



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Community Development

Date: February 3, 2020

Department: Planning

Topic: Severance B-6-20 (Twelve R Spencerville Inc.)

Purpose: To consider an application for severance.

Background: Zanderplan Inc, on behalf of owner Twelve R Spencerville Inc., has applied for a severance on approximately 9.2 acres of property at 6075 County Rd 44. The purpose of the severance is to create a new lot, with lands to be redeveloped.

The retained parcel is approximately 4.22 acres with 139.9m of frontage on County Rd 44. It is home to a dwelling unit and septic. The applicant has indicated that there is a plan to remove both, and for the lot to be redeveloped for residential use.

The severed parcel is approximately 4.98 acres with 117.4m of frontage on County Rd 44. It is home to a dwelling unit and detached garage. There is an existing septic across the proposed lot line. The applicant has indicated that there is a plan to remove and replace this septic unit. It is ideal for the septic system to be located entirely on the lot of the dwelling unit it services, making it simple for a homeowner to access it and perform future maintenance and repairs.

The property was home to a fuel oil distribution business from the late 1960s to early 1990s. Following the discovery of contaminated soil on site, a Petroleum Hydrocarbon Investigation and Remediation Options Analysis was completed by Geofirma Engineering Inc. in October, 2019 to determine the area impacted, the level of impact, and remedial options. The conclusions and recommendations from this investigation are attached to this report, and include the following:

"Based on the site conditions, location of the contamination, and the concentrations in soil, no adverse impact to the current site use is anticipated. There is very little risk to human health or the environment by leaving the contaminated soil in place and contaminant concentrations will continue to decline naturally with time."

It appears that the contaminated soil is all or mostly on the severed portion of this lot, and the Township is not aware of any immediate plans to build on this soil. Our Chief Building Official confirms that any necessary excavation of the contaminated soil could be dealt with at the

building permit stage. Staff do not have any concerns with the soil in regards to the proposed severance.

Policy Implications: The subject lands are designated Rural Settlement Area under the County Official Plan and Settlement Policy Area under the Township Official Plan. The zoning designation for this property is Rural (RU), with a portion of the property designated Environmental Protection – floodplain (EP-f).

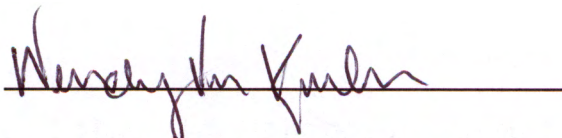
Official Plan: The proposed development conforms with the provisions in the Township's Official Plan. Council has set a target of 60% of new development to occur within the Settlement Policy Area designations, and the Official Plan encourages residential infill and redevelopment in this area.

Zoning By-Law: A portion of the severed lot, and a small portion of the retained lot is zoned Environmental Protection - floodplain (EP-f). There are no buildings on or planned for the EP-f areas of these lands, and the proposed severance meets the zone requirements for the EP-f zone. The remaining lands are zoned Rural (RU). The dwelling unit on the retained parcel does not conform to the required setbacks for this zone, however, the applicant has indicated plans to remove this building. Otherwise, both the retained and severed parcels conform to the zoning provisions for the RU zone.

Financial Considerations: The applicant has remitted the required fee for severance to the Municipality.

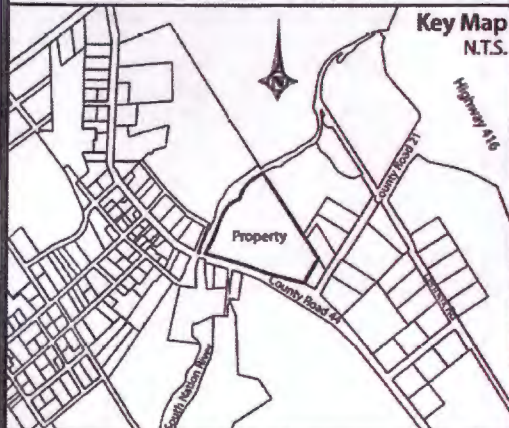
Recommendation: That Committee recommends that Council recommend in favor of severance B-6-20 (Twelve R Spencerville Inc.) with the following conditions:

1. That the septic system servicing the dwelling unit on the severed parcel be located entirely on the same lot as the dwelling unit.
2. That the dwelling unit located on the retained lands be removed, and the septic system be decommissioned.



