

PORT HOPE PROJECT



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news

SUMMER 2026



PORT HOPE AREA
INITIATIVE

Changes to Legal Agreement

Explanation enclosed...



See page 11 for
information on the
NEW **myPHAI** portal

Also inside...

- Options for property owners
- Harbour and landfill restoration in 2027
- Cleaning up private properties
- Know your flags and ribbons



Changes to the PHAI Legal Agreement

A change to the historic legal agreement to provide greater flexibility and more options for residents participating in the Port Hope Area Initiative (PHAI) Project was announced in June 2026.

As the PHAI has progressed, particularly on private properties, it has become clear that it is not always practical or beneficial to remove all the eligible waste from every location.

Under the agreement, property owners can choose to leave low-level radioactive waste undisturbed beneath existing features such as mature trees or decks and have the material removed later, if needed.

This gives property owners more flexibility and long-term certainty to decide what best meets their needs.



Know before you choose

The **Pathways to Compliance** is designed to provide flexibility to property owners as they decide on a PHAI cleanup.

Rather than offering a one-size-fits-all solution, it outlines three distinct ways property owners can move forward, depending on their priorities, level of comfort

with remediation work, and willingness to assume some future responsibility. Every situation is unique, and we urge everyone to get the information needed to make a choice best suited for them and their family.

Participation in the program is voluntary.

OPTION 1

FULL PARTICIPATION
PHAI Remediation & Restoration

OPTION 2

OWNER-DIRECTED REMEDIATION
Application of Special Circumstance Protocol

OPTION 3

DO NOT PARTICIPATE
Opting Out of the PHAI

End result:
Compliance Letter

End result:
Compliance Letter

End result:
Radiological Status Letter

Changes to Legal Agreement

EXPLAINED



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What you should know

- Canada's commitment to manage historic low-level radioactive waste in Port Hope has been extended up to 100 years after the Port Hope Area Initiative ends.

What this change means for property owners

- Property owners now have more flexibility to make decisions that best suit their property and circumstances.
- Even after the Port Hope Area Initiative (PHAI) is complete, there will continue to be a safe, regulated option for managing eligible historic waste if it is encountered in the future.
- The PHAI continues to be the only program that will fully fund the remediation and restoration of an entire property.

Costs and Responsibilities Over Time

Canada continues to play a central role in managing eligible low-level radioactive waste, but responsibilities for property owners change over time.

During the PHAI

Canada covers all costs associated with:

Remediation

Transportation

Waste Management

Restoration

Day 1 after PHAI – 20 Years

Canada will continue to cover:

Transportation

Waste Management

Property Owners are responsible for:

Excavation

Restoration

The Port Hope Long-Term Waste Management Facility will accept the full suite of materials, including arsenic.

21 – 100 Years

Canada continues to provide long-term storage of eligible* radioactive waste.

Waste Management

Property Owners are responsible for:

Excavation

Transportation

Restoration

*The facility will only accept radiological material while non-radiological material can be managed through provincial systems.

Sample Scenario

A property owner with known historic waste beneath a structure like a shed, may choose to leave the shed undisturbed today. If the shed needs to be removed years later, the waste can still be safely managed through the future pathway. The cost for transportation is covered in years 1-20 but not years 21-100. Costs associated with excavation, shed removal and replacement remains with the property owner.



Construction Monitoring Program and future pathway

- A free **Construction Monitoring Program** will remain available after the PHAI is complete.
- If a property owner undertakes excavation or renovation work, CNL can monitor the disturbed area for historic waste.
- If eligible waste is encountered, it can be safely managed through the licensed facility in accordance with the agreement.



Outcomes for the Community

- This updated Legal Agreement strengthens long-term environmental protection while supporting community stability and growth.
- It provides property owners with greater certainty, flexibility, and choice, while maintaining strong safety and regulatory protections.
- It helps the Port Hope Area Initiative wrap up on schedule, with private property cleanup set for completion in 2031/2032.



LEGAL AGREEMENT

Frequently Asked Questions

- 1. What is “eligible waste”?**

Historic low-level radioactive waste (LLRW) is defined by a list of 21 Contaminants of Potential Concern (COPC). At some properties, these contaminants may also be associated with other industrial or residential sources. Only COPC that are co-mingled with LLRW are eligible for cleanup under the PHAI. In years 21–100 after the PHAI ends, eligible waste will be defined as radiological material only, specifically radium, uranium, and thorium.

