



Bluff along Lake Ontario shoreline at Port Granby

## Fisheries withdraws as RA

**F**isheries and Oceans Canada (DFO) has stepped down as one of three Responsible Authorities (RAs) for the Port Granby Project. The department will continue to monitor the Project to make sure fish habitat is not affected. DFO was initially named an RA along with Natural Resources Canada and the Canadian Nuclear Safety Commission because two of the

three original waste management concepts studied involved managing the waste at the current site along the shoreline of Lake Ontario. These on-site concepts would have required extensive shoreline and bluff stabilization resulting in destruction of fish habitat. The elimination of the on-site concepts during the environmental assessment process alleviated DFO's major concerns.

## LLRWMO submits revised report *continued from page 1*

aboveground mound.

After the submission of the addendum, Natural Resources Canada and the Canadian Nuclear Safety Commission will prepare and issue a draft Screening Report on their conclusions about the environmental effects of the Port Granby Project. The

public will have an opportunity to comment directly to these federal authorities in 2008. The Port Granby Project proposes to relocate historic low-level radioactive waste from its current site on Lake Ontario to a new, engineered aboveground mound north of Lakeshore Road.



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Winter 2008

# News



A resident discusses the Port Granby Project with Clarington Mayor Jim Abernethy and an LLRWMO staff member following a Port Granby Project Discussion Group meeting. See story pages 2 and 3.

## LLRWMO submits revised report *Federal EA review period underway*

**A**fter detailed environmental and technical studies and extensive public consultation, the Low-Level Radioactive Waste Management Office (LLRWMO) submitted the revised Port Granby Project Environmental Assessment (EA) Study Report to the federal Responsible Authorities in July 2007.

The LLRWMO revised the report to address 225 comments by technical specialists from a variety of government agencies including provincial and federal departments of health, environment, transportation and natural resources on the original report and its 15 supporting documents.

To respond to the last of the outstanding comments, the LLRWMO will submit an addendum in late spring 2008. The addendum will provide more information about the quality of treated wastewater to be released from the new and existing waste management facilities both during and after waste excavation and construction of the proposed

### In This Issue

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- Amendment proposed on waste issue
- Property Value Protection Qs & As
- Residents mail in their opinions
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## Discussion group keeps open lines of communication

*'Hearing people's ideas can be helpful all around...'*

Gary Vandergaast,  
Port Granby Project  
Manager

Port Granby community members are playing an important role by putting their issues on the table and working with the LLRWMO and municipality to find solutions as the Port Granby Project moves forward.

The Port Granby Project Discussion Group has become a valuable tool for exchanging information and airing concerns, says Clarington Ward 4 Councillor Gord Robinson. The forum offers a "big benefit to the municipality and those of us in office," he says, adding he has great respect for residents who bring a new perspective to the table and raise awareness of the issues. "The residents are trying to solve problems by really working with us on the issues. We have moved forward."

The Port Granby Project Discussion Group was launched in January 2006 to create opportunities for open dialogue between residents, the South-East Clarington Ratepayers Association (SECRA), the Municipality of Clarington and the LLRWMO. Residents have volunteered to sit on two subcommittees to investigate specific project issues and report back to the group. Frances Brooks and Luanne Hill sit on an End Use Committee exploring ideas for how the existing and proposed facility sites could be developed once the waste

management facility has been completed. The committee will also recommend a name change for the Port Granby Project and proposed facility.

A second group of residents is focusing its attention on ways to reduce disturbance along the planned route for bringing in construction materials. Julie Jones, Mario and Betty Formosa and Lorri Graham are working with the Municipal Peer Review Team to suggest ways the Project can minimize future effects on neighbours along the haul route.

Gary Vandergaast, Port Granby Project Manager, says the Project benefits from the ideas the community puts forth. "There are often different ways to accomplish various aspects of the Project, so hearing people's ideas can be helpful all around."

Gerry Mahoney, SECRA president, believes the two community representatives – Julie Jones and Gord Ewington – serve an important function by keeping residents up-to-date and bringing community issues forward. They relieve individuals of the need to attend every meeting.

