



File/dossier : 6.02.04

Date : 2018-07-23

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**Written submission from  
Faye More**

**Mémoire de  
Faye More**

In the Matter of the

À l'égard de

**Canadian Nuclear Laboratories (CNL)**

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**Laboratoires Nucléaires Canadiens (LNC)**

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**Progress Update for CNL's Prototype  
Waste Facilities, Whiteshell Laboratories  
and the Port Hope Area Initiative**

**Rapport d'étape sur les installations  
prototypes de gestion des déchets, les  
Laboratoires de Whiteshell et l'Initiative dans  
la region de Port Hope des LNC**

Commission Meeting

Réunion de la Commission

**August 22, 2018**

**Le 22 août 2018**

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Canadian Nuclear Safety Commissioners  
280 Slater Street  
Ottawa, ON

July 23, 2018

Dear Mr. Binder and Commissioners:

**Re: Private Property Contamination in Port Hope and  
Concerns with AECL/CNL**

I am writing to bring to your attention concerns I have regarding the management by CNL of issues related to my former property and to request a meeting to discuss these questions and concerns in detail. I hope to receive better answers than I have to date and hopefully changes to their policies.

If I am alone in raising these concerns, as Mr. Fishlock writes in one reply, I answer that it is only because people do not know the real contamination data about their own properties, frontages and roadways to which they are exposed every day that I know about mine as a result of my FOI request for both my property file and the survey results for municipal properties. From this latter request I received a PHAI gamma survey document dated 2001 which shed light on the extent of contamination in Port Hope, on my property and many others. Lack of questioning by other property owners would be a direct result of CNL's policy of lack of disclosure to homeowners of this municipal information to which I strongly object. CNL is well aware of my views from three meetings and correspondence attached.

Any medical professional worthy of the name would agree that this lack of disclosure and lack of cleanup put our family's health at risk for many years and others as well as you will see from the survey. While CNL states that they have no agreement with the municipality to keep this information from its citizens, CNL wrongly chooses to do so.

Does the municipality even know the extent of the contamination problem and how discoveries are being handled? Do you? You are ultimately responsible to know and to act in the public interest.

Attached are several documents which provide data and rationale for our concerns discussed through correspondence between our lawyer, myself and CNL regarding our personal residential property owned by my husband William and myself from 1991 to sale closing date of May 31, 2017. The property is located at 16 Ralston Drive in Port Hope.

This property was first tested in 1977 and required remediation to remove cabinets in the garage originating from Eldorado. No concerns were noted in the report at that time regarding the lawns although in retrospect clearly should have been. We moved to the house in 1991. I obtained the historical survey from AECL shortly after. The property was re-tested at my request in 1994 to ensure cabinets identified in 1977 had been removed as there was no follow-up shown in the property file.

As we recently discovered with a 2001 Gamma Survey of Municipal Roads and Frontages, obtained by me under FOI, we had raised three children in this home from 1991 and obviously travelling over, playing and maintaining the lawns and frontage for more than 25 years we were all exposed daily to elevated levels of gamma radiation and possibly other types of radiation from the soil beneath the lawn frontage, driveway and Ralston Drive roadway. Our youngest children, twins born in 1994, lost their fingernails and toenails within a week of each other. They had played in soil beside the driveway in

which no soil grew. Four doctors we consulted and never seen this before. New nails grew back in normal condition within a few months.

The March 2017 letter prepared by CNL for our upcoming sale process was based on the 1994 test results which surprisingly to us, had showed some exterior elevations on the side of the house but was considered safe by the authors pending further investigations when a cleanup happened in the future. Approximately four years ago I requested our full property file under FOI. No data from the 2001 municipal survey was included as it should have been.

It was shocking for us to see areas of our property were specifically identified by photograph and address in the 2001 document prepared by the Port Hope Area Initiative (attached) titled "Gamma Ray Spectrometer Survey, Port Hope – 2001.

The frontage of our property is photographed and it goes about one third of the way up our front lawn. (attached photo). The address is listed in the accompanying list of addresses (attached) as having gamma radiation readings more than 25 times background at ground level. There is a question noted as to possible reason – thorium high?? There is a volume estimate given for potential remediation of 45 cubic metres of soil from the frontage and 2000 square metres of roadway. However, these are only estimates pertaining to the municipal portion and do not include the rest of our lawn which clearly was impacted as well. The mystery of the elevated readings in 1994 solved. Not the fireplace.

Despite the three meetings with CNL referenced in the correspondence and showing them their own data, they refused to say that our home would need remediation in the future as the re-testing again which was to have been done after July 2016 had not been done; therefore, they did not have new results and would not consider us eligible for any compensation programs but we were free to try. They also would not be disclosing municipal data to possible buyers due to its "proprietary confidentiality" (in the attached correspondence).

But, despite the caution from Mr. Fishlock not to devalue our own property by what was considered to be unnecessary disclosure, we, along with our lawyer, came up with our own clauses to be given to all individuals before they made an offer (attached). This was provided to our real estate agent. We disclosed to possible buyers before an offer was made the fact of contamination and likely remediation in the future plus a planned watermain for Ralston Drive in a few months which would require digging up the frontage and roadway very soon (in fact it happened a few weeks after we sold). We had a legal and moral responsibility. While we had more than 50 visits through our home, we had only one offer which we accepted. The purchaser works for PHAI.

Key Concerns to be addressed:

1. Property files obtained under Freedom of Information do not contain all relevant information which impacts the property owner such as the municipal roads and frontages surveys which owners use every day. This must be changed.
2. Letters prepared by CNL based on private property files are inaccurate and incomplete. This must be changed and homeowners not suffer financial loss due to proper full disclosure.