2. How will a property owner know if they have “eligible” waste?

If they have participated in the PHAI there will be a record of waste on their property. If they have not participated, there will be a trigger for the Construction Monitoring Program to scan soils for the presence of waste.

3. When is the facility (Port Hope Long-Term Waste Management Facility – LTWMF) closing?

The PHAI is expected to be completed in 2031/2032. The LTWMF will continue to accept eligible waste up to 100 years after the PHAI ends.

4. Can I wait until just before it closes to make the decision to participate?

To meet the timelines for the PHAI, there will be an end date to participate in the project.

5. Where is the facility that homeowners will need to transfer their eligible waste to, from year 21-100? Do we have an idea how much that might cost?

The Port Hope Long-Term Waste Management Facility is the only place that will accept radiological material. Cost will depend on the nature and scope of work taking place on the property.
- 6. Are properties still going to be eligible for Property Value Protection (PVP), up to the 100-year mark?**

No, properties that have a special circumstances application are not eligible for PVP. The program itself concludes two years after the PHAI ends.

7. Will properties still receive a compliance letter or should/ can they still request a Radiological Status Letter (RSL)?

Property owners may request an RSL at any time and after the PHAI ends. Compliance letters will be issued to properties that participated in the PHAI.

8. Are CNL doing this because they ran out of money?

Money is not the only concern used in making the decision, but budget and schedule are considerations.

9. Does a Special Circumstance agreement run with the land and bind future owners?

A Special Circumstance applies to the property for the duration of the liability period (i.e. 100 years) unless the material is removed from the property in the future, at which point the Special Circumstance is removed from the property. Nothing is put on title to the property; a Special Circumstance is tracked by CNL and the property owner.

10. Can a future owner require/ request full remediation and have it covered by PHAI or only remove soil at their own expense?

After the PHAI is complete, a future property owner, if they want any remaining LLRW removed from their property, is responsible for the costs of excavation and
- restoration. For the first 20 years after the PHAI ends, the cost of transportation and the disposal of LLRW is paid by the Government of Canada. From years 21-100 after the PHAI ends, the property owner is responsible for the transportation of radiological material to the LTWMF. Soil containing metals only must be managed provincially.
- 11. Is there any compensation if a Special Circumstance property sells for less than a fully remediated property? And how does that work?**

No, there will be no compensation offered. However, the records do not show loss of value in home sales overall.
- 12. Is there any compensation if a homeowner refuses remediation and later suffers a loss in value?**

No, there will be no compensation offered.
- 13. Is there any compensation for neighbouring properties affected by nearby Special Circumstances or refused remediations?**

No, there will be no compensation offered.
- 14. Who should residents contact with questions?**

Residents can connect with a Communications Officer at the CNL Public Information Office at 25 Henderson Street in Port Hope. Communications Officers are available Monday to Friday from 8:30am to 4:30 pm. Residents can also call 905-885-0291 or visit phai.ca.

Major Sites Success

Port Hope Harbour



Long-Term Waste Management Facility



Highland Drive Landfill



Highland Drive South Ravine



We are proud of the successes we have achieved with most of the low-level radioactive waste in Port Hope now transported and safely placed in long-term storage. To date, over 2.7 million tonnes of waste is safely stored at the Port Hope Long-Term Waste Management Facility. With the last two remaining major sites expected to be restored in 2027, the cleanup of previously contaminated sites means property, especially at the waterfront, will soon be available for future use.

PHAI – A Lesson in Change

Listening to residents remains a critical part of how we deliver this project in Port Hope. Ongoing discussions have highlighted concerns related to timelines; transparency; decisions made by individual property owners and the impact to the wider community; as well as an overall understanding of the way the work is being completed. This feedback is essential. It helps us improve how we communicate, plan, and carry out our work while maintaining a focus on safety and compliance to regulations.



