

Recommendation:

That the Public Works-2023-03 report, dated March 7, 2023 regarding Indacom Drive Lot 3 Update be received; and

That Council approve an upset limit of \$10,000 from the Indacom Drive Reserve to cover the cost of the Topographic Survey - \$2,925.00 + applicable taxes to Cambium and the Slope Stability Grading Plan - \$5,000 + applicable taxes to Engage Engineering.

Overview:

Following is a brief history on the subject matter. The Township owned a large piece of property at the corner of County Road 4 and Highway 28, where 2 industrial lots were created, with a concept for potentially 2 more, as well the creation of Indacom Drive. The two lots that were created were sold which left a possible third lot and fourth lot to be divided and further determined if they were suitable for sale and development.

In 2017 an ORCA permit was issued to allow the Township to deposit fill material on the property in order to bring it up to grade. In the summer of 2021, staff was made aware that the Township had exceeded the amount of fill that was allowable and violated the ORCA permit. Staff met ORCA on site and has been cooperative in looking for a solution to become compliant.

Ultimately the excess fill must be removed although it has also come to our attention that the wetland adjacent to the fill placement has been compromised and to further complicate the issue the ability to remove the fill without further impacting the wetland and compromising the slope stability could be a problem and require additional remedial work. The goal is to gain compliance via issuance of an ORCA permit first, move quantities of fill from an unstable slope and to second, stabilize both the existing fill site, and the receiving fill areas.

The work will require the Township relocate the fill from this location, to the southwest corner of the Township property between Indacom Drive and the arena parking lot. The Township is required to have a topographic survey in support of the site grading plan and a slope stability grading plan prior to proceeding.

Conclusion:

The Township is working toward compliance with ORCA and the associated permits. It is anticipated that the survey will be completed in the spring when the weather improves followed by the grading plan. Staff will then come back with a report on the proposed remedial work and related costs.

Financial Impact:

To date the Township has incurred costs of \$20,622.45 on the subject property for various studies including a geotechnical and slope stability study to satisfy ORCA's requests.

The Township has been provided with estimates for the subject works which are approximately;

Topographic Survey – \$2,925 - Cambium

Slope Stability Grading Plan - \$5,000 – Engage Engineering

Remedial Works Estimate - \$150,000 - \$200,000 – Drain Bros.

The survey and the grading plan costs can be absorbed by the Indacom Drive Reserve which currently has a balance of \$ 15,597.00

Strategic Plan Applicability:

To effectively respond to the challenges of addressing the Township's municipal infrastructure needs as well as effectively managing the assets of the corporation.