

New Soil Management Rules Will Impact Brownfield Redevelopment

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With the on-set of Regulation 406/19 respecting On-site and Excess Soil Management in Ontario, new rules around the planning, management, documentation, and tracking of excess soil are now in place for any project involving the excavation. With these requirements, there are also some relaxing of soil processing activities that previously required the use of a regulatory approval.

Although the new rules are applicable in Ontario, the soil management activities will prove useful in all brownfield situations when executed; however, the rules need to be fully understood and employed at the start of the project planning. Brownfields typically have contaminated soils that are treated or removed from the site, but the redevelopment activities often generated other soil volumes that will be excess to the project once excavated. These excess soils now require appropriate management.

This presentation will discuss some of the new requirements and how they impact the redevelopment process for Brownfields, as well as discussing a recent case study on early management activities.

D. Grant Walsom

A senior remediation engineer with over 27 years of experience and a Partner at XCG Consulting Limited. Mr. Walsom is a Professional Engineer registered in Ontario, Nova Scotia, and Alberta, and a registered Consulting Engineer in Ontario. In addition, Mr. Walsom is a Qualified Person as defined by the Ontario Regulations (O. Reg.) 153/04 and 406/19.

Mr. Walsom's expertise has included Phase I and II Environmental Site Assessments (ESAs), Site Remediation, Records of Site Condition, and Environmental Compliance Audits (for both external and pre-acquisition purposes). He has completed numerous Brownfield redevelopments and soil and groundwater remediation projects with virtually all contaminant types and sources. With his experience, Grant has been asked on numerous occasions to peer review existing documents and act as an expert witness for legal cases around contamination in soil and groundwater.

Mr. Walsom currently is the Past-Chair of the Board of Directors for the Ontario Environment Industry Association (ONEIA) and is the co-Chair for the Excess Soils Working Group. Mr. Walsom also serves on the Board of Directors for the Canadian Brownfield Network (CBN) as Past-President. He was proudly named the 2015 "Brownfielder of the Year" by the Canadian Urban Institute and received the ONEIA "Skip Willis Award" for 2019.

He is currently representing ONEIA in the Ministry of the Environment, Conservation and Parks (MECP) Excess Soils Engagement Group for the implementation of new excess soil management rules and regulations in Ontario. He led the steering committees and creation of the Excess Soils Best Practices documents and training materials by ONEIA for the MECP as well as participating on the Aggregate Pits and Quarries Best Practices development by the Ontario Society for Professional Engineers (OSPE). Mr. Walsom has participated in the organizing committee and presented at the Soils Symposiums held in Ontario in 2016 through 2020.