CNL remains committed to completing the PHAI, in keeping with the agreement signed by Atomic Energy of Canada Limited representing the Government of Canada. We will continue to provide an opportunity for those wanting a cleanup to have that completed at no cost to them. Additionally, we will continue to plan remediation work carefully to balance project needs with community priorities. Decisions made are personal ones, and it is important to emphasize that every resident has the right to make

informed choices about their own property. We recognize that topics such as tree removal can generate strong opinions, and we want to reinforce that these decisions should be made respectfully and without pressure. CNL’s role is to provide clear, accurate information so residents can determine what is right for them.

I would like to offer my sincere thanks to the community, the Resident Roundtable, businesses, and community partners for ongoing engagement. This work represents one of the most significant environmental remediation efforts in Canada and carrying it out in an active community comes with unavoidable disruption.



Residents are always encouraged to contact our team to ask questions or receive updates about their neighbourhood by calling 905-885-0291. Thank you again for your patience, your feedback, and your continued support as we advance this important project for the long-term benefit of the community.

Scott Cameron



Property Values in Port Hope

Is the cost of real estate in Port Hope affected by PHAI activities?

CNL actively monitors the local housing market in Port Hope. The Property Value Protection Program (PVP) uses a two-part, evidence-based approach to determine property values in Port Hope from real-time market data from (CREA) Canadian Real Estate Association, (OREA) Ontario Real Estate Association and (CLAR) Central Lakes Association of REALTORS® and Independent analysis from Real Property Analytics.



A comprehensive review of over 10,700 home sales found:

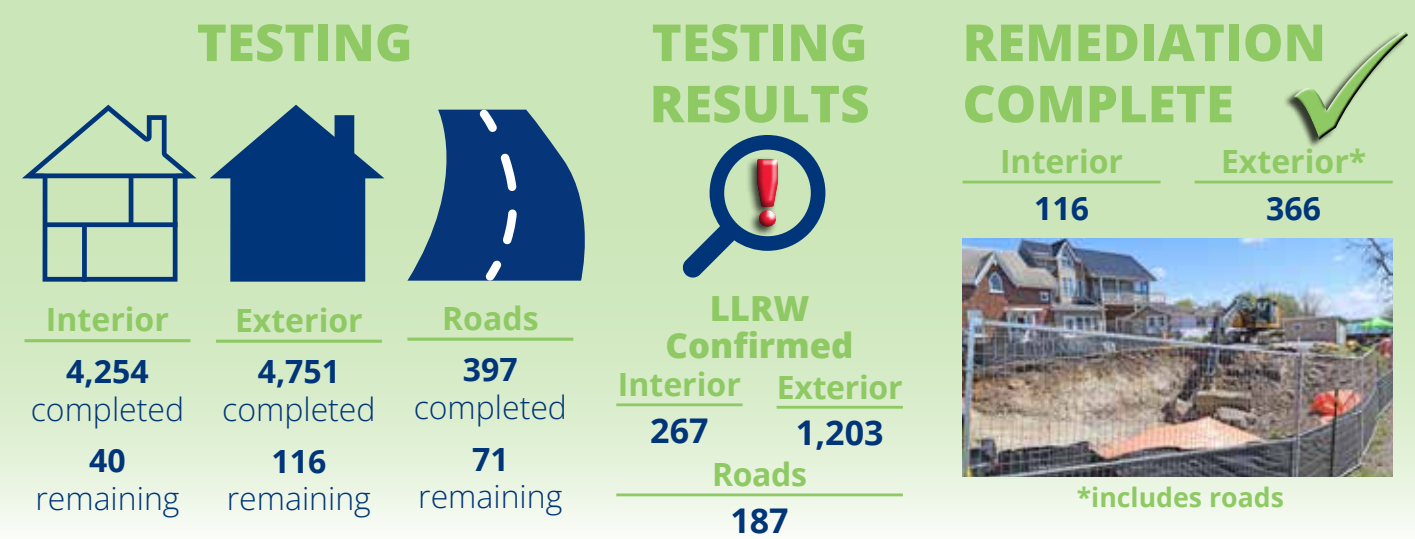
- No diminution in property values near project sites
- Port Hope property value trends align with comparative communities, including Cobourg.
- Port Hope has seen modest but slightly stronger price growth (+2.7%) since 2016 compared to surrounding areas.
- Market shifts, including the 2022 peak and correction, were seen across all communities and are tied to broader economic conditions, not the project.
- Local trends reflect the broader market, with potential for PHAI property restoration to support long-term value increases.
- Concludes that there is no statistical evidence that PHAI activities have negatively impacted residential property values in Port Hope.

