

Homeowners Guide to Soil Management

ABOUT SOIL MANAGEMENT

Soil management is one way to reduce exposure to metals in your home and yard environment. Trail Area Health & Environment Program (THEP) began managing soil in 2007 and thousands of yards have since been tested and hundreds have received soil management.

There are a few ways THEP manages soil in yards:

- improving lawns to fill in bare spots
- covering soil with mulch, rocks, or landscape fabric
- replacing contaminated soil with clean fill

Each of these options reduces exposure to lead and other metals in soil. Participation is voluntary and there is no cost to the homeowner.

SOIL MANAGEMENT PLANS AND 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 planning process can take over a year from initial planning to completion. The onsite work involving the contractor, soil replacement and landscaping, typically only takes a few weeks. Yards with difficult access take longer to plan and manage soil.

WHAT IS SOIL REPLACEMENT?

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.

Steps include:



SOIL WILL NOT BE REPLACED UNDER, OR ON, THESE AREAS:

X
Buildings with foundations.

X
Low decks.

X
Paved areas, sidewalks, patios, or driveways.

X
Walls, ponds, or pools.

X
Dripline or root ball of large trees or shrubs.

X
Steep slopes more than 3 metres in height or 30 degrees in slope.



For more information visit thep.ca/soil

Step-by-step guide to soil replacement



The Community Program Office (CPO) is the primary contact for the Homeowner, the Contractor, and in some cases, Renters.

1. PLANNING & SOIL MANAGEMENT AGREEMENT

The Community Program Office (CPO) contacts the Homeowner to **offer soil management and obtain consent.**

CPO and Homeowner **meet on-site** to plan soil management, review landscape options and identify potential delays.

Together, a **soil management plan is developed.** Additional visits are often needed to finalize details such as landscaping and sprinkler system functionality.

The **agreed upon plan is signed by** the Homeowner and CPO.

CPO shows the Contractor the yard, introduces them to the Homeowner, and develops a schedule. CPO notifies the Homeowner approximately **two weeks before** a proposed start to arrange a 'kick-off' meeting.

DO YOU OWN A RENTAL PROPERTY?

CPO communicates with the renter throughout the project to confirm they are aware of the process and provided information 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 Soil Management Plan. If a Homeowner project causes delays, CPO may have to postpone soil management. All Homeowner projects must be documented in an agreement with CPO.

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.

The Contractor performs a utility locate. They may install **temporary fencing or barricades** such as caution tape, to ensure safe access to the residence during the work.

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

CPO takes **photos and videos** of the property and pre-soil replacement landscape features.

2. PREPARE THE YARD

CPO notifies Teck and the Ministry of Environment that **soil management is starting** on your property.

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

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

CPO **tests soil at the base of the excavation** and provides direction to the Contractor as needed.

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

4. REPLACE SOIL

Avoid walking on the lawn for about two weeks. Keep pets off!

The Contractor uses **sod, gravel or bark mulch**, to replace lawn areas. Sod delivery can be delayed during extended periods of hot, dry and wet weather.

Sprinklers are replaced where a system existed previously.

The Contractor **restores the landscaping** based on the agreed upon plan.

5. RESTORE LANDSCAPING

CPO and the Homeowner confirm the final grades and landscaping.

Fences and gates that were removed for access are reinstalled or replaced.

Clean soil and backfill material are 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
Mowing regularly

If **additional watering** is required outside of local restrictions, CPO advises the municipality.

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

Contact CPO immediately if a problem is noticed.

7. COMPLETION & RECORD KEEPING

Upon completion, CPO reviews the yard with the Homeowner. The Homeowner signs a **completion agreement form** and CPO provides a soil management summary report.

CPO keeps a **record of the work** for your yard and notifies Teck and the Ministry of Environment that soil management has been completed.

Many people make soil management successful.



HOMEOWNER

- Review the soil management process
- Participate in the work planning and make decisions
- Ask questions
- Communicate directly with Community Program Office

CONTRACTOR

- Complete the work according to the soil management plan
- Ensure the work is done safely
- Identify issues and concerns and bring them to Community Program Office

COMMUNITY PROGRAM OFFICE

- Answer questions from the homeowner and contractors
- Plan, coordinate and schedule the 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
- Provide technical support and funding for the Soil Management Program
- Hire the soil management contractor and Community Program Office

RESIDENT SAFETY DURING SOIL MANAGEMENT

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.
- Hose down outdoor surfaces and children's toys before accessing them during soil management.
- Water your lawn to reduce dust.
- Store and secure personal belongings.
- Watch out for increased traffic.
- Keep clear of equipment and materials.



For more information



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