

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

BNR2019003
ANR2019002Jan 3/19
Jan 7/19

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$3616

New being installed
Alisha J**Check the type of planning application(s) you are submitting.**

- ☒ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 49101611000**A. Applicant Information****Name of Owner**

Jeffery Descheemaker

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address

159 LaSalette Rd

Town and Postal Code

LaSalette NOE 1H0

Phone Number

519-582-3540

Cell Number

519-427-6706

Email

jedishmaker@gmail.com

Name of Applicant

Jeffery Descheemaker

Address

351 Courtland Street

Town and Postal Code

Delhi N4B 0A8

Phone Number

519-582-3540

Cell Number

519-427-6706

Email

jedishmaker@gmail.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☒ Owner

☐ Agent

☒ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Wintham Con 7 Pt Lot 23

Municipal Civic Address: 159 LaSalette Rd

Present Official Plan Designation(s): Hamlet

Present Zoning: CHA

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

VACANT COMMERCIAL

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒
If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

hamlet residential

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m ² or %		
Lot frontage		
Lot depth		
Lot width		
Lot area		
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		

2. Please outline the relief requested (assistance is available):

relief of 270 m² from minimum lot
area of 1860 m² to permit 1590 m²
relief of 0.71 m from minimum frontage of
30 m to permit 29.29 m

3. Please explain why it is not possible to comply with the provision(s) of the Zoning

By-law:

proposed retained lands are deficient

4. Description of land intended to be severed in metric units:

Frontage: 32 m.
Depth: 57.67 m.
Width: 32 m.
Lot Area: 1860 sqm
Present Use: Commercial Street
Proposed Use: RESIDENT VACANT LAND.



1860
1590
270

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: 29.29 m

Depth: 57.755 m.

Width: 29.29 m.

Lot Area: 1590 sq/m.

Present Use: Residential

Proposed Use: Residential

Buildings on retained land: 2 story Home + Detached Garage

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☒ Yes ☐ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

GAS STATION + VARIETY STORE.

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

+ copy of Environmental

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☒ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| ☐ Municipal piped water | ☐ Communal wells |
| ☒ Individual wells | ☐ Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| ☐ Municipal sewers | ☐ Communal system |
| ☒ Septic tank and tile bed | ☐ Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| ☐ Storm sewers | ☐ Open ditches |
| ☐ Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| ☒ Municipal road | ☐ Provincial highway |
| ☐ Unopened road | ☐ Other (describe below) |

Name of road/street:

La Salette Road

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

Owner/Applicant/Agent Signature

3 Jan 2019

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date

K. Declaration

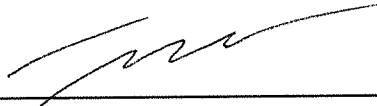
I, J. DESCHERMAYER of NORFOLK COUNTY

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

185 Robinson St.

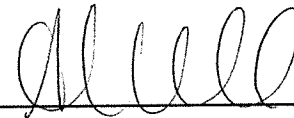


Owner/Applicant/Agent Signature

In Simcoe, ON

This 3rd day of January

A.D., 20 19



A Commissioner, etc.

ALISHA KATHLEEN CULL, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires April 28, 2019



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 159 LaSalette Road

Legal Description:

Roll Number: 33104910161100

Application #:

Information Origins: survey sketch from Jewitt and Dixon

Hamlet Commercial Zone (CHA)

Retained Lands with Dwelling

6.6.2 Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
minimum lot area	1860.00	1590.00	270.00	sqm
minimum lot frontage	30.00	29.29	0.71	m

Parcel to be severed

6.6.2 Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
minimum lot area	1860.00	1860.00	N/A	sqm
minimum lot frontage	30.00	32.00		

Comments

CHA lot to be severed. One parcel to contain dwelling and accessory building. The other parcel to contain a concrete block building

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Roxanne Koot

Roxanne Koot Jan 11/2019

I have read and understand the above.