Private Property Remediation

Work is actively underway on residential properties, and residents remain at the centre of this process. The work does come with challenges identified both by the community and CNL as we progress. The increased number of properties; the need to minimize impact to both the built and natural environment; as well as the desire to have the project completed safely, on time and within budget has meant that we have had to take a hard look at the way we had been constrained by the Legal Agreement, environmental assessments and nuclear licence. The changes to the Legal Agreement, shared in this bulletin, will help you to make an informed decision about your property.



STATUS UPDATE Private Property Remediation



Flags and ribbons at PHAI work sites

Colourful flags and ribbons often cover an active PHAI construction site.

These markings play an important role in keeping Port Hope Area Initiative (PHAI) project work safe, organized, and efficient.

Often used to identify underground infrastructure, flags or spray paint mark utility locations. This helps crews avoid accidental damage that could interrupt services, create safety hazards, or lead to costly repairs.

Beyond locating utilities, markings also help improve overall safety on site. Ribbons and flags clearly define work areas, identify restricted zones, and draw attention to potential hazards such as trenches, uneven ground, or active equipment. This makes it easier for workers to navigate the site safely and ensures work is carried out accurately and according to project plans, while helping different crews coordinate efficiently.

In some cases, ribbons and stakes are used to protect features that should not be disturbed, such as mature trees, existing landscaping, property boundaries, or environmentally sensitive areas.

The next time you see them, you can be confident they're doing more than catching your eye – they're helping keep both the project and the Port Hope community safe.



What the colours mean



LAST CHANCE

Last call for property testing through the PHAI! Testing wraps up this year – don't miss having your property assessed if you've never participated or opted out.

Book now before it's too late
905-885-0291

Drop-In Sessions

July 15 & August 19, 2026

4:30 – 6:30 pm

**Port Hope Library, 31 Queen Street
Community Room**

Drop by to discuss the cleanup options for private property owners in the PHAI. Learn more about the Pathways to Compliance and updates to the Legal Agreement.



