

Canadian Brownfields Network



SOIL BEST MANAGEMENT PRACTICES

www.CanadianBrownfieldsNetwork.ca

TECHNICAL ADVISORY COMMITTEE

Mandate

- To be recognized authority on Brownfield remediation technologies and applications as a stakeholder partner in developing Brownfield solutions

Objective

- To identify and offer solutions for common recurring technical related issues and barriers constraining Brownfield redevelopment across Canada

Responsibilities

- To identify safe, lawful, credible, valuable, pragmatic “made in Canada” sustainable technical solutions to support redevelopment of Brownfields
- Independent review of innovative remediation technologies and applications
- Reviews including successes and required improvements made widely available
- Conduct special projects to review remediation technologies and Brownfield related application (based on funding ability)

BACKGROUND

- The safe, cost effective, regulated movement of soil in Ontario historically has been a major impediment to the redevelopment of brownfield sites in Ontario
- Issue also negatively impacts new construction projects
- Current soil movement practices encourages green field development versus brownfield redevelopment
- Handling of “excess soils” in general is a complex , high risk activity particularly at the local level
- Consequently the use of “dig and dump” simplest solution in terms of certainty, liability exposure, time, and in some cases money (tipping fees) is the accepted default approach

SOIL MOVEMENT CHALLENGES

- Brownfield and site remediation related regulations have not encouraged the beneficial reuse of soils
- Soil handling uncertainties complicate and increases the costs, timing , legal and regulatory liability exposures involved in brownfield redevelopment projects
- Expedient “dig and dump” solutions simplify the remediation and redevelopment of simpler brownfield projects (low hanging fruit)
- The development of sustainable, cost effective risk based remedial options and innovative technology applications are not encouraged
- The sustainable, beneficial re-use of excess soils is a complex economic, regulatory and public challenge
- Lack of real front end land policy planning in this area hinders development of required supporting regulations and practices

RECENT DEVELOPMENTS

- Ontario MOE taking action on the issue of excess soil movement
- Draft Soil Management Best Management Practices document (status)
- Clarifications required between O.Reg. 153 and O.Reg. 347 (Waste Management)
- Risk management and mitigation approaches are the way of the future
- Recent reviews of practices and approaches in other jurisdictions have identified “holistic” solutions in dealing with contaminated and excess soils from construction and remediation projects
- It is recognized that the environmentally responsible shift to a more sustainable and beneficial use of water, soil as a valued resources, requires regulatory policy shift to drive actions

RECOMMENDED BEST PRACTICES - CBN

- Continued examination by Ontario MOE of jurisdictions with successful soil management approaches and policies
- Continued open consultation with Ontario stakeholders on clarifying and improving recent draft soil management BMP protocols and supporting instructions (education/training)
- Recognition of the key role of municipalities and the local community in the establishing soil receiving sites (fast track approvals, C of A's)
- Understanding of commercial fit (time/money/uncertainty) of soil management options
- Sustainability based policies that drive good regulations and practices encouraging beneficial soil re-use at the local level
- Creation of "Centre of Excellence" concerning required knowledge and experience to direct and assist municipalities in dealing with excess soils

THE PATH FORWARD

- Continued open, ongoing discussion of all aspects encouraging the sustainable, beneficial reuse of excess soils (internationally, locally)
- Land policy driving regulatory change commitments as required to support soil reuse
- Ontario MOE role shift from regulatory enforcement of just “the rules” to enabling regime in assisting municipalities in creating soil reuse facilities.
- Ongoing MOE support training, education , work process mapping assistance by experienced staff (brown versus green field)
- Encouragement of R&D and the application of innovative technological approaches to remedial projects and excess soil management techniques
- Encourage the ability to implement the best risk based best overall solutions to dealing with excess soil challenges
- Recognition of need to fit “the rules” to real life commercially driven brownfield redevelopment projects