port Hope Project Environmental Assessment is being prepared by the three responsible authorities for the Project: Natural Resources Canada, the Canadian Nuclear Safety Commission and Fisheries and Oceans Canada. A draft of the report should be ready for release by the responsible authorities for public comment this summer. To facilitate public comment, the responsible authorities will hold public sessions in Port Hope on the draft report. Watch your mailbox and newspaper for details on the dates and times of the public sessions. A public notice will also be posted at nuclear.nrcan.gc.ca under *What's New*, on release of the draft report.



Northumberland-Quinte MP Rick Norlock recently toured sites that will be cleaned up during the Port Hope Project. With him is Glenn Case of the LLRWMO.

Updates address federal comments

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EASR that addressed over 250 comments by federal and provincial agencies. Revisions cover a range of topics including details on how the proposed long-term waste management facility storm water management system will protect nearby streams, how the cleanup of low-level radioactive waste sites will be verified

and monitored and how an improved complaints resolution process will give the LLRWMO more flexibility to address problems during cleanup/construction. In June, the LLRWMO concluded its EA studies. A federal decision on the EA will be made following the public comment period, likely in late 2006.



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Low-Level Radioactive Waste Management Office

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News



Federal agencies reviewing the Port Hope Project will release draft conclusions on the environmental assessment this summer.

Updates address federal comments Draft screening report to be released this summer

The public will have the opportunity to read and comment on the initial conclusions of the three federal agencies responsible for the Port Hope Project environmental assessment. Natural Resources Canada, Canadian Nuclear Safety Commission and Fisheries and Oceans Canada will present their draft screening report to Port Hope Council and the public this

summer. The public will have 60 days to submit comments on the report directly to the three responsible authorities.

Preparation of the screening report follows submission by the Low-Level Radioactive Waste Management Office (LLRWMO) of the final addendum of its Environmental Assessment Study Report (EASR) to the responsible authorities. The original EASR was submitted in Spring 2005. The EASR reported on every aspect of the natural and social environment and how potential effects of the Project could be addressed. This winter, the LLRWMO submitted a revised

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End use committee shares its vision for the future

Blend of recreational and educational uses is suggested

The end use advisory committee presented ideas about beginnings, not endings, to Port Hope Council in May. Its recommendations for the long-term public use of the closed aboveground mound facility are contained in a report entitled, *A New Beginning: a People Place*.

The report offers conceptual designs that combine a variety of uses including recreation, education, history, culture and science at the future site of the Long-Term Low-Level Radioactive Waste Management Facility. All incorporate “environment first” principles of sustainability and financial self-sufficiency. All share the key goals of ensuring public safety, enhancing the community’s

reputation and providing for flexibility of uses over generations.

Chair Liz Stewart says committee members developed multi-use and timeless concepts that could become “an active living space for the community.” The facility will not be completed until at least 2015 and has been designed to last for hundreds of years. For this reason, the committee’s ideas are presented as suggestions that should not be interpreted literally. “Where it says ball diamond, we believe space should be set aside for active sports. There will always be a need for sports facilities, green space, history and culture. This is our vision for right now, realizing that could change,” Mrs. Stewart says.