3. Test results of the past should not be dismissed as ours were in discussions prior to the sale. These operations have cost taxpayers millions of dollars over many years only to be ignored because they aren't current? Test results must be acted upon and disclosed.
4. Home owners should be eligible for compensation programs more easily and not discouraged or results re-framed, re-packaged as uncertain when technical results are right in front of us. Why have to wait for new testing to be done for the appropriate labels? If anything, new testing will be worse due to the time passage and leaching etc. It looks a lot like cost savings on the backs of the residents while the CNL expands and expands with billions of dollars for some. Do you know how many people work for CNL Port Hope now?
5. The public health issues of all of these exposures are totally ignored or discounted based apparently on some strange non-medical assumptions. Only in Port Hope is elevated radiation exposure year after year explained away as acceptable in unbelievable, unscientific, glib assumptions. Not based on actual medical outcomes for people. Those we must have.
6. At no time, in all of these years, has there ever been any inquiry as to the health of our family. No health monitoring is taking place throughout this entire project let alone house by house therefore you have no idea of harm done. You cannot say there is none based on evidence. Health studies of the past indicate elevated rates of diseases known to be associated with radiation in our community. Continual human health monitoring must be done.
7. The information the Municipality received from CNL prior to the Ralston Drive watermain project did not indicate any concern from CNL with contamination they knew to be there or should have known. Perhaps there are too many staff now to keep it all straight?? There is clearly a lack of necessary disclosure to the municipality. It should not be left up to the town employees to stumble into problems and call in CNL when there is already knowledge of problems at CNL.
8. I asked for an organization chart for CNL at the Port Hope location to try to understand who is in charge of what and who I should speak with - they did not have one to give me, said they don't give those out. I looked on line for the PH office as well as the national CNL and could find none. All of this should be available to the public upon request.
9. Please look at the municipal gamma survey (attached) on line and zoom in on all of the streets. Bear in mind this just shows Ward 1 issues and they are severe. Ward 2 also needs to be completely surveyed – look at the roads leading out of town to the north and west into Ward 2.
10. We have had to wait as a family since 1994 for a cleanup as it turns out, the town since 1975, 43 years since the news became public. The federal government knew about 10 years before that from Dr. Douglas Andrews who said to the government come and deal with this before it gets worse and people are sick. It got worse. So, in 53 years there has been leaching, spreading and the volume has increased many-fold to cleanup if done properly. The storage site is not big enough nor is the budget. But you must not sacrifice the town with a cleanup that leaves us with un-discovered, un-remediated locations, long-term health effects, too high criteria that leaves us above background or needing a license as a community! A full re-examination of how this project is being managed need to happen as soon as possible.

I would appreciate a meeting to discuss these matters and more as well as an opportunity to address the Commissioners on August 22, 2018 as I will be in attendance at the meeting in Ottawa.

Yours truly

Faye More

Attachments:

1. March 21, 2017 - Letter from our lawyer Bruce Coleman to Robert Fishlock, CNL – attachments include March 1, 2017 Radiological status assessment letter from Michael Owen, PHAI
2. March 27, 2017 Letter from Robert Fishlock, CNL to lawyer Bruce Coleman
3. June 6, 2017- Letter of reply from CNL Senior Counsel Robert Fishlock to Bruce Coleman
4. Gamma Ray Spectrometer Survey- Port Hope, 2001 (Ward 1)
5. 16 Ralston Drive gamma survey photos
6. Clauses developed by Mores with lawyer Bruce Coleman for prospective buyers.

# Attachment 1

March 21, 2017 - Letter from our lawyer Bruce Coleman to Robert Fishlock, CNL – attachments include March 1, 2017 Radiological status assessment letter from Michael Owen, PHAI

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**BRUCE H. COLEMAN**  
BARRISTER & SOLICITOR

50 WALTON STREET  
PORT HOPE, ONTARIO  
L1A 1N1

TELEPHONE (905) 885-8146  
FAX (905) 885-7471  
Email bcoleman@eagle.ca

DELIVERED BY FAX TO: 905-885-9344

March 21, 2017

Historic Waste Program Management Office  
115 Toronto Road  
Port Hope, Ontario  
L1A 3S4

Attention: Mr. Robert Fishlock, Senior Legal Counsel

Dear Mr. Fishlock:

Re: William and Faye More  
16 Ralston Drive, Port Hope  
File No.: 13180-002

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I am the solicitor for Faye and William More who wish to list their home property at 16 Ralston Drive, Port Hope for sale as soon as possible but are greatly concerned about radiation levels which could affect the sale or result in circumstances of liability thereafter.

Lack of Disclosure by AECL/CNL

Ms. More recently attended three meetings with Port Hope Area Initiative staff in an attempt to obtain clarity on the level of radioactive contamination on their property and along the street frontage. Ms. More received neither clarity nor any assurance of remedial measures.

Ms. More obtained (through Access to Information) her AECL/PHAI property file as well as a 2001 AECL Municipal Gamma Radiation Survey for the road allowances and streets in Ward 1 (part copy enclosed). Although on the street survey a high level of gamma radiation is shown on the frontage of her property, this information was not included in her AECL/PHAI property file or otherwise communicated to her family. (It should be noted that the legal frontage of this and neighbouring properties is several feet inside the front lawn.)

My clients have also received the attached "Radiological Status" letter from CNL dated March 1, 2017.

Consequently, Ms. More has asked me to pose to you the following questions:

1. As owners of 16 Ralston Drive, Port Hope, why were the Mores not informed of the results (specific to their address) of the Municipal Gamma Survey in 2001 or at any time after by your office?
2. Why is the Municipal Gamma Survey information not contained in the Mores' property file?
3. Is there an agreement with the municipality not to share this information with property owners? If so, please provide a copy.
4. Is there a written policy as to how this information is to be managed? If so, please provide a copy.
5. Which office is responsible for informing residents of elevated readings in their neighbourhood or on their property?

#### Property Re-Survey

Mrs. More gave permission July 2016 to PHAI for their property to be fully re-surveyed and indicated at that time that the property would be going up for sale soon. The indoor and outdoor re-testing has not yet occurred and as noted they wish to put their house up for sale immediately.

6. Why was this property at 16 Ralston Drive, Port hope, not identified for re-testing much earlier and on a priority basis due to the earlier findings both in the 2001 Municipal Survey and the property test results in 1994 where the author of the report deferred specific follow up testing to a later time despite higher readings?
7. Can this testing be expedited now that spring is almost here? Can at least the outdoor testing be conducted within the next two weeks?

