# Privately Owned Properties

## Cleanup Update

#### Dear Residents:

The cleanup and restoration of privately owned properties in Port Hope continues. I know this has been a long process for many of you, and I want to thank you for your patience and understanding as we continue to progress through this challenging aspect of the Port Hope Area Initiative (PHAI) cleanup.



I want to personally assure you that Canadian Nuclear Laboratories (CNL) remains committed to working with all residents to schedule and safely complete the remediation and restoration of properties requiring a cleanup of low-level radioactive waste (LLRW).

There are currently over 100 properties undergoing remediation this construction season. If waste has been found on your property, but work on your property has not yet been scheduled, please know that CNL will be in contact with you once your property cleanup is ready to progress.



#### Also inside...

- Frequently Asked Questions
- Property Survey and Remediation Process Overview
- PHAI Cleanup Criteria Update

CNL is currently working on a year-over-year schedule that will provide you with the anticipated date for the cleanup of your property. CNL will continue to have detailed conversations with property owners about what they can expect as part of this cleanup.

Properties scheduled for remediation in the next construction season will receive a letter from CNL outlining next steps by early 2025.

I also recognize that everyone in the community may be impacted by cleanup activities, not just those having work completed on their properties. Our Communications team is available at any time to discuss potential impacts and ways these can be addressed immediately or through the Complaints Resolution Process, if necessary.

Thank you for your continued support. Please connect with us if you have any questions or concerns.

Scott Cameron, CNL General Manager

# Frequently Asked Questions

#### Why does the PHAI take so long?

Ensuring PHAI activities are completed safely while meeting regulatory requirements means work may take longer than conventional residential construction. From testing to determine the presence of historic low-level radioactive waste (LLRW) through design, cleanup and restoration, multiple project teams are undertaking specialized work on properties throughout the community.

PHAI work is also being completed on large, municipally owned properties, including industrial sites. Property testing was not required on these sites as the historical property files had the required information. These large sites contain the majority of waste in the community and will be completed by 2027.



Cleanup on residential properties involves smaller volumes of LLRW but requires more coordination and accommodation lengthening the testing and cleanup process.

Residential property cleanup is the area of focus for the PHAI moving forward.

#### When can I find out the results of my property testing?



Once radon testing is complete, CNL prioritizes notifying owners of properties where LLRW requiring a cleanup has been identified. It can take time to get information.

Owners who would like an update on testing results can contact CNL for available information.

After property testing has been completed, CNL will create a design package for the owner to review. CNL and the property owner must sign a Remediation & Restoration Agreement before the cleanup can begin.

## **Overview of Property Survey and Remediation Process**

#### **Property Radiological Survey**

#### **Design Phase**

#### Remediation & Restoration

Consent
Package
Completed
by owner

Radon Testing

Interior Gamma Scan

Exterior <u>Gamm</u>a Scan

**Borehole Drilling** 

## Why do you test so many times?

Private property testing includes four tests.

- To check radon CNL places

   a radon monitor in the
   lowest level of your house for
   six months. A letter with
   the results is sent to the
   property owner.
- 2. Interior gamma scan involves scanning the inside of a building to see if it contains any contaminated building materials. Properties built after 2010 do not require interior testing.
- **3. Exterior gamma scanning** of the property identifies areas for soil sampling.
- 4. Borehole drilling is completed to confirm the presence or absence of historic low-level radioactive waste in the soil.

Letter to Owner
Radon results





# When will my property be remediated?

CNL is working on developing a year-overyear schedule that will outline when properties are planned for cleanup. This will be shared publicly when it is finalized.

Properties underway or planned for 2024 have been selected and owners notified. If your property was not scheduled for a cleanup this year, please know that plans for your property are still in progress. **Exterior/Interior Delineation** 



## How many times will you visit my property?

There may be multiple visits to confirm the extent of the waste to be removed.

If LLRW is found on a property, soil sampling is expanded until an uncontaminated sample is found. As one sample does not provide enough data to determine the perimeter or depth of the LLRW, further sampling is required to find the boundaries of the waste.

Currently, contractors are scheduling delineation for the design phase of the next group of properties. The additional sampling will finetune or reduce the area to be cleaned up.

Notification Letter
LLRW or LLRW & COPC present



Remedial Action Plan

On Track for Compliance Letter
Radiological Status Letter available in interim

owner notified

No LLRW

If COPC are found.

