

COMMITTEE OF THE WHOLE APRIL 4, 2005

KLEINBURG GAS STATION

Recommendations

The Commissioner of Engineering and Public Works recommends that:

1. This report be received for information; and
2. That the Technical Standards and Safety Authority (TSSA) be requested to take further action forthwith with the property owner, in order to expedite the clean up of the Kleinburg Gas Station.

Purpose

At its meeting on November 8, 2004 Council directed staff to provide a report on the removal of the Kleinburg Gas Station and other objects on the site, in accordance with the Environmental Act of Ontario.

Background Information

The Kleinburg Gas Station is located at 10432 Islington Avenue in the Kleinburg community. The Humber River is approximately 400 metres west of the site but there is no creek or watercourse nearby. (Refer to Attachment 1)

The irregular-shaped site covers approximately 0.3 Ha and contains a residential building and an old gas station with 3 gas pumps. The pumps do not appear to be operational. There is also a mechanic shop located on the site. (Refer to Attachment 2)

Two site visits were conducted on November 6, 2004 and January 26, 2005 as part of the background information gathering.

No activities were observed during the site visits. The lands are currently used as a parking lot for heavy construction and earth moving machinery. The exact age of the gas station is unknown, but upon visual inspection the gas pumps appear to be at least 30 years old. The gas station has not been in operation for over two years.

The owner hired Terraprobe Consulting Engineering in July 2001 to conduct a hydrogeological investigation of the site. The study indicates the presence of petroleum hydrocarbons within the existing fill on the lands at concentrations above levels shown in the Ministry Of Environment's Guidelines for Use at Contaminated Site in Ontario. The site has been designated as *contaminated* or *potentially contaminated* by the Ministry of Environment.

The governing authority that is responsible for the site licensing, operation and decommissioning of a gas station is known as the Technical Standards and Safety Authority (TSSA). This agency enforces the proper use and handling of fuels for the operation of gas stations. The TSSA's Fuels Safety Program provides fuel related safety services associated with the safe transportation, storage, handling and use of hydrocarbon fuels, and it also administers the Technical Standards and Safety Act, 2000 as it relates to these fuels. Under this provincial Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that pertain to the use of fuels. According to the Technical Standards and Safety Authority, an owner of a gas station that has not been in operation for more than two years must take the following steps:

1. Empty all of the fuel tanks within 100 days after receiving an order;
2. Remove all of the fuel tanks (underground and above-ground), gas pumps, and pipes;

3. Clean up the site;
4. Notify the Local MOE office; and
5. Provide the TSSA with an Environmental Site Assessment (ESA) report to certify that there is no contamination on the site and that the site has been cleaned.

The TSSA ordered the owner of the gas station at 10432 Islington Avenue in July 2004 to comply with the above-mentioned steps. City staff subsequently contacted the Authority and were told that they are in the process of following up with the owner.

Conclusion

Engineering staff conducted two site visits at 10432 Islington Avenue (Kleinburg Gas Station) on November 6, 2004 and January 26, 2005, as well as, contacted the Ministry of the Environment (MOE) and the Technical Standards and Safety Authority (TSSA) as part of the background information gathering.. The investigation revealed that the subject site has been designated as contaminated or potentially contaminated by the Ministry of Environment.

Furthermore, the TSSA has issued an order for cleanup to the owner of the property and are in the process of following up on their requirements for the site cleanup.