### Working through the issues

Before each meeting, the LLRWMO, SECRA and municipality consult to draft an agenda. Topics range from the



Councillor Gord Robinson

construction of the proposed above-ground mound to environmental monitoring and the Property Value Protection Program.

Councillor Robinson believes the Discussion Group will continue to serve an important purpose even after the Project is completed. The discussions about End Use will become a major focus, he says. "I want to see something residents are going to be happy with in the future, something that will benefit Clarington as a whole."

## Amendment proposed to reassure residents

An amendment to the Legal Agreement has been proposed to clearly state that only waste and contaminated soil associated with the existing Port Granby site in Clarington can be relocated to the Port Granby long-term low-level waste management facility. Once the aboveground mound is capped and closed, it would not be reopened to other waste. Clarington's solicitor is preparing the amendment in response to a request from Port Granby community members. A similar clause will apply to Port Hope waste. The amendment to the Legal Agreement for the Port Hope Area Initiative must be approved by both municipalities and Natural Resources Canada.

## Port Hope Project EA decision

In March 2007, the federal authorities overseeing the Port Hope Area Initiative announced their decisions on the environmental assessment (EA) for the Port Hope Project, allowing the Project to proceed to the next stage. The LLRWMO is now in the process of submitting an application to the Canadian Nuclear Safety Commission for licensing of the proposed long-term low-level radioactive waste management facility in Port Hope.

The federal government concluded the Port Hope Project could be carried out without likely significant adverse environmental effects. Both the Port Hope and Port Granby Project EAs have entailed detailed environmental and technical studies, extensive public consultation and careful scrutiny by government agencies. Although each involves the long-term management of historic low-level radioactive waste, the Projects are distinct and being carried out separately.



# The Port Granby Project: A Solution for Generations

## What is the Port Granby Project?

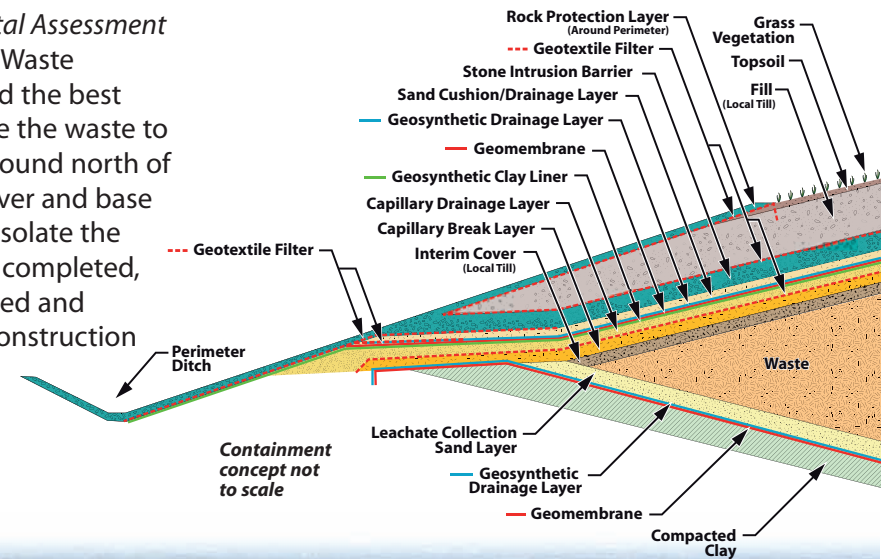
The Port Granby Project is a federal project for the safe long-term management of historic low-level radioactive waste located at the existing Port Granby Waste Management Facility in Clarington.

About 450,000 cubic metres of low-level radioactive waste and contaminated soil are located at this site, which has been closed since 1988. The site received waste from the former Crown Corporation, Eldorado Resources Ltd., and its predecessors.