Community Development Coordinator

6075 County Road 44
Part Lot 25, Concession 6
Geographic Township of Edwardsburgh
Township of Edwardsburgh / Cardinal
UNITED COUNTIES LEEDS & GRENVILLE



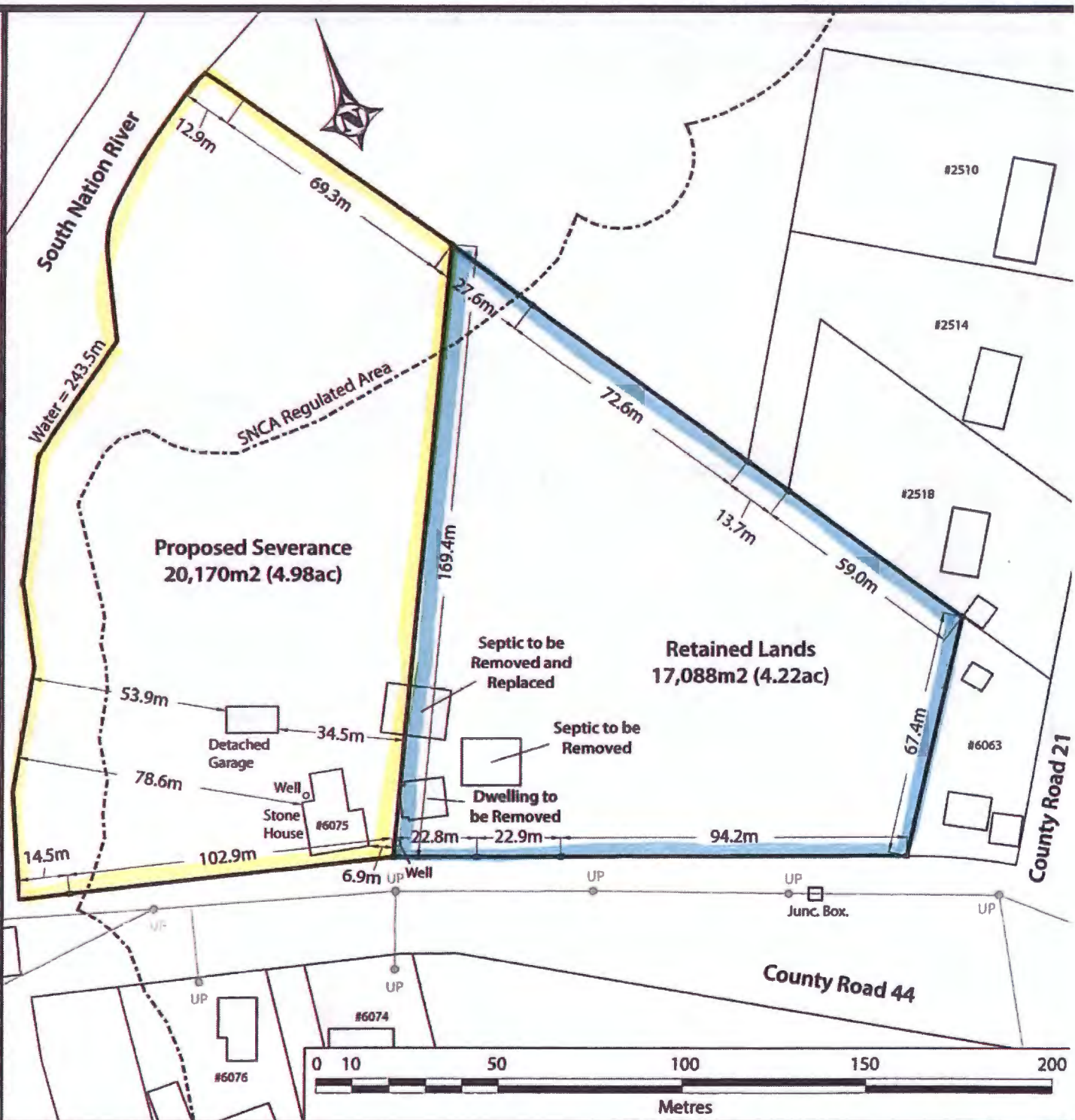
- - - - - Regulated Area
 ————— Hydro Lines
 UP Utility Poles

Severed
Retained

1. Location of the SNCA Regulated Area is approximate and derived from the SNCA Online GIS Mapping.
2. Location of hydro poles and overhead wires are approximate based on aerial photography.
3. Boundary and dimensions of the subject property derived from Plan 15R-11190 completed by Ron. M. Jason Surveying Ltd. In October of 2010.