Attachments:

1. Key Plan
2. Site Schematic

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Respectfully submitted,

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Commissioner of Engineering and Public Works

Michael Won, P. Eng.
Director of Development/Transportation
Engineering

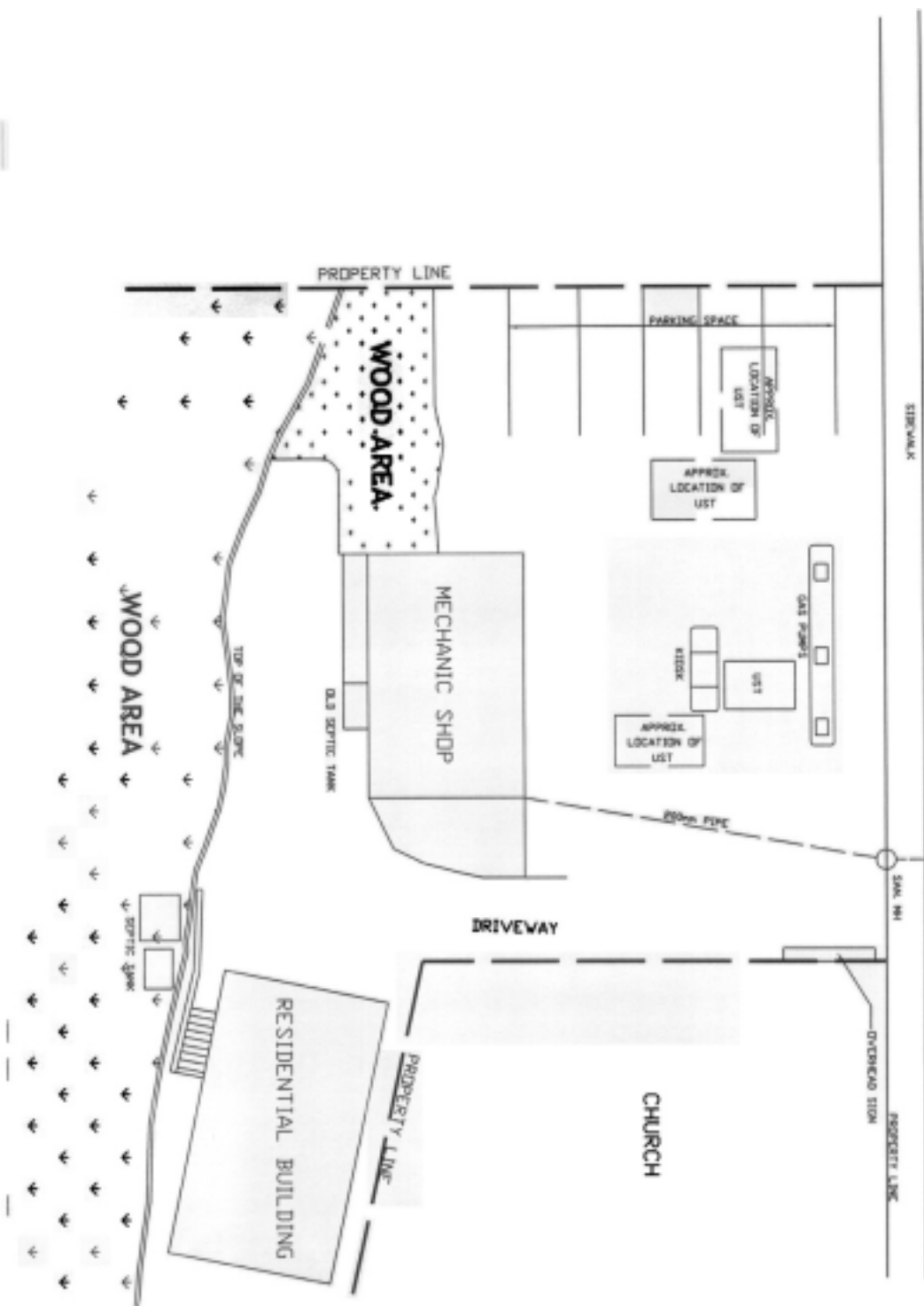
ATTACHMENT NO. 1



SUBJECT PROPERTY LOCATION
N.T.S

ISLINGTON AVENUE

300' 0" 3/4" SCALE



SITE PLAN (10432 ISLINGTON AVE.)
N.T.S

ATTACHMENT NO. 2