#### Water Main Project

I am advised that the Municipality of Port Hope has notified the residents of 16 Ralston Drive that the roadway will be under construction during 2017 to install a new water main. This project is being done under the umbrella of the Construction Monitoring Program and treated as any other municipal project despite the fact that historic radioactive contamination has been identified in federal surveys on the frontages of 16 Ralston Drive and other residential properties.

Municipal staff advised at a public meeting called to review their water main plans that they are unaware of any radiation problems on Ralston Drive after sending these plans to the PHAI office for comment/approval to proceed and having received no response outlining contamination concerns.

8. Please explain why a known contaminated site is being allowed to undergo a municipal water main project without concurrent federal remediation? What process is being followed to protect public health?

The March 1, 2017 CNL Property letter to Mr. and Mrs. More refers to elevations of gamma radiation measured indoors and outdoors at the west side of their house in 1994. It makes no mention of the identified contamination on the frontage which has a high probability of being associated with the elevated west side readings. The location of a legal frontage boundary does not limit contamination to one side or the other of the boundary and remediation will be required on both sides of the line—and it would make sense to do it all at the same time.

9. Why is there no mention in the property letter of the municipal frontage data from 2001? Is it the CNL position that information in the Municipal Gamma Surveys are not the business of home owners, and if so, what is the legal basis for this position?
10. What can prospective buyers be told regarding the timeline for when remediation will be occurring at 16 Ralston Drive, property, frontage, and road area? How does the municipal water main project impact this timeline?
11. Is there any reason why 16 Ralston Drive should not be considered a Remediation Site and therefore be eligible for consideration in the Property Value Protection Program?

As it is imperative that my clients finalize their property listing forthwith, would you kindly provide your immediate response to this letter (ie: within one week).

Yours very truly,



Bruce H. Coleman  
BHC:sh  
Encl.

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Faye More & William More  
16 Ralston Drive  
Port Hope, Ontario  
L1A 2C1

LLRWMO-121250-000-6800  
File 2185.R2.13  
MJO-17-084  
2017 March 1

16 Ralston Drive, Port Hope, Ontario

It is the policy of the Low-Level Radioactive Waste Management Office (LLRWMO) to prepare radiological status summaries for the property owner, their lawyer or realtor upon written request.

Therefore, the LLRWMO is pleased to provide you with a radiological status assessment for this property.

#### *Radon Gas Analysis*

During the period of 1994 October 20 to November 11, E-PERM radon detectors were deployed in the basement and main floor in the home by the LLRWMO. The results of these radon gas analyses are within the range found in most buildings and below the Health Canada Guideline for indoor radon.

#### *Interior Gamma Radiation Scan*

On 1994 October 13, an interior gamma radiation survey was conducted in the home by the LLRWMO. The results of this gamma radiation scan are within the normal range of background radiation with the exception of several gamma radiation readings within the home, which were slightly above the normal range of background radiation. These gamma radiation readings that slightly exceed the normal range of background can be due to slight elevations in the natural radionuclide content of building materials and are common to brick, and other types of materials such as ceramics, granite and fieldstone.

#### *Exterior Gamma Radiation Survey*

On 1994 October 12, an exterior gamma radiation survey was conducted on the property by the LLRWMO. The results of this gamma radiation survey are within the normal range of background radiation with the exception of gamma radiation readings along the western perimeter of the property that are above the normal range of background radiation. The gamma radiation readings in these areas are significantly below the LLRWMO Prompt Interim Action Levels (PIALs). The LLRWMO uses PIALs to determine if interim remediation is required in the short-term to protect human health and the environment until such time as the Port Hope Property Radiological Survey completes site characterization, and, if required, final remediation of a property.

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Historic Waste Program  
Management Office  
115 Toronto Road  
Port Hope, Ontario  
Canada L1A 3S4  
Tel. (905) 885-0291  
Fax (905) 885-9344

The LLRWMO may be contacted to address any comments or questions that you may have in regards to this radiological status assessment, or to provide additional technical information.

For your reference, a brochure on the Construction Monitoring Program (CMP) is attached to this letter. In association with the CMP, the LLRWMO may be contacted for radiological monitoring services if exterior excavation or landscaping activities involving the movement of material on or off the property are carried out. These services, which include storage of historic low-level radioactive waste, are provided by the LLRWMO at no cost to the property owner.

The Port Hope Property Radiological Survey is currently underway as part of the Port Hope Area Initiative (PHAI). Properties in Port Hope will be evaluated using clean up criteria developed for the PHAI. If remedial work is required for this property, the work would be carried out as part of the PHAI, at no cost to the property owner.

If you require further information on the Port Hope Property Radiological Survey please contact the PHAI Management Office directly at 905-885-0291 for more information.

This letter is a report of the results of measurements or tests performed by the LLRWMO, and Canadian Nuclear Laboratories makes no representation or warranty regarding the current condition, radiological or otherwise, of the above property.

