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**Date:** September 28, 2020  
**To:** Mayor and Council  
**Author:** G.A. Plancke / Director of Municipal Services  
**RE:** Significant Incident 1958 CR 20 W.  
**Report No.:** MS 2020 - 39

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## **AIM**

To advise and update Council regarding the significant incident at 1958 CR 20W and provide a status summary.

## **BACKGROUND**

LaSalle Dispatch contacted The Kingsville Fire Department on September 13<sup>th</sup> at 10:49 AM for the smell of "gas" at The Arner Stop Gas Station/Restaurant. It was identified that liquefied petroleum had migrated to the sump pump in the basement of the facility. The Lower Explosive Level (LEL) in the basement was dangerously high and Windsor Hazmat was contacted. Windsor Hazmat advised a mandatory evacuation of individuals within 1000ft (300m) of the area. The area was secured and utilities were cut off to the structure. OPP was on scene, who in turn closed the roads, and started notifying residents in the area.

On Monday September 14<sup>th</sup> the Town of Kingsville's building department issued "Unsafe Building / Do not Occupy" orders against the building. Chief Brando contacted Clean Harbors, a specialized environmental company from Sarnia to attend and assist with making the building safe.

The original plan was to enter the building, seal the sump pit then clean up all residual materials. Once crews entered the building they found a large pool of liquid in the crawl space. A special vacuum truck was called in to remove the fluids. Crews sealed the two lines feeding into the sump pit, immediately fluids entered the crawl space through cracks in the foundation.

All operations then stopped and crews exited the building. Clean Harbors personal left the scene and KFD continued to remain on scene at a safe distance.

At 2:00 PM on Monday September 14<sup>th</sup> the emergency operation centre was partially activated and a meeting was held in council chambers. A localized state of emergency was declared at 2:30 PM.

It was decided that an external sump pit would need to be installed; equipment and manpower arrived on Wednesday September 16<sup>th</sup>. Locates were done and it was determined the building was fed with a high pressure gas service. Enbridge Gas personal arrived on scene to discuss options for abandonment of the natural gas service. For two days, a sump pit on the southeast corner of the building was vacuumed out and a hydraulic pump system installed to a containment tank. Cement was poured to seal off the foundation to the building.

Friday September 18<sup>th</sup> the area was inspected and Windsor Hazmat returned to take readings. They found zero LEL and were satisfied that the building was no longer a threat. Kingsville's CAO was contacted and it was determined the area would be released and homeowners could return. County Highways was contacted to open the roadways.

The declaration of emergency was rescinded on September 18<sup>th</sup> at 3:00 PM

## **DISCUSSION**

In conjunction with the above background, a third party Environmental Consultant (Chris Pare, Dragun Corporation Environmental Advisors) was retained by the property owner. A summary of observations and notation are included below.

September 25, 2020, 1958 County Road 20 West property, identified as Arner Stop - Gas & Food/Arner Stop Variety, in Kingsville, Ontario (the Property).

Upon arrival to the Property, inspection of a test pit excavated along the east side of the building was completed. This test pit is located directly outside of the building foundation, opposite of the sump pump in the basement.

The groundwater within the test pit excavation was clear, had no odour, no discoloration, and no evidence of any sheen or separate phase hydrocarbons. The soil within the test pit was visibly examined and did not show any evidence of hydrocarbon impact (i.e. no staining, no odours).

The interior of the building was also inspected in conjunction with a photoionization meter to measure volatile organic vapours within the breathing space on the main floor and basement. There was a slight odour within the front counter area and restaurant area on the main floor (the maximum organic vapour reading was one part per million). There was noticeable odour (the maximum organic vapour reading was six parts per million) within the area of the men's and women's bathroom on the main floor, directly above the sump pump area.

There was a detectable odour in the basement. The highest organic vapour measurements (20 parts per million) were directly above the sump pump (filled with concrete) located in the southeast corner of the basement. The second highest organic vapour reading (16 parts per million) was measured along the east wall of the basement within a seam at the location where the septic drain piping travels through the basement wall. The organic vapour readings throughout the remaining areas in the basement were between 5 and 10 parts per million. These organic vapours readings are relatively low and not values that require any immediate action provided the building is not occupied for long periods of time.

Based on experience, the odour detected is not likely a gasoline, aged/weathered gasoline, or diesel fuel. It is likely a heating oil or similarly heavy petroleum product.

Inspection of the sump pump area revealed that a limited volume of water (2 centimeters of water on top of concrete filled sump) is entering the basement. The water was clear, odourless and did not have evidence of a hydrocarbon sheen.

Further, based on conversations with the owner/operator Gabe Saad, and observations on site, the electrical service and natural gas supply to the building has been shut off at the meter as a precaution. A valve (to allow for cut-off of the natural gas supply) needs to be installed in the natural gas line at the curb stop/Property line along County Road 20) prior to conducting any activities that risk damage to the exposed natural gas line in the test pit excavation.

Based on observations, there is a low risk of any hazardous conditions (flammable risk, explosion risk, exposure risk) from the petroleum release. Fencing needs to remain around the excavation area and caution tape around the Property needs to be in place and maintained.

It is important to note that in these situations, conditions may change. For example, a rain event could cause the low risk conditions to change to a higher risk.

The property owner continues to work to resolve the onsite issue in consultation with the Technical Safety Standards Association (TSSA), the Ministry of Environment Conservation & Parks (MECP), and his Environmental Consultant.

## **LINK TO STRATEGIC PLAN**

To promote a safe community.

## **FINANCIAL CONSIDERATIONS**

Total Town costs incurred to date: \$ 226,777.46. HST inclusive as applicable.

Kingsville Fire Department / response and monitoring - \$89,670.84

Windsor Fire & Rescue / Hazardous Material Response Team - \$9,709.70

Superior Environmental Services - \$3,186.25

Eco Ready-Mix - \$410.72

Clean Harbors Canada Inc. \$123,799.95

## **CONSULTATIONS**

Kingsville Fire Department

Windsor Fire & Rescue Hazardous Material Response Team

Kingsville Building Department / C.B.O.

Municipal Services

County of Essex

Town of Essex

Dragun Corporation Environmental Advisors

Clean Harbors Canada Inc.

Ministry of the Environment Conservation & Parks (MECP)

Technical Standards and Safety Authority (TSSA)

## RECOMMENDATION

That Council receives the information regarding the significant incident at 1958 CR 20 W. and,  
Direct administration to reconcile all expenses incurred by the municipality related to the Towns response to the incident, and forward to the property owner for reimbursement.

*G.A. Plancke*

G.A. Plancke, Civil Eng. Tech (Env)  
Director of Municipal Services