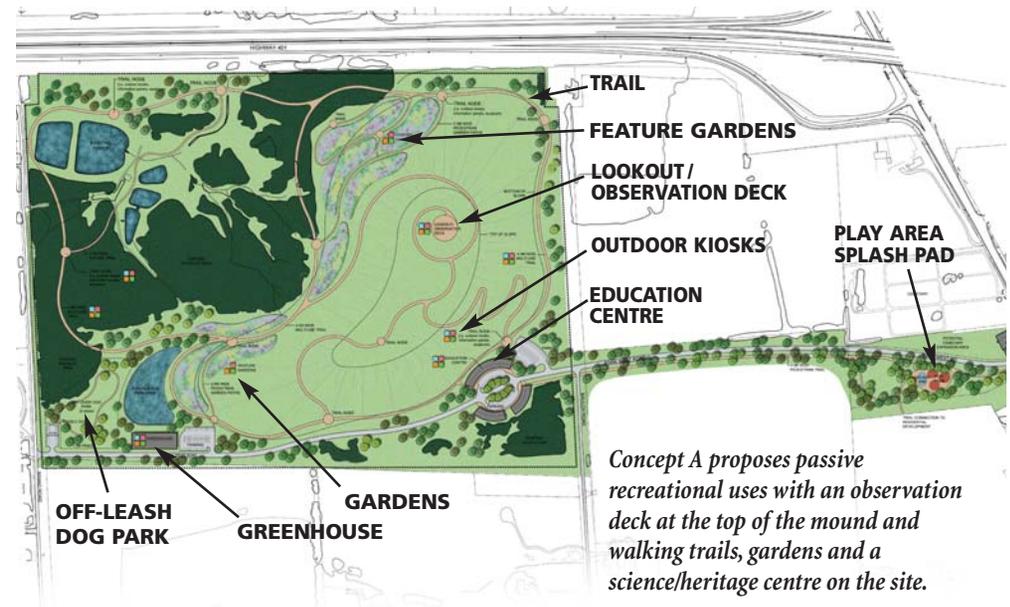
Discussions lead to decisions on how to clean up

The final revision of the Port Hope Project clean-up criteria document reflects two years of discussions between the LLRWMO, municipalities and regulatory agencies. It incorporates input from scientists, technical specialists and members of the public.

The criteria establish measurements for safe levels of radiological and other contaminants in air, soil, water and groundwater and for radon in houses. The criteria will be used to determine which properties need remediation and how much soil will be removed.

A municipal/public committee will be involved in monitoring the cleanup in Port Hope.

For local residents, the key principle underlying the criteria ensures that properties contaminated with historic low-level radioactive waste will be cleaned up to permit full enjoyment and uses such as vegetable gardens, play areas and home construction. Information on the principles and process for the cleanup is available at the Port Hope Public Library and the Project Information Exchange at 905-885-0291.



Concepts A, B and C encompass the 48-hectare (120-acre) waste management facility site. Concepts A1, B1 and C1 incorporate the adjacent 16 hectares (40 acres) east of Baulch Road, currently owned by the federal government. Port Hope Council has asked the committee to continue to gather public comments prior to submission of a municipal recommendation to regulators and the federal government, as the property owner. Here is a summary of the recommendations:

Passive/active recreational focus:

Concept A: Passive-use park with gardens, pond, greenhouse, walking trails and Education/Heritage/Science Centre, off-leash dog park and observation deck on top of mound.

Concept A1: Addition of active recreation such as softball diamonds, indoor soccer facility, tennis courts, skateboard area, basketball/volley ball courts and splash pad/play area.

Active recreational focus:

Concept B: Sports fields (soccer pitches, outdoor hockey rink) at top of mound with illuminated toboggan hill down northeast slope; Education/Heritage/Science Centre, trails, play area/parkette, gardens, conservatory/greenhouse, ponds and amphitheatre.

Concept B1: More sports fields and support facilities (washrooms, meeting room, restaurant/canteen).

Passive recreational focus:

Concept C: Pyramid-shaped mound, slightly steeper and more distinctly man-made looking; lookout observatory platform with trails leading to top of mound, artisan centre, large grassed gathering place, amphitheatre, gardens with greenhouses, pond and outdoor maze.

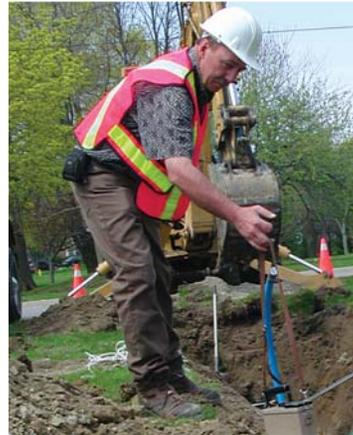
Concept C1: Addition of Education/History/Science Centre, community centre, park/playground, more gardens, trails and off-leash dog park.