Sincerely,



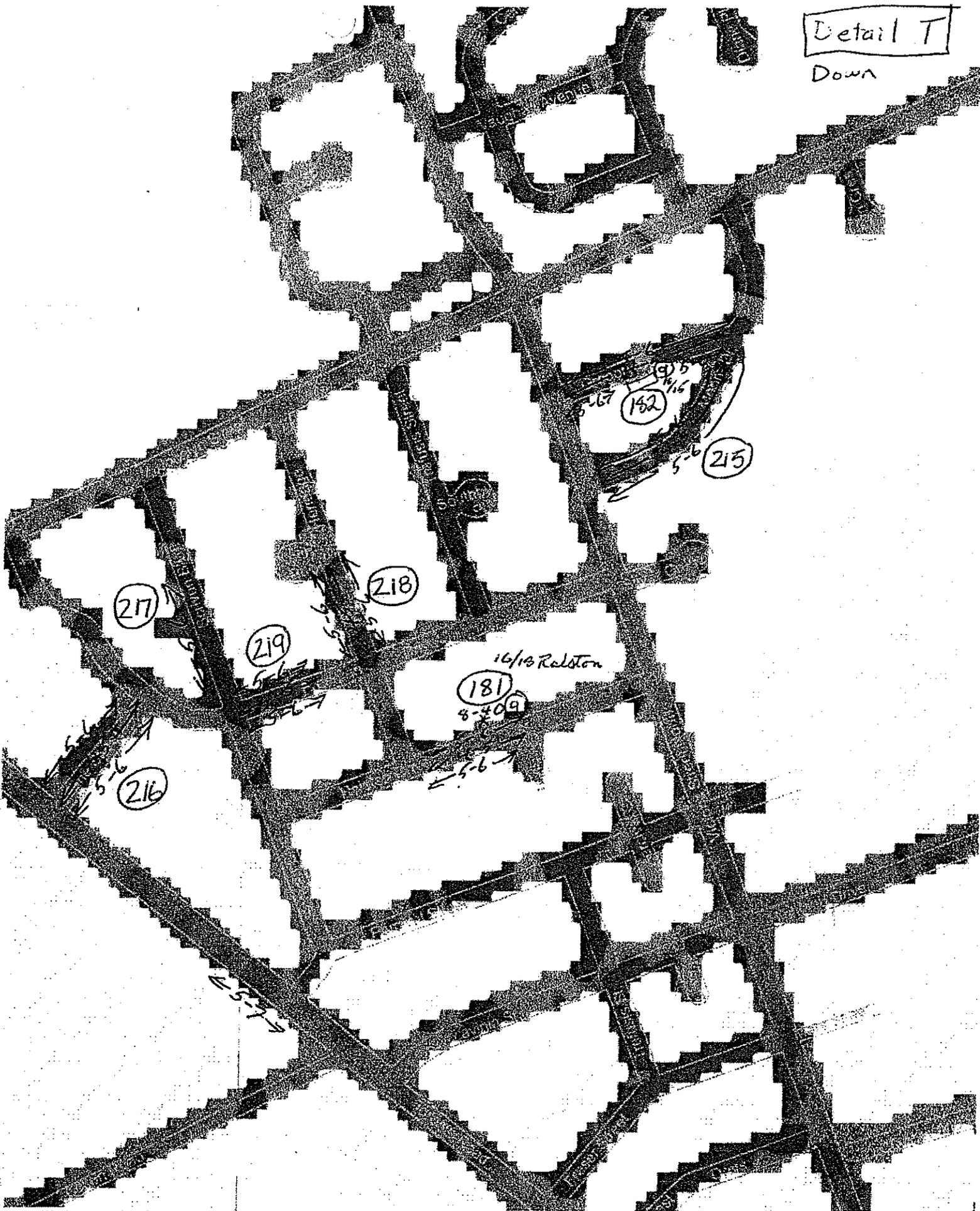
Michael J. Owen, BAA  
Senior Projects Specialist

MJO:sdp

Attach.

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Faye More & William More  
16 Ralston Drive  
Port Hope, Ontario  
L1A 2C1

LLRWMO-121250-000-6800  
File 2185.R2.13  
MJO-17-084  
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Historic Waste Program  
Management Office  
115 Toronto Road  
Port Hope, Ontario  
Canada L1A 3S4  
Tel. (905) 885-0291  
Fax (905) 885-9344

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For your reference, a brochure on the Construction Monitoring Program (CMP) is attached to this letter. In association with the CMP, the LLRWMO may be contacted for radiological monitoring services if exterior excavation or landscaping activities involving the movement of material on or off the property are carried out. These services, which include storage of historic low-level radioactive waste, are provided by the LLRWMO at no cost to the property owner.

The Port Hope Property Radiological Survey is currently underway as part of the Port Hope Area Initiative (PHAI). Properties in Port Hope will be evaluated using clean up criteria developed for the PHAI. If remedial work is required for this property, the work would be carried out as part of the PHAI, at no cost to the property owner.

If you require further information on the Port Hope Property Radiological Survey please contact the PHAI Management Office directly at 905-885-0291 for more information.

This letter is a report of the results of measurements or tests performed by the LLRWMO, and Canadian Nuclear Laboratories makes no representation or warranty regarding the current condition, radiological or otherwise, of the above property.

Sincerely,



Michael J. Owen, BAA  
Senior Projects Specialist

MJO:sdp

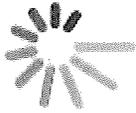
Attach.

## Attachment 2

March 27, 2017 Letter from Robert Fishlock, CNL to lawyer Bruce Coleman

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Delivered via email

2017 March 27

Bruce H. Coleman  
50 Walton Street  
Port Hope ON L1A 1N1

Dear Mr. Coleman:

**Re: William and Faye More – 16 Ralston Drive, Port Hope – File No.: 13180-002**

Thank you for your 2017 March 21 letter.

I am afraid that I will not be able to respond to all of your questions before the end of the month. It may take a month or so, given competing priorities.

I will say that I am aware that a number of meetings have been held between Ms. Moore and our staff in an attempt to address her concerns. However, she does appear to fundamentally disagree with our policies and procedures. I also fail to see how these issues stand in the way of listing her property for sale. I am not aware that any other resident in Port Hope shares her particular concerns or would take steps to seemingly compromise the sale of their own property. Our offices regularly provide information on the PHAI project to interested buyers and their real estate agents. I trust that you will give her and her husband appropriate advice in that regard.

In light of the foregoing, please let me know if you still wish me to make the significant effort to answer your clients' various questions.

Yours very truly,

Robert Fishlock  
Senior Legal Counsel

Cc: Stephanie Clifford    Jeff Faught    Alex Mahabir

Canadian Nuclear Laboratories  
Historic Waste Program Management Office  
115 Toronto Road  
Port Hope, Ontario  
Canada, L1A 3S4  
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Laboratoires Nucléaires Canadiens  
Bureau de gestion du Programme  
des déchets historiques  
115, rue Toronto  
Port Hope (Ontario)  
Canada, L1A 3S4  
Téléphone: 905-885-0291  
Télécopieur: 905-885-9344

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## Attachment 3

June 6, 2017- Letter of reply from CNL Senior Counsel Robert Fishlock  
to Bruce Coleman

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Delivered via email to: [bcoleman@eagle.ca](mailto:bcoleman@eagle.ca)

2017 June 6

Bruce H. Coleman  
50 Walton Street  
Port Hope ON L1A 1N1

Dear Mr. Coleman:

**Re: William and Faye More – 16 Ralston Drive, Port Hope – File No.: 13180-002**

Further to my 2017 March 27 letter and your 2017 March 21 letter I provide the following reply to the issues or questions noted in your letter.