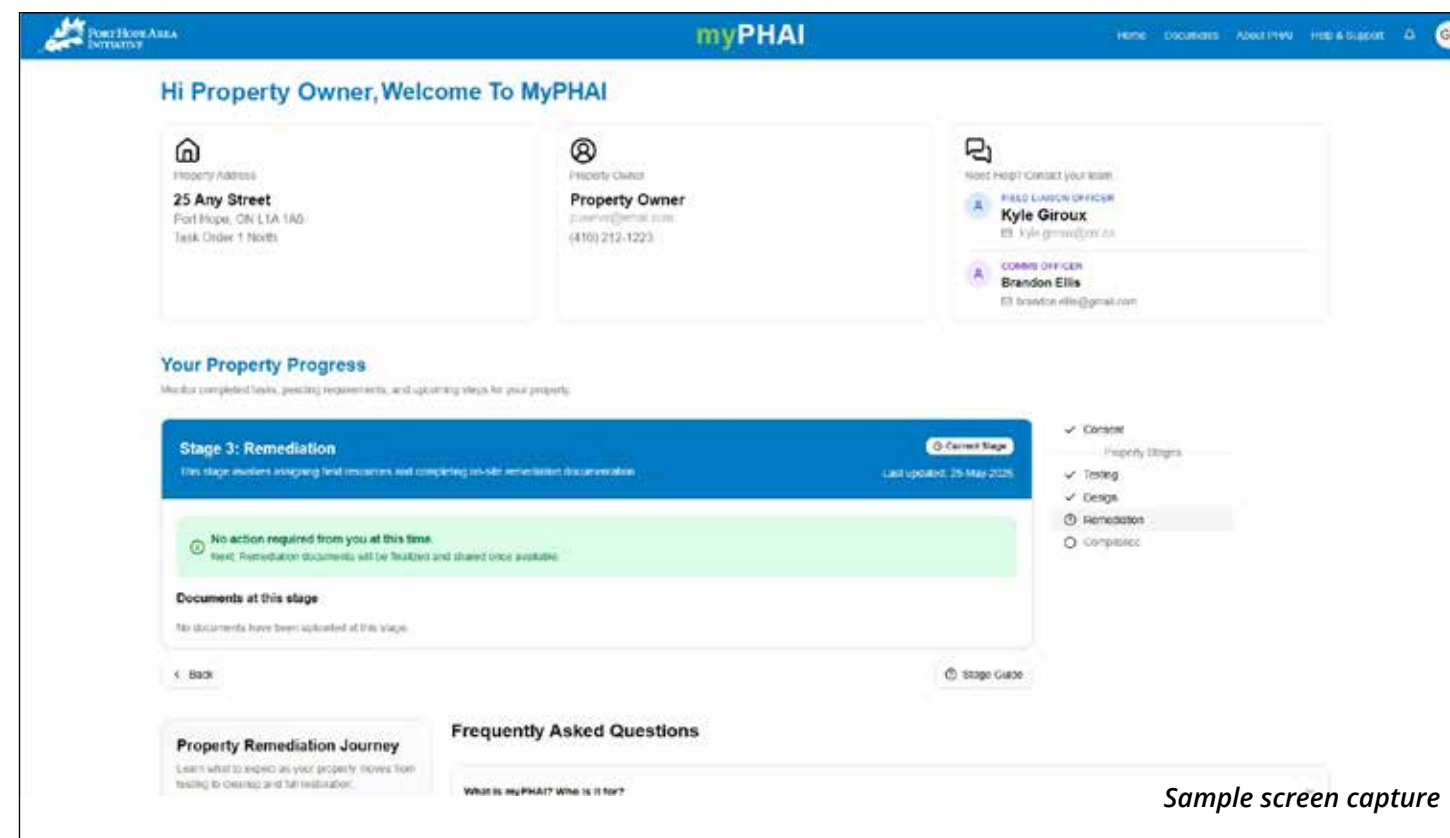
myPHAI portal **NEW!**

The **myPHAI** Portal is a secure online platform designed to give Port Hope property owners 24/7 access to available documents.

The portal will also have e-signing capabilities. By digitizing

key processes, the portal can reduce the number of meetings and office visits.

Property owners will begin to receive letters from CNL this summer with details about how to access the portal.



Sample screen capture

Handling Soil on Your Property After the PHAI

What happens if there is still low-level radioactive waste on my property after the PHAI ends?

Many residents have asked what options will be available after the Port Hope Area Initiative (PHAI) is complete.

Do I have to remove the soil from my property?

No. You will not be required to remove soil from your property after the PHAI ends. Some properties may contain small amounts of low-level radioactive waste (LLRW) that do not pose a significant risk to human health or safety. In these cases, residents can choose to leave the soil in place.

Can I remove the soil in the future if I want to?

Yes. If you decide to do work on your property in the future that involves digging, you can choose to have any LLRW-impacted soil removed at that time.

For example, if you install a swimming pool, build an addition, or complete other excavation work in an area where LLRW is present, the affected soil can be removed as part of that project. For the first 20 years after the PHAI ends, Canadian Nuclear Laboratories (CNL) will collect eligible LLRW excavated from properties within the project area. After that period, the Port Hope Long-Term Waste



Management Facility will continue accepting waste for an additional 80 years.

Why does CNL take special safety precautions if residents don't need to?

CNL is required to follow specific procedures under a nuclear licence issued by the Canadian Nuclear Safety Commission (CNSC). The licence sets out the safety measures CNL must take when carrying out PHAI work to protect workers, residents, and the public. Property owners are not required to hold a CNSC licence to perform routine work on their own property. The levels of contamination identified through CNL's testing do not require nuclear licensing for residents and are considered safe for normal residential use.

After the PHAI ends, you won't be required to remove soil from your property. If future projects involve digging, you can choose to have any LLRW-impacted soil removed then.

General Manager Chats

August 25 • 1:00 – 2:30pm
Beamish House Patio

August 27 • 10:00 – 11:30am
Dreamer's Café

Drop by to discuss cleanup options for your property.

Learn more about the **Pathways to Compliance** and updates to the **Legal Agreement**.



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