LLRW - Low-level Radioactive Waste COPC - Contaminants of Potential Concern

#### **Design Introduction Booklet**

Reviewed and acknowledged by owner

#### Contractor Design Inventory

- Structural inventory
- Topographical and boundary survey
- Plant survey
   Additional boreholes (if required

#### What is the Design Phase?

After a property has been tested and the boundaries of the LLRW identified, the property enters the design phase.

Contractors will schedule visits to do a thorough inventory of any feature that may be impacted by the cleanup. There can be several visits during this stage. These include topographical and property line surveys, a plant and landscaping inventory, Species at Risk Survey, an assessment by an arborist, a Designated Substance Survey and utility locate marking. The information gathered is combined with the original testing results and a design package is created. CNL then meets with property owners to review the proposed cleanup.

#### Design Meetings

Review design package, make changes

Remediation & Restoration Agreement

Signed by property owner(s) and CNL

## Neighbourhood Information Session

Meet contractor, review plans and work schedule

#### Remediation

Waste excavation • Verification



#### Cleanup

CNL is working with contractors to clean up private properties and laneways at various sites across Port Hope.



Restoration

#### **Final Review Visit**

One-year structure, plant and landscaping warranty begins

#### **Compliance Letter**

After entire neighbourhood group tested and/or remediated



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## PHAI Cleanup Criteria Update

#### Technical Report Review Underway

CNL continues to work with the Canadian Nuclear Safety Commission (CNSC) and other regulators to advance the proposal to change the value for arsenic in the PHAI Cleanup Criteria.

CNL remains focused on the proposed change for arsenic and considers it a project priority, with senior leadership actively working to progress the proposal. A risk-based approach has been used to identify a level of arsenic that is protective of human health and the environment. As environmental stewards, CNL believes this change will benefit the environment and the residents of Port Hope.

Whether or not the PHAI Cleanup Criteria is changed, there are opportunities to preserve areas



of a property, should property owners wish to pursue options under the Special Circumstances Protocol. For more information, contact us at 905.885.0291 or visiting https://www.phai.ca/application-to-change-the-phai-cleanup-criteria/.



#### **Special Circumstances Protocol**

A Special Circumstance may be applied to a property where the cleanup of historic low-level radioactive waste (LLRW) is not practical, reasonably achievable or desired.

In these cases, some amount of historic low-level radioactive waste will be left in place. To support this action, CNL will conduct a risk assessment to confirm that the continued presence of the LLRW is protective of human health and the environment. If CNL is unable to gain the property owner's permission to complete testing or cleanup work, a Special Circumstance will be applied and an exemption to the risk assessment will be made.

#### **Types of Special Circumstances**

There are six types of Special Circumstances that may be applied to a property:

- An Access Constraint will be applied to a property when the owner has denied access to CNL to perform or complete PHAI work.
- A Property Owner Directed Remediation is applied, at the request of the property owner, to preserve a feature of the property that is of importance to the owner. The property owner has not denied access, but has restricted access.
- A Physical Constraint
  may be applied when the
  property has conditions, such as
  structural instability, that require
  extraordinary measures to
  remove LLRW
- An Operational Constraint may be applied if the depth of the required excavation would be unreasonable or not practical.
- An Environmental Constraint may be applied where the removal of the waste would have a detrimental effect on a significant environmental or ecological feature such as protected plant or animal life.
  - A Social/Heritage Constraint may be applied where the cleanup of the waste would have a detrimental effect on a significant social or heritage feature of the community.

## **Private Property Remediation Stats**



# Public Attitude Survey



CNL completed a Public Attitude Survey in the Port Hope community this spring.

It indicates that 98% of participants are happy to live in Port Hope.

Results of the survey are available in summary on our website.

The CNL Historic Waste Program Management Office and the Port Hope Area Initiative projects are situated on the traditional and Treaty lands of the Williams Treaties First Nations. CNL is grateful for the opportunity to work on these lands and near traditionally and culturally significant waterways, which have been the home of Indigenous Peoples since time immemorial.



#### **Historic Waste Program Management Office**

25 Henderson Street, Port Hope, ON L1A 0C6 Tel: 905.885.0291 • Fax: 905.885.9344 info@phai.ca • PHAl.ca