**Alleged Lack of Disclosure by AECL**

I understand that Ms. More did attend at least three meetings in or about the month of March of this year. I attended one on March 1. At the meeting that I attended our staff were very clear about CNL's and AECL's positions on the public disclosure of the presence of Low-Level Radioactive Waste (LLRW) in the community and the timing of its future remediation. As I indicated in my earlier letter Ms. More does not accept that position. She is aware, as you noted, that there exists a procedure for accessing government information and she has taken advantage of that process in the past with respect to the road allowance located in front of 16 Ralston Drive.

- 1. As owners of 16 Ralston Drive, Port Hope, why were the Mores not informed of the results (specific to their address) of the Municipal Gamma Survey in 2001 or at any time after by your office?**

AECL's and CNL's policy with respect to this survey was to use it for internal purposes only as part of the then ongoing characterization of radiological conditions in municipal road allowances. The conditions identified concerned only the municipal owned road allowance and did not pose a health risk to adjacent property owners and therefore did not merit proactive disclosure to adjacent landowners. Such LLRW exceeding the applicable clean-up criteria will be removed as part of the PHAI cleanup between 2018 and 2021.

- 2. Why is the Municipal Gamma Survey information not contained in the More's property file?**

The test results did not relate to the property conditions at 16 Ralston.

Canadian Nuclear Laboratories  
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115 Toronto Road  
Port Hope, Ontario  
Canada, L1A 3S4  
Telephone: 905-885-0291  
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Laboratoires Nucléaires Canadiens  
Bureau de gestion du Programme  
des déchets historiques  
115, rue Toronto  
Port Hope (Ontario)  
Canada, L1A 3S4  
Téléphone: 905-885-0291  
Télécopieur: 905-885-9344

3. **Is there an agreement with the municipality not to share this information with property owners? If so, please provide a copy.**

No, there is no such agreement.

4. **Is there a written policy as to how this information is to be managed? If so, please provide a copy.**

There is no written policy, but the long established practice of AECL and CNL is for LLRW test results to be stored in property specific files. Members of the public are entitled to request any information maintained by CNL through the federal *Access To Information Act*.

5. **Which office is responsible for informing residents of elevated readings in their neighbourhood or on their property?**

The Historic Waste Program (HWP) Management Office located at 115 Toronto Road, which is operated by CNL, has consolidated the management of the programs administered by the LLRW Management Office, previously located at 196 Toronto Road, with those of the Port Hope Area Initiative (PHAI), effective in November 2016. Property owners who participate in CNL's Construction Monitoring Program are notified of the presence of LLRW upon detection by CNL's construction monitoring staff. That information is then added to the individual property files managed by CNL.

CNL also notifies property owners of the results of the PHAI property radiological survey results referred to in the answer to Question 6, after they are completed. That information is also added to the individual property files managed by CNL.

CNL does not notify residents of LLRW present on neighbouring properties or municipal road allowances. The LLRW known to be present throughout the community does not pose a health risk to residents.

6. **Why was this property at 16 Ralston Drive, Port Hope, not identified for re-testing much earlier and on a priority basis due to the earlier findings both in the Municipal Survey and the property test results in 1994 where the author of the report deferred specific follow up testing to a later time despite higher readings?**

There are many residential properties located adjacent to known LLRW areas in Port Hope. All Port Hope residential properties are being tested as part of the PHAI in a sequence of campaigns that involve radon gas testing, soil testing and additional LLRW delineation, where relevant (Property Radiological Survey). These campaigns started in 2012 after AECL (at the time) received an amendment to its licence from the Canadian Nuclear Safety Commission that allowed it to proceed with such work (part of what is known as Phase II of the PHAI). The test results you refer to did not warrant expediting testing at 16 Ralston Drive. Residential property testing for LLRW is continuing and should be completed in 2019.

7. **Can this testing be expedited now that spring is almost here? Can at least the outdoor testing be conducted within the next two weeks?**

No, for the reasons stated in the answer to question 6.

- 8. Please explain why a known contaminated site is being allowed to undergo a municipal water main project without concurrent federal remediation? What process is being followed to protect public health?**

As explained to Ms. More on March 1, the municipal water main work planned for the summer of 2017 on Ralston Drive will be conducted under the supervision of CNL's Construction Monitoring Program. LLRW present within the construction footprint will be identified and removed to an interim waste storage site pending final placement at the Port Hope Long-Term Waste Management Facility that is currently under construction. Municipal work crews are familiar with the safe excavation and transportation of LLRW.

- 9. Why is there no mention in the property letter of the municipal frontage data from 2001? Is it the CNL position that information in the Municipal Gamma Surveys are not the business of home owners, and if so, what is the legal basis for this position?**

See the answer to questions 1 and 2. Radiological Status Letters refer only to the conditions present on the individual subject property.

- 10. What can prospective buyers be told regarding the timeline for when remediation will be occurring at 16 Ralston Drive, property, frontage, and road area? How does the municipal water main project impact this timeline?**

On March 1 Ms. More was told to refer prospective buyers to CNL public information staff located at 115 Toronto Road to answer such questions. It is expected that PHAI municipal road allowance remedial work will start in 2020 and be completed by the end of 2021. Specific start and completion dates are not known at this time, but nearby home owners will be advised in advance. The MPH water main project is slated for the summer of 2017 and it will not affect the timing of the PHAI cleanup of the roadway.

- 11. Is there any reason why 16 Ralston Drive should not be considered a remediation Site and therefore be eligible for consideration in the Property Protection Program?**

As was discussed in Ms. More's meeting with PVP staff, she, like all other owners in the PVP zone, is eligible to file a PVP claim if she feels she suffered a project-related loss on sale. Under the PVP Program there are two routes for processing a claim, the Standard Route and the Simplified Route.

Regarding properties involved in the Property Radiological Survey, until such time that a property receives written notification from CNL outlining the need for remedial work, (a fact that may need to be disclosed to a purchaser), prospective buyers should have no project-related reason to offer less for the property. Without such written notification, CNL deems a property not to have a direct project effect. As a result the Simplified Route would not be available. With testing not completed at the subject property, any claim to be made to the PVP Program relating to a recent sale would need to be made following the requirements for a Standard Route claim (including the provision of evidence that the PHAI project adversely affected the sale price).