Before the cleanup begins...

LLRWMO field service staff hones skills daily, monitoring the local environment



Call before you dig...



Homeowners do their part by using the CMP

For an east end Port Hope homeowner, the Construction Monitoring Program (CMP) was a routine part of putting in a backyard pool. The first step was an application for a building permit. Municipal staff automatically sent the property owner to the LLRWMO to fill out a CMP application/consent form. LLRWMO staff checked the files for radiological information on the property, phoned to arrange a house call and, within a day, were at the property to conduct a surface soil scan where the pool would go. Paperwork to document the current property data was completed and the go-ahead faxed to the municipality.

About 235 Ward 1 property owners took advantage of the CMP before undertaking construction projects last year. The LLRWMO offers the service to help ensure soil is not moved from properties before being surveyed for historic low-level radioactive waste. If contamination is detected, the LLRWMO oversees its safe removal and transfer to the licensed Temporary Storage Site on Pine Street at no charge to homeowners.

Decades of experience and data applied every day

It came as no surprise to LLRWMO field service staff when a CMP survey at a Peacock Boulevard property revealed no signs of contaminated soil. In 20 years of CMP work, historic waste has never been found in that area. LLRWMO technical staff has studied thousands of property files and been involved in hundreds of large and small cleanups. Each day they apply their knowledge and amass more data, all of which will be used when the Port Hope Project cleanup begins.

“From one perspective what we’ve been doing here at the CMP over the past 24 years has allowed us to hone our skills and improve all of the procedures that will be used when the cleanup begins,” explains Technical Supervisor Michael Owen. “The clean-up methodologies, the principles of the health and safety plans and the instrumentation we will use are tried and tested approaches.” The scope of the Port Hope Project cleanup will be greater – an estimated 700,000 cubic metres of contaminated soil will be excavated in urban Port Hope – but the individual cleanups that comprise the Project will be similar to those carried out daily by LLRWMO staff. The same proven precautions to ensure worker and public safety and prevent dust and other environmental effects will be applied when the Port Hope Area Initiative cleanup begins.

What if a CMP survey detects contamination?

The vast majority of CMP visits find no evidence of contaminated soil. But what if a radiological survey detects elevated readings? Readings above typical background for Southern Ontario prompt further investigation. A technical specialist reviews the property file and, if warranted, a more detailed survey is completed that includes surface and sub-surface gamma radiation readings and soil sampling. Soil is sampled and analyzed at the LLRWMO John Street lab for radium-226, the key constituent of historic low-level radioactive waste. If contaminated soil is present where construction is taking place, LLRWMO staff oversees its removal and temporary storage at no cost to the homeowner.

Property letters keep homeowners up-to-date

Hardly a day goes by when the LLRWMO doesn’t issue a radiological status letter for a Ward 1 Port Hope property. The confidential letters provide a summary of radiation surveys and cleanups that may have been carried out on the property since the initial cleanup of 1976 to 1981. If a file does not exist, LLRWMO field service staff will conduct a radiological survey and create a file. Provided at no cost to homeowners, the letters are typically requested when a property changes hands or is being refinanced. Call 905-885-9488 to request a letter; for additional information ask for Technical Specialist Panthea Sarabi.

You asked?

How does the Property Value Protection (PVP) Program review a claim?

The PVP process begins by determining two key factors: has the Port Hope Area Initiative negatively affected the sale and is the loss being claimed based on the Fair Market Value of the property? As part of the Initiative, the PVP Program compensates for Project-related loss. To date, real estate values have not been generally affected by the Project. However, should a property be affected by the Project, the PVP Program would determine the unaffected Fair Market Value. In other

words, what would be the most likely selling price of the property at that time, assuming the Project did not exist? In general, compensation would be based on the difference between the Fair Market Value and the selling price, excluding any market factors unrelated to the Project.