File No. 19-072

zanderPLAN
Your rural land planning experts





LEGEND


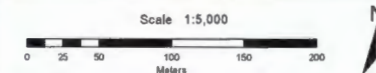
 Approximate Site Boundary



Figure A.1
Site Location



Coordinate System: NAD 1983 UTM Zone 18N
Source: City of Ottawa geoOttawa 2007 air photo
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

PROJECT No. 19-221-1

Petroleum Hydrocarbon Investigation
and Remedial Options Analysis
6075 County Road 44, Spencerville, ON

DESIGN: ADG
CAD/GIS: ADG
CHECK: GDB
REV: 0

DATE: 07/01/2020

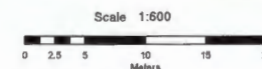




LEGEND

- Borehole/Monitoring Well, No Exceedences
- Borehole/Monitoring Well with Exceedences
- ◆ LIF Survey Location, No Exceedences
- ◆ LIF Survey Location with Exceedences
- Test Pit Location, No Exceedences
- Test Pit Location with Exceedences
- Approximate Area of Contamination
- Cross Section Line

Figure A.4
PHC/BTEX Soil Exceedences



Coordinate System: NAD 1983 UTM Zone 18N
Source: City of Ottawa geoOttawa 2007 air photo
Service Layer Credits:

PROJECT No. 19-221-1
Petroleum Hydrocarbon Investigation
and Remedial Options Analysis
6075 County Road 44, Spencerville, ON

DESIGN: ADG
CAD/GIS: ADG
CHECK: GDB
REV: 0

DATE: 10/01/2020



5 CONCLUSIONS AND RECOMMENDATIONS

Based on the soil and groundwater investigations for petroleum hydrocarbons at 6675 County Road 44, the following conclusions can be made:

- The generalized site stratigraphy consists of approximately 0.15 m of topsoil underlain by silty clay and till.
- The applicable generic site condition standards are MECP Table 2 standards for residential land use.
- The PHC contamination in soil appears to be limited to a relatively small area of approximately 250 m² at depths ranging from about 1.0 to 3.6 mBGS.
- The approximate volume of soil exceeding the generic Table 2 site condition standards is 375 m³.
- The highest concentrations in soil were observed around Test Pit 9 and BH/MW19-01S.
- Groundwater was encountered in the overburden at depths ranging from 1.66 to 3.76 mBGS. The interpreted groundwater flow direction is to the northeast.
- Six groundwater samples were analysed for PHC/BTEX; there were two exceedences of Table 2 Standards for ethylbenzene in groundwater at BH/MW19-01S and -01D. There were also low level detections of PHC F1 in the same groundwater samples however all other samples were below lab detection limits for both PHC and BTEX.
- The general lack of PHC/BTEX contamination in groundwater suggests that the residual contamination is bound within the soil matrix and very little migration of PHC contamination is expected.
- Based on the site conditions, location of the contamination, and the concentrations in soil, no adverse impact to the current site use is anticipated. There is very little risk to human health or the environment by leaving the contaminated soil in place and contaminant concentrations will continue to decline naturally with time.
- A review of remedial options was completed and due to the location of the contamination, primarily within the vadose zone above the water table, and the very tight soil conditions on site, in-situ remedial methods would not be cost effective for the site.
- Given the site conditions, the most cost effective option to address the PHC contamination is excavation and offsite disposal. The estimated cost to excavate and dispose of the contaminated soil offsite along with the associated confirmatory sampling and reporting is \$65,000 to \$80,000.

The preferred remedial approach is largely dependent on the potential future use of the property and more specifically the area where residual soil contamination remains on site. Although there is very little risk to human health or the environment by leaving the contaminated soil in place, a potential purchaser may be averse to leaving the contamination in place. There may be some limitations on future use of the area where contaminated soil remains, for example a risk assessment may restrict a building being constructed over the contaminated area.