I trust that these answers adequately answer your questions.

Yours very truly,



Robert Fishlock  
Senior Legal Counsel

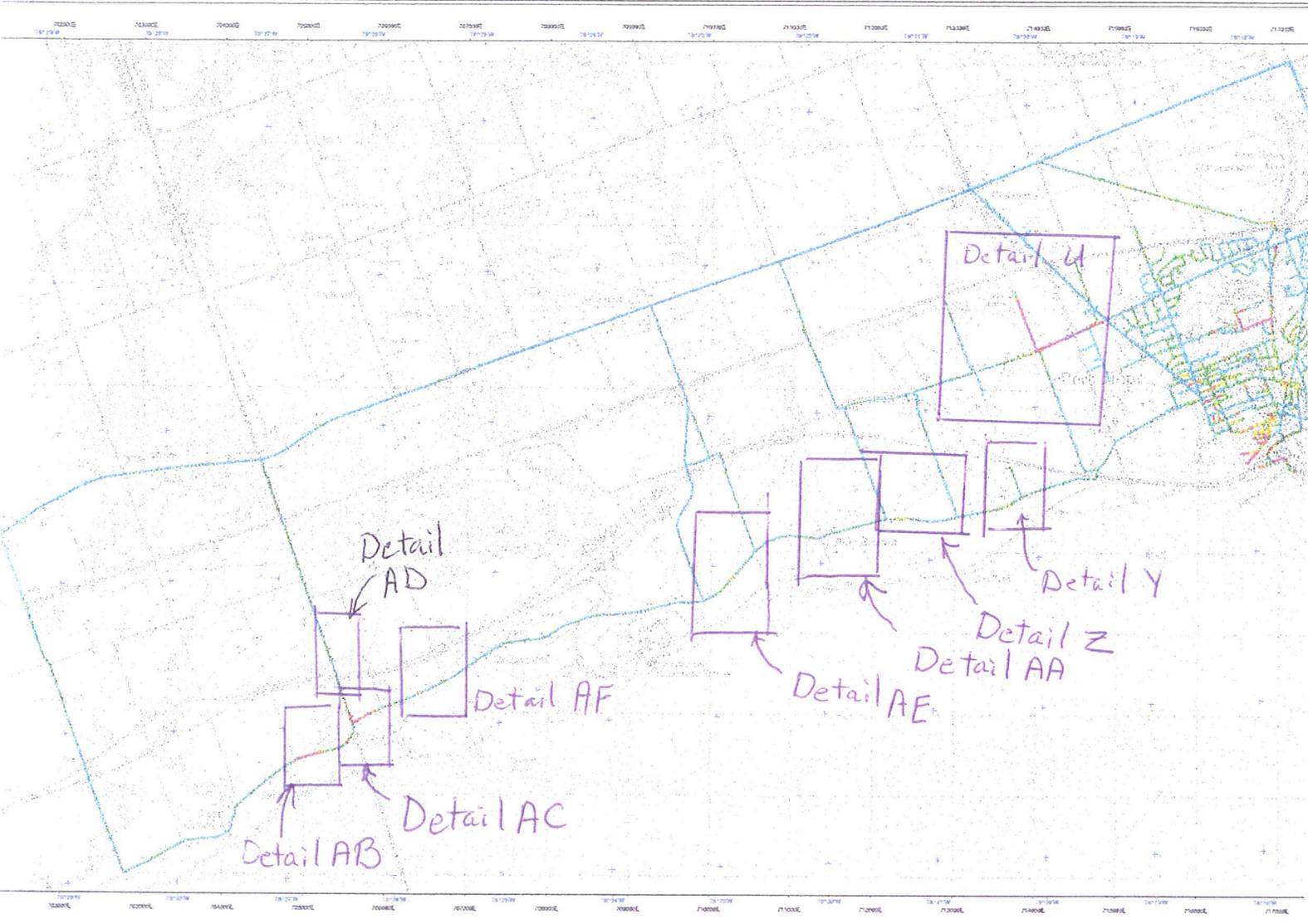
Cc: Faye More    Stephanie Clifford    Jeff Faught    Alex Mahabir    John Benson

# Attachment 4

Gamma Ray Spectrometer Survey- Port Hope, 2001 (Ward 1)

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Survey location



Gamma Ray Spectrometer Survey  
Port Hope, Ontario - 2001

**Equivalent Uranium (ppm)  
Downward-Looking Detectors**

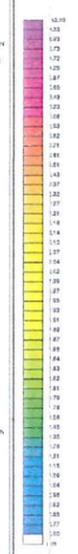
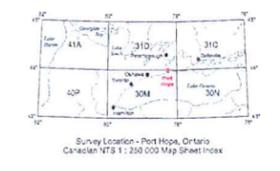




Gamma Ray  
Spectrometer Survey

Port Hope, Ontario - 2001

Equivalent Uranium (ppm)  
Downward-Looking Detectors



Survey and Processing Specifications

GPS Receiver	Novatel SP18, 12 channel
Survey Method	2D Static
Date of Data Collection	November 1 - November 7, 2001
Operator	Sander Geophysics
Spectrometer Crystal Volume	18.8 litre NaI(Tl) and 1.8 litre NaI(Tl)
Alt. Cell Size	15 m
Output	WGS 84
UTM Zone	18

NOTE: Some information provided as guide only.