What is Fair Market Value?

Fair Market Value is the most likely selling price for a property on the current market. The property must be exposed to the market for a reasonable time, and the sale must be at arm's length. The PVP Program determines Fair Market Value in two ways. If the property is listed for \$250,000 or more, or if the property or circumstances about the sale are

unusual, the PVP Program engages an independent certified appraiser. The appraiser must provide the Fair Market Value assuming the value has not been affected by the Project. If the claim involves a more typical property in an area where similar sales occur frequently, the PVP Program may use its real estate market database to determine Fair Market Value. Regardless of the approach used, Fair Market Value is derived by looking at the selling prices of comparable properties in Port Hope and neighbouring communities.

Do you have to prove how much you've lost on the sale of your house to make a PVP claim?

No. Any property owner living in the PVP Zone may file a claim once the

property has sold. Claimants must provide documentation to establish the selling price and indicate how much they feel they lost because of the Project. The PVP Program will establish the Fair Market Value and analyze the sale in order to determine compensation. Claimants are encouraged to include a letter of opinion from their realtor to support their claim and to attach photographs or descriptions about the property, but they do not need to obtain an appraisal or incur costs to file for compensation. Claimants who disagree with a PVP decision may appeal through a no-fee mediation/arbitration process.

PVP coordinator brings fresh perspective

The new coordinator of the Property Value Protection (PVP) Program joins the LLRWMO with a commitment to making the PVP accessible and easy for property owners to use. As the former chief administrative officer of a small municipality and licensed realtor previously working within the Cobourg-Port Hope Real Estate Board, Stephen Straughan understands both the administrator's and client's perspective. "From a realtor's point-of-view, it is good to have the program in place to protect your clients," he says. "The PVP provides the compensation that makes sure people do not suffer financial effects from the Project. I want to be able to assist people

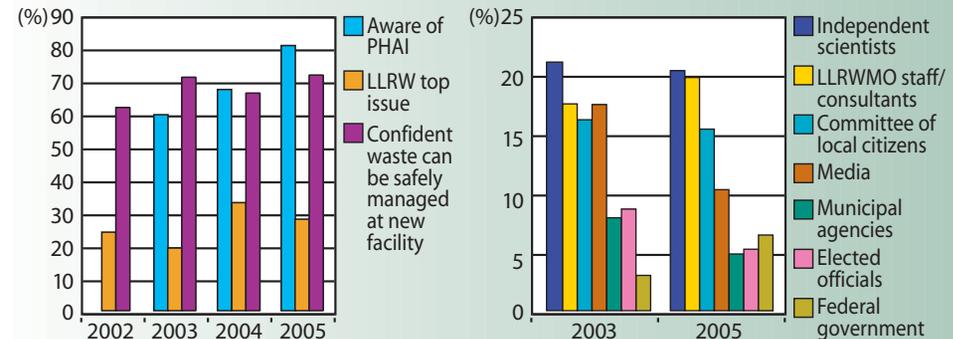


in resolving issues that could arise because of the Project. That is good for them and good for the Project."

Stephen also has a background in geographic information systems and an interest in architectural heritage. He lives in Cobourg with his wife and young son where he is a member of the local branch of the Architectural Conservancy of Canada.

What you told us

The fourth annual LLRWMO public attitude survey asked residents a range of questions including how much they know about the Port Hope Area Initiative, what concerns them most and how they prefer being kept informed. A market research firm randomly phoned 251 Ward 1 and 100 Ward 2 residents in fall 2005 to ask their opinions.



Awareness of the Port Hope Area Initiative is rising (82%) along with residents' confidence that the waste can be managed safely at the proposed facility (73%).

Preferred sources of information about the Project are the LLRWMO and independent qualified scientists.