

Homeowners Guide to Soil Remediation

ABOUT THE SOIL MANAGEMENT PROGRAM

Soil management is one way to reduce exposure to metals in your home and yard environment. Soil remediation is part of soil management. The Trail Area Health & Environment Program (THEP) has been completing soil management since 2007 and expanded to the Soil Management Program (SMP) in 2019. All work related to your soil remediation will be coordinated by a Home & Garden (H&G) representative from THEP.

WHAT IS SOIL REMEDIATION?

Soil remediation is delivered through the Soil Management Program and includes soil replacement and ground cover improvements. Remediation is voluntary and there is no cost to the homeowner. Soil replacement involves removing soil by excavating and disposing of soil that has been impacted by smelter metals. Following removal the property is re-landscaped with new soil. The purpose of this guide is to outline the process of remediation through soil replacement.

AREAS OF A PROPERTY NOT INCLUDED IN SOIL REMEDIATION:

Soil cannot be remediated under:

- ❑ Buildings with foundations.
- ❑ Low decks.
- ❑ Paved areas, sidewalks, patios, or driveways.
- ❑ Walls, ponds, or pools.
- ❑ Dripline or root ball of large trees or shrubs.

THE SOIL REMEDIATION PROCESS

Soil management plans are unique to each property and depend on the layout and size of the yard, lead levels in soil and ground cover. The whole process can take over a year from initial planning to completion. Yards with difficult access take longer to plan and remediate.

Soil remediation involves several steps:

1. Planning and Remediation Agreement
2. Prepare the Yard
3. Soil Removal and Sampling
4. Replace Soil with Clean Backfill
5. Restore Landscaping
6. Homeowner Care for New Landscaping
7. Completion Records and Report

TIMELINE

From start to finish soil remediation can take several years to complete. Most of the time is spent planning and scheduling and then wrapping up the reporting and documentation for the project. The onsite work typically only takes a few weeks.



For more information visit thep.ca/soil

Step-by-step guide to soil remediation



The Home & Garden Team is the primary contact for the Homeowner, the Contractor, and in some cases, Renters.

1. PLANNING & REMEDIATION AGREEMENT

The Home & Garden (H&G) team contacts the Homeowner to **offer remediation and obtain consent**. This allows H&G and the contractors, access to the property.

The H&G team and Homeowner **meet on-site** to discuss options and identify items that could delay remediation

Together, a **remediation plan is developed** for the yard. Additional visits are often needed to finalize the plan. H&G will check if the sprinkler system is functional. Homeowners may request small landscaping changes at this time.

Once **everyone agrees** to the soil remediation plan, the Homeowner and the H&G team **sign the plan**.

The H&G team will show the Contractor the yard and develop a schedule. The H&G team will notify the Homeowner approximately **two weeks before** a start date has been confirmed.

DO YOU OWN A RENTAL PROPERTY?

For rental properties, the H&G team will communicate with the renter throughout the project to confirm that they are aware of the process and provided information on how to prepare.

HOMEOWNER CONSTRUCTION OR RENOVATION PROJECTS:

Homeowners are responsible for the cost and coordination of additional landscaping or construction projects that are outside the scope of the remediation plan. If a Homeowner project delays a remediation the Home & Garden team may have to postpone your remediation project. All Homeowner Projects must be documented in an Agreement.



3. SOIL REMOVAL AND SAMPLING

The Contractor brings **equipment** to the property. They use excavators, skid-steer loaders, dump trucks and hand tools to remove soil from the yard.



For the safety of the residents, the Contractor will perform a utility locate. They may also install **temporary fencing or barricades** such as caution tape.

The yard is prepared by the Homeowner. Personal items are stored (e.g. play equipment, patio furniture, etc.). Yard waste and debris is removed.



H&G will take **photos and videos** of the property and pre-remediation landscape features.

2. PREPARE THE YARD

H&G will notify Teck and the Ministry of Environment that remediation work is starting on your property.



Soil is disposed of at the Teck operated landfill or other suitable location.



Dust is controlled by the Contractor and soil is sprayed with water if dry. H&G may ask you to turn on sprinklers in the evenings to help dampen soil.



The Contractor will **provide safe access** to the residence during the work.



The H&G team will **test soil at the base of the excavation** and provide direction to the Contractor as needed.

A geotextile fabric is installed at the excavation base, to mark the final depth of the excavation.



H&G communicates with the Homeowners and Contractors to identify any concerns before landscaping.

4. REPLACE SOIL

Avoid walking on the lawn for about two weeks.



The Contractor will use **sod** to replace lawn areas. Rock and mulch areas will be replaced with a **landscape fabric** below. Sod delivery can be delayed during extended periods of hot, dry and wet weather.



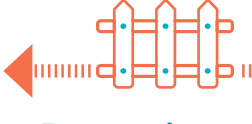
Sprinklers are replaced where a system existed previously.



The Contractor will **restore the landscaping** based on the soil remediation plan.

5. RESTORE LANDSCAPING

H&G and the homeowner confirm the final grades and landscape plan.



Fences and gates that are damaged or disturbed during the process are rebuilt in accordance to the H&G's Fence Replacement Policy.



Before landscaping, H&G staff will **test the new soil** to make sure it is clean.



New soil and backfill material is brought to the yard to fill in the areas that were excavated.

6. CARE FOR NEW LANDSCAPING

Watering and general maintenance instructions are provided to the Homeowner.

The Homeowner is responsible for basic landscape care of restored lawn and plants, including:
Watering
Weeding regularly
Picking up pet waste
Adding fertilizer as needed

If **additional watering** is required outside of local watering restrictions (eg. during hot weather), the H&G will advise the municipality.

Plants and sod will be warranted for up to 1 year. **Warranty** is voided if negligence is a factor.

Contact the H&G office immediately if a problem is noticed.

7. COMPLETION & RECORD KEEPING

When soil remediation is finished, the H&G team will review the yard with the Homeowner. The homeowner will sign a **completion agreement form** and the H&G team will provide a remediation summary report. Note that the H&G team will close the sign off after 30 days if there is no response.

H&G team will keep a **record of the work** for your yard and will send notice to Teck and the Ministry of Environment that the remediation has been completed.

Many people make remediation successful.



HOMEOWNER

- Understand the remediation process
- Participate in the work planning and make decisions
- Ask questions
- Communicate directly with Home & Garden

CONTRACTOR

- Complete the work according to the remediation plan
- Ensure the work is done safely
- Identify issues and concerns and bring them to Home & Garden

HOME & GARDEN TEAM

- Answer questions from the homeowner and contractors
- Plan, Coordinate and schedule the remediation work
- Communicate with homeowners, contractors, Teck & Ministry of Environment
- Monitor contractors and sample the soil
- Keep records, document the work and provide reports

TECK

- Responsible party for Soil Management Program under the BC Contaminated Sites Regulation
- Provides technical support and funding for the Soil Management Program
- Hires the Remediation Contractor and Home and Garden Team

RESIDENT SAFETY DURING REMEDIATION

Safety information will be provided to you before the work begins. Key safety tips are:

- Keep kids and pets out of the active work areas.
- Help keep dust down!
- Store or secure personal belongings.
- Watch out for increased traffic.
- Keep clear of equipment and materials.



For more information



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