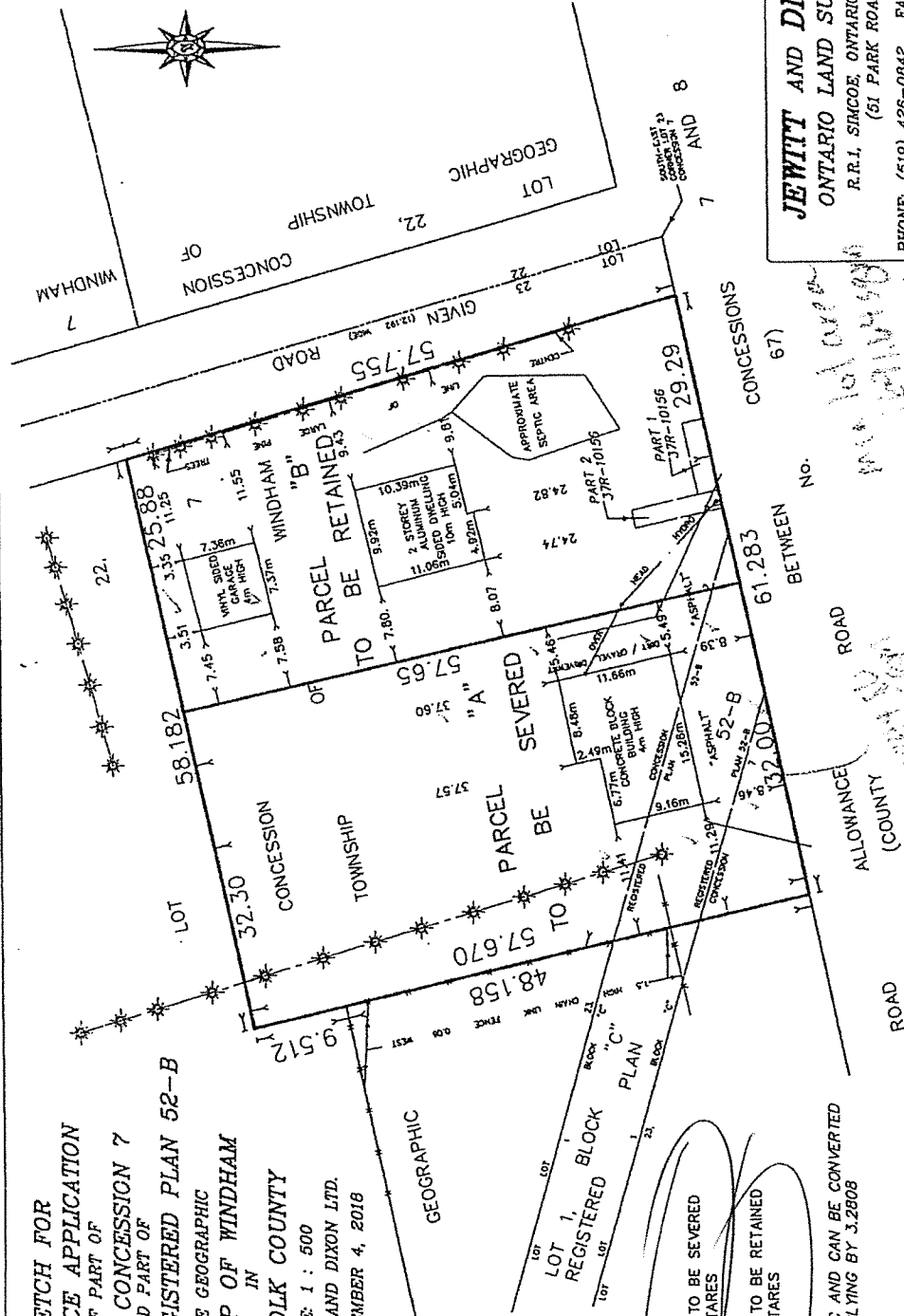
Signature of owner or authorized agent

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager. Building & Bylaw

SKETCH FOR
SEVERANCE APPLICATION
OF PART OF
LOT 22, CONCESSION 7
AND PART OF
BLOCK 'C', REGISTERED PLAN 52-B

IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY
SCALE: 1 : 500
JEWITT AND DIXON LTD.
SEPTEMBER 4, 2018



JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N0Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net
JOB # 18-1990 CLIENT - DESCHENACKER

NOTE:
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808
CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

441-01-100

SKETCH FOR

SEVERANCE APPLICATION

OF PART OF

LOT 22, CONCESSION 7
AND PART OF

BLOCK 'C', REGISTERED PLAN 52-B

IN THE GEOGRAPHIC

TOWNSHIP OF WINDHAM

NORFOLK COUNTY

SCALE: 1 : 500

JEWETT AND DIXON LTD.

