# Property Development

The Property Development Program (PDP) within THE Plan works with Property Developers to address surface metals during the development of a new property. It provides assistance for Property Owners planning a residential, commercial or industrial property development within the Program Area (refer to map). The PDP excludes work on existing residential properties which are addressed through the Home and Garden Program of the Trail Area Health and Environment Program (THEP). It is delivered by the Home and Garden Program on behalf of Teck Metals Ltd.

The goal of the PDP is to address surface metals that may be present from historic smelter emissions such that the property is remediated to risk based standards. (risk management) future Action Levels.

The PDP is structured to take place in conjunction with the development planning for the property. Landowners are encouraged to contact the Community Program Office as early as possible so that the Property Development Program can be initiated. The process will vary for each unique property development but will generally involve the following steps:

* Property Development Program Application
* Preliminary Site Screening
* Property Development and Remediation Planning
* Legal Agreement
* Risk Based Remediation
* Property Development Program Closure

Services for the PDP are delivered through the Community Program Office (CPO) described in section 1.1.

## Property Development Program Application

To initiate the PDP, the Landowner must fill out an Application Form (attached) with assistance from the CPO. The purpose of the application is to provide information on a proposed development without entering into a legally binding agreement.

The Application Form includes:

* Contact Information (Landowners, 3rd parties, etc)
* Property Location and Legal Description
* Land Use History
* Current Land Use
* Future Land Use
* Information on Development Permits and Rezoning Applications

The Property Development Program Application does not replace other applications required of Landowners or developers by the City of Trail or Regional District of Kootenay Boundary. The CPO records information from the Application Form in The Program Database for future tracking.

## Preliminary Site Screening

Landowners and Teck both participate in the Preliminary Site Screening. Landowners are responsible for completing a Stage 1 Preliminary Site Investigation (Stage 1 PSI) while Teck is responsible for conducting a surface metals screening investigation. The purpose of the preliminary site screening investigation is to provide information on historic and current contamination on the property.

* The Stage 1 PSI involves searching existing records for information about a site, interviewing people who are or have been involved with the site, and determining the general location and degree of any historic contamination. Teck requires that the Stage 1 PSI is completed by qualified professionals and is suitable for submission under the BC Ministry of Environment Contaminated Sites Regulation (CSR). Information on the Stage 1 PSI process is available on the BC Land Remediation website and a checklist is included in MoE Technical Guidance 10[[1]](#footnote-1).

After landowners have submitted the program application and retained a qualified professional to complete a Stage I PSI, Teck will authorize the CPO to complete a metals screening investigation for surface soil.

* The metals screening will be performed in a manner similar to the Residential Yard Soil Assessment Program (section HG XX). It will collect sufficient data to get an early indication of smelter metals levels for current and future land use. Additional investigation may be required prior to remediation work.

The metals screening investigation focuses on surface soils. Surface soils will be screened using an X-Ray fluorescence analyzer that will provide a screening level indication of metals concentrations on the property. Depending on the results, samples may be submitted for confirmatory laboratory analysis. Surface soil sampling will follow the same methods as outlined in Section XX Home and Garden Program – Soil Assessment Operating Procedures. The number of samples collected on the property will vary depending on the size of the parcel.

The CPO will review and summarize the Stage 1 PS1 and the metals screening results for Teck’s review.

## Property Development and Remediation Planning

Once the preliminary site screening investigations are complete, Teck, with support of the Community Program Office, will arrange to meet with landowners to discuss the results and property development plans and schedules. It may take more than one meeting to achieve the following:

* Gather development plan information from the Landowner (i.e., development permits and plans, sequence of development, location of access roads, borrow pit areas, equipment and material lay down areas, etc.).
* Discuss the results of the metals screening investigation with the Landowners;
* Introduce the landowner to risk management options and discuss human health risks where preliminary metals screening suggest unacceptable risks
* Identify data gaps and soil disposal areas
* Complete additional site investigation work to confirm results
* Provide Remediation Options
* Form a Legal Agreement Framework
* Develop a Proposed Development Schedule and Budget

## Legal Agreement

Teck and the Landowner will identify the steps necessary to form a legal agreement. A legal agreement is required before Teck provides further technical and/or financial support to the Landowner. Part of the contract will require the Landowner to proceed with the planned development project; however, the exact contract will vary depending on the development. The legal agreement will protect Teck from expending resources on a property that is not developed.

## Risk-based Remediation of Smelter Metals

Surface soil on properties in the PDP will be remediated to risk-based Action Level developed for metals in the Trail Area. The risk-based standards are currently being developed based on Human Health Risk Assessment and will be approved for the Wide Area Remediation Plan. Soil above the Action Level will be remediated with the goal to have the property eligible for a Certificate of Compliance under the CSR.

The Landowner will be responsible for retaining all consultants and contractors to complete the remediation activities. Teck will reimburse the developer for the costs of the remediation work. The Landowner is responsible to ensure work is conducted in accordance with applicable laws and regulations.

Teck, through the CPO, will provide ongoing guidance during remediation activities and will monitor key milestones of the remediation scope:

* Confirming the depth of excavation and that the scope was followed,
* Collecting samples at the base of any excavation and screening for metals,
* Testing and approving backfill materials prior to brining on site, and
* Collecting post remediation samples to record metals levels in replaced soil.

Teck will reimburse the Landowner for the remedial costs outlined in the remediation agreement. Teck is not responsible for non-smelter related contamination.

## Property Development Program Closure

The final phase of the Property Development Program requires the CPO to write a Confirmation of Remediation Report for a Contaminated Site Certificate of Compliance with the Ministry of Environment.

## References

Preferred Operating Procedures:

* Soil Assessment POP
* Soil Remediation POP
* XRF Soil Screening POP

## Contacts

Please refer to Table 1-1 for more information or to obtain copies of the referenced documents.

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| **Table 1-1 Contact Information for the Property Development Program** | | | |
| Program Area | Contact Person | Contact Phone Number | Contact Email |
| Trail Health and Environment Program General Information | Mark Tinholt | 250-364-4385 | Mark.Tinholt@Teck.com |
| Community Program Office | Bruce Enns | 250-368-3265 |  |
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1. http://www.env.gov.bc.ca/epd/remediation/guidance/technical/pdf/tg10.pdf [↑](#footnote-ref-1)