## Safely Relocating the Waste

Through the *Canadian Environmental Assessment* process, the Low-Level Radioactive Waste Management Office has determined the best long-term solution is to safely move the waste to a new, engineered aboveground mound north of Lakeshore Road. The multi-layer cover and base liner systems will encapsulate and isolate the waste from the environment. Once completed, the mound will be closed, maintained and monitored for hundreds of years. Construction will begin after approval and licensing are completed.

## Cross-section of Mound



This 1m by 2m display sits inside the gate at the current Port Granby Low-Level Radioactive Waste Management Facility on Lakeshore Road to explain the proposed long-term waste management project to passers-by.



# 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 Granby Project negatively affected the sale and is the loss being claimed based on the fair market value of the property? As part of the Port Hope Area Initiative, the PVP Program compensates property owners for project-related loss on sale. The Program engages an independent certified appraiser to determine the unaffected fair market value – the most likely selling price of the property at that time, assuming the Project did not exist. The appraiser compares the selling price of similar properties in the area, being sure to

include sales where no project effects could exist. The appraiser then recommends to the PVP Program what the property should have sold for had the Project not existed. 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. The object of the PVP process is to ensure that sellers remain on an even playing field with those outside of the PVP Zone.

## Do you have to prove how much you've lost on the sale of your property 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 (Agreement of Purchase and Sale) to establish the selling price and indicate how much they feel they have lost because of the Project (amount being

claimed). The PVP Program will establish the unaffected 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 the claim and to attach photographs or descriptions about the property, but a claimant does 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 and arbitration process.

## What if I'm having difficulty selling my property?

The PVP Program offers two special services – pre-sale appraisals and conditional claims – to assist with difficult-to-sell properties. Owners who believe the Project could be affecting the sale may request a certified

appraisal, paid for by the PVP Program. The object is to determine the unaffected fair market value so the owner can effectively market the property. Eligible properties must have been listed continuously for one-and-a-half times the average number of days it takes a property to sell under the current market conditions. The seller must indicate a willingness to lower the list price if the appraisal reveals the property is listed at too high a price. The PVP Program also enables such owners, who have an offer in hand, to file conditional claims. The PVP Program would engage an appraisal and determine compensation. This permits sellers to find out if and how much compensation they would receive before accepting the offer. Sellers are cautioned the conditional claim process may delay the sale.

## PVP coordinator brings fresh perspective

As co-coordinator of the Property Value Protection (PVP) Program, Stephen Straughan is focused on making sure the Program is fair and easy for property owners to use. The licensed realtor and former municipal chief administrative officer joined the LLRWMO in 2006. Bringing a fresh perspective to his role, he has strengthened the PVP Program by developing creative approaches to help owners when properties seem difficult to sell.

"From a realtor's point of view, it's good to have the Program to protect clients,"



he says. "The PVP provides compensation to make sure property owners do not suffer financial effects from the Project. From a personal

perspective, I want to assist people to resolve issues that may arise because of the Project. That is good for them and good for the Project."

Over the coming year, Stephen looks forward to helping real estate agents in Durham Region become more familiar with the Port Granby Project and PVP. They, in turn, will feel better prepared to pass along information about the Project to prospective purchasers.

## Residents respond to mail-in survey

A total of 119 Port Granby area residents responded to a mail-in public attitude survey in the fall to express their feelings about the Port Granby Long-Term Low-Level Radioactive Waste Management Project, life in their community and other related topics.

Conducted for the LLRWMO by IntelliPulse, a national public affairs and marketing research firm, the mail-in survey represented a change from previous years' telephone surveys. The random telephone polling used in the past covered Ward 4 Clarington, including residents of Newcastle Village, Kendal and Orono. Some community members felt gathering attitudes from across this broad area

offered a less accurate picture of the attitudes of residents nearer to the Port Granby Project. So this year, the survey was hand delivered to a smaller area comprising 674 households in the general vicinity of the Port Granby Project.



To encourage residents to respond, prizes were offered in a confidential draw. The Municipality of Clarington donated apparel and the LLRWMO offered a book, *The Oak Ridges Moraine*. The survey results will be available in late winter.