Port Hope Roads Survey 2002 May to July															Roads - MJG.xls														
		Garmin		Digital Map		Anomaly										GR320 Results										ppmU/3.03		Photo	
Location	Det	Desc.	East UTM	North UTM	East UTM	North UTM	Date	Length (m)	Width (m)	Area (m2)	Depth (m)	Volume (m3)	1m uR/h	Contact uR/h	SF No.	Total ppm	%	K Bq/kg	U ppm	U Bq/kg	Th ppm	Th Bq/kg	Ra226 pCi/g	Soil Samples	Photo Taken	Comments			
171	S	Arthur St. east end			715790	4870189	Jul-03	50	20	1000	0	0	4 to 6						0	0	0	0	0	0.0	No	Anomaly not found			
172	S	Hillcrest General (all Green)			715717	4870282	Jul-03	225	20	4500	0	0	4 to 6						0	0	0	0	0	0.0	No	2 anomalies found with no spec info			
172a	S	10 Hillcrest (JFM survey)	715759	4870170			Jul-03	20	1	20	0.5	10	12	15	86	23.1	1.5	469.5	11.3	139.555	4.3	17.458	3.7	Yes	Spreads to lawn	10 Hillcrest			
173	S	20 Hillcrest	715756	4870296			Jul-03	20	5	100	0.5	50	9	21	87	28.6	1.5	469.5	15.6	192.66	4.7	19.082	5.1	Yes	Spreads to lawn	20 Hillcrest			
174	S	1 Hillcrest			715832	4870335	Jul-03	4	1	4	0.5	2	5	13				0	0	0	0	0	0.0	Yes	Spreads to lawn	1 Hillcrest			
175	S	Fraser General			715647	4870330	Jul-03	160	20	3200	0	0	4 to 7					0	0	0	0	0	0.0	No	2 anomalies found				
175a	S	1921 Fraser (JFM survey)			715706	4870251	Jul-03	4	3	12	0.5	6	10 to 50					0	0	0	0	0	0.0	Yes	partly under asphalt driveway				
176	S	22/24 Fraser (JFM survey)	715652	4870357			Jul-03	35	5	175	0.5	87.5	50	260	88	347.6	2.7	845.1	256.3	3165.305	6.9	28.014	84.6	Yes	Spreads to lawn	19, 21 Fraser			
177	O	60 Walton St (on road)	717128	4870041			Jul-04	1	1	1	0.5	0.5	6	40	89	47.2	1.1	344.3	33.5	413.725	4.1	16.646	11.1	Yes	Discrete anomaly on surface	60 Walton			
178	O	134/136 Walton St	716937	4870118			Jul-04	10	1	10	0.5	5	6	25	90	39.4	2.1	657.3	21.9	270.465	6.3	25.578	7.2	Yes	In boulevard	134, 136 Walton St.			
179	O	Cavan St. Peace Park	717008	4870248			Jul-04	2	2	4	0.5	2	6	15	91	31.2	1.3	406.9	17.3	213.855	5.1	20.706	5.7	Yes	Near sub-station				
180	O	36 Cavan St			717002	4870223	Jul-04	8	4	32	0.5	16	6	11				0	0	0	0	0	0.0	Yes	Spreads to lawn	36 Cavan St			
180a	O	Walton, Brown to Mill			717986	4870061	Jul-04	420	20	8400	0	0	5 to 10	5 to 10				0	0	0	0	0	0.0	No	Many brick buildings affecting readings				
180b	O	John St. Augusta to Walton			717065	4869940	Jul-04	240	20	4800	0	0	5 to 10	5 to 10				0	0	0	0	0	0.0	No	Many brick buildings affecting readings				
180c	O	Elias St. Augusta to Theatre			717142	4869889	Jul-04	170	20	3400	0	0	4 to 8	4 to 8				0	0	0	0	0	0.0	No	Brick buildings affecting readings				
180d	O	Queen St. Augusta to Walton			717220	4869906	Jul-04	180	20	3600	0	0	4 to 8	4 to 8				0	0	0	0	0	0.0	No	Brick buildings affecting readings				
180e	O	Lent's Lane (footpath)			717100	4869852	Jul-04	215	10	2150	0	0	6 to 10	6 to 10				0	0	0	0	0	0.0	No	Brick buildings affecting readings, cinders				
180f	O	Lent's Lane south end			717100	4869852	Jul-04	20	4	80	0.5	40	6 to 10	10 to 25				0	0	0	0	0	0.0	No	Cinders visible	Does this qualify as a "road"?			
180g	O	Maitland St.			717087	4870164	Jul-04	80	10	800	0	0	4 to 5	4 to 5				0	0	0	0	0	0.0	No	Brick building at east end				
180h	O	Cavan St. Walton to South St			717030	4870182	Jul-04	170	20	3400	0	0	4 to 10	4 to 10				0	0	0	0	0	0.0	No	Brick buildings at south end				
180i	O	Brooklyn's Lane, Ontario to Walton			717215	4870074	Jul-04	140	8	1120	0	0	4 to 6	4 to 6				0	0	0	0	0	0.0	No	Area between buildings near Walton to 11 uR/h				
180j	O	Ontario St. Walton to Bridge			717138	4870143	Jul-04	130	20	2600	0	0	5 to 6	5 to 6				0	0	0	0	0	0.0	No	Brick buildings at south end				
214	S	Lavinia St. Treflus to Toronto Rd			715535	4870443	Jul-04	220	20	4400	0	0	5 to 6	5 to 6				0	0	0	0	0	0.0	No	Office at 45 Lavinia, 25 uR/h at allowance edge				
181a	T	16/18 Ralston Dr (JFM)	715510	4870733			Jul-04	30	3	90	0.5	45	8 to 40	92	51.2	1.3	406.9	29.1	359.385	21.9	88.914	9.6	Yes	Thorium high?	16, 18 Ralston Dr.				
181	T	Ralston, in area			715510	4870733	Jul-04	100	20	2000	0	0	4 to 6	4 to 6				0	0	0	0	0	0.0	No					
182	T	6 Gregory	715674	4871098			Jul-04	30	6	180	0.5	90	10	15	93	50.1	0.7	219.1	38	469.3	3.9	15.834	12.5	Yes	Spreads to lawn	6 Gregory			
182	T	Gregory St.			715639	4871089	Jul-04	190	20	2000	0	0	4 to 6	4 to 6				0	0	0	0	0	0.0	No					
215	T	Moore, Gregory to Victoria			715716	4871032	Jul-04	200	20	4000	0	0	4 to 6	4 to 6				0	0	0	0	0	0.0	No					
216	T	Jane Street			715145	4870712	Jul-05	110	20	2200	0	0	4 to 6	4 to 6				0	0	0	0	0	0.0	No	Mostly paved area, lawn at yellow side				
217	T	Scriven, west side, N of Jane			715226	4870841	Jul-05	100	20	2000	0	0	4 to 6	4 to 6				0	0	0	0	0	0.0	No	Not found				
219	T	Freeman, east of Scriven			715312	4870763	Jul-05	100	20	2000	0	0	4 to 6	4 to 6				0	0	0	0	0	0.0	No	Not found				
218	T	Heneage, Keith to Freeman			715370	4870858	Jul-05	100	20	2000	0	0	4 to 6	4 to 6				0	0	0	0	0	0.0	No	Not found				
183a	U	Marsh Road	715660	4871089			Jul-05	900	20	18000	0.5	9000	11	35	94	50.1	0.7	219.1	38	469.3	3.9	15.834	12.5	Yes	Center of road, many anomalies	8, 10, 12, 14, 28, 34, 4748, 4748, 4718, 4700, 4672, 4640, 4626 Marsh Road			
183b	U	Anomaly at 4700			714144	4870521	Jul-05	1	1	1	0.5	0.5	50	1400				0	0	0	0	0	0.0	Yes	On shoulder				
183c	U	Anomaly at 4748			714258	4870579	Jul-05	30	4	120	0.5	60	10	10 to 25				0	0	0	0	0	0.0	Yes	Spreads to lawn				
183d	U	Baulch Road, north of Marsh	713870	4870811			Jul-05	400	10	4000	0	0	2000	8 to 12				0	0	0	0	0	0.0	Yes	Material under road and shoulder				
183e	U	Baulch Road, north of WWMF			713771	4871077	Jul-05	400	20	8000	0	0	8 to 50	8 to 50				0	0	0	0	0	0.0	Yes	Shine from facility, should be sampled	EMR Property?			
184	M	Bruton and Charles	716157	4870063			Jul-09	24	2	48	0.3	14.4	9	35	95	33.7	1.3	406.9	21	259.35	3.7	15.022	6.9	Yes	Under concrete sidewalk on Bramley	83 Charles			
185	R	Highland Dr. S of JBSC lot	716229	4870705			Jul-09	55	7	385	0.3	115.5	9	24	96	32.5	1.5	469.5	21.1	260.585	2.3	9.338	7.0	Yes	Between lot and road	Sports Complex			
186	S	Lavinia near Victoria (Driveway)			715761	4870527	Jul-09	1	1	1	0.3	0.3	7	25				0	0	0	0	0	0.0	Yes	In driveway beyond road allowance				
187	S	Perchival near Hi School			715559	4870580	Jul-09	100	20	2000	0	0	4 to 6	4 to 6				0	0	0	0	0	0.0	No	Not found				
188	P	Lane off Cavan to Hunt's Ponds	716999	4870653			Jul-09	60	5	300	0.5	150	22	70	97	125.5	1.3	406.9	89.8	1109.03	6	24.36	29.6	Yes	Possibly not a Town Lane	5, 7, 9 Craig St, 120 Cavan, 6, 8 Bedford			
189	E	85 Elgin N. JFM location	717523	4870998			Jul-09	12	4	48	0.3	14.4	13	40	98	63.5	1.6	500.8	42.8	528.58	6.4	25.984	14.1	Yes	Area on west side of road not found	85 Elgin St North			
190	V	Fox Rd, Southern section			714719	4870874	Jul-10	150	20	3000	0	0	4 to 6	4 to 6				0	0	0	0	0	0.0	No	Between Marsh and Toronto Rd				
190	V	Fox Rd, Northern section			714602	4871602	Jul-10	550	20	11000	0	0	4 to 7	4 to 7				0	0	0	0	0	0.0	No	Gravel road				
190a	V	Fox Rd, Area 1	714638	4871080			Jul-10	10	3	30	0.3	9	17	70	99	110.5	1.4	438.2	82.2	1015.17	10.1	41.006	27.1	Yes	Boulevard	4 Fox Rd			
190b	V	Fox Rd, Area 2	714635	4871119			Jul-10	1	1	1	0.3	0.3	10	150				0	0	0	0	0	0.0	Yes	Boulevard	4 Fox Rd			
191	V	Ann St			714620	4870937	Jul-10	100	20	2000	0	0	5 to 7	5 to 7				0	0	0	0	0	0.0	No	Not found				
192	W	Victoria St at 401			715341	4871629	Jul-10	200	15	3000	0	0	4 to 5	4 to 5				0	0	0	0	0	0.0	Yes	Unexplained				
193	W	Spicer St			715644	4871695	Jul-10	30	30	900	0	0	4 to 5	4 to 5				0	0	0	0	0	0.0	No	Not found				
194	X	Bruton St. West of Toronto Rd			715713	4870052	Jul-10	150	20	3000	0	0	4 to 8	4 to 8				0	0	0	0	0	0.0	No	Not found				
194a	X	195 Bruton St at property line			715755	4870059	Jul-10	1	1	1	0.5	0.5	6	14				0	0	0	0	0	0.0	Yes	On property	195 Bruton St			
195	X	Ridout St, Shortt to Victoria			715876	4869815	Jul-10																						

## Attachment 5

16 Ralston Drive gamma survey photos

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Detail T

Down



Detail I  
Side





P0003210  
LOCATION  
181



P0003211  
Location 182

## Attachment 6

Clauses developed by Mores with lawyer Bruce Coleman for  
prospective buyers

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**MEMO RE: CLAUSES FOR AGREEMENT OF PURCHASE AND SALE**

The Buyer and Seller are aware of and have information on the Port Hope Area Initiative.

The Buyer acknowledges receipt of and accepts the attached letter of March 1, 2017 from Canadian Nuclear Laboratory in satisfaction of any obligation of the Seller to provide a radiological report.

The Buyer acknowledges being advised of and accepts the elevated radiation readings on the western side of the property and the basement of the home.

The Buyer acknowledges being advised of and accepts the fact that there are elevated radiation readings along the street frontage (which is actually several feet into the front lawn) and that there probably will be extensive excavation to effect remedial work at some as yet unknown future date.

The Buyer acknowledges being advised that there is a Municipal water main replacement project scheduled for Ralston Drive in 2017.