SEPTEMBER 4, 2018



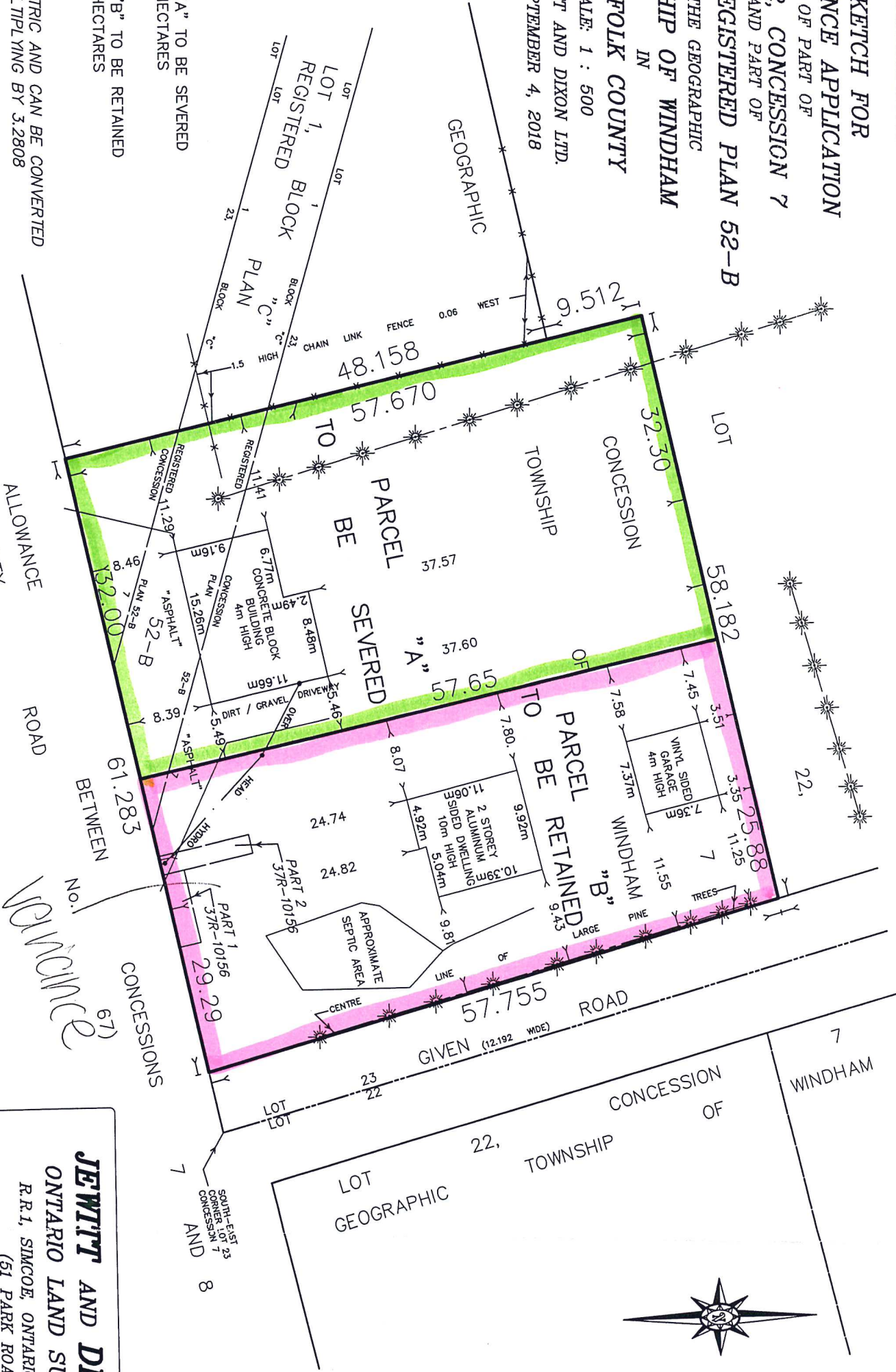
AREA OF PARCEL "A" TO BE SEVERED
= 0.186 HECTARES

AREA OF PARCEL "B" TO BE RETAINED
= 0.159 HECTARES

NOTE:
THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.



Variance

JEWETT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net



345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: 416.734.3300
Fax: 416.231.1626
Toll Free: 1 877 682 8772
www.tssa.org

August 17, 2017

Mr. Bernie Byer (via e-mail)
Byer's General Store
159 La Salette Road
La Salette, Ontario
N0E 1H0

**Underground Storage Tank Removal
159 La Salette Road, La Salette, Ontario
TSSA Service Request Number: 2088028**

Dear Mr. Byer,

Thank you for submitting a copy of the following report entitled:

- "Results of Environmental Monitoring, Removal of Underground Storage Tanks, 159 La Salette Road, La Salette, Ontario", prepared by Golder Associates Ltd. (Golder), dated May 2017.

This report has been submitted to the Technical Standards and Safety Authority (TSSA) as required by TSSA Inspection Report (Inspection Report number: 5221714 and Inspection Service Request number: 1328652) and associated Order. The Order was issued by TSSA inspector Gerald Lenders following an inspection on November 17, 2014.

The report informs Fuels Safety Program (FSP) of the removal of two (2) 4,500 L steel underground storage tanks (USTs) from the above referenced address on April 25, 2017. FSP will update our files accordingly to reflect the removal of the tank system.

The report provides the following additional information:

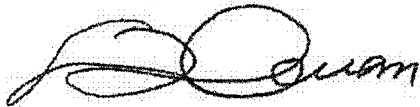
- The USTs were inspected and observed to be in good condition with no evidence of perforations or cracks on their exterior surfaces.
- The excavation had a footprint of approximately 4 m by 5.5 m. The maximum depth of excavation was 1.5 metres below grade (mbg). Groundwater was not encountered in the excavation.
- The following soil samples were submitted to AGAT Laboratories (AGAT), an accredited laboratory for analysis of benzene, toluene, ethylbenzene, xylenes (BTEX) and petroleum hydrocarbon fractions F1 to F4 (PHC F1-F4):
 - Three (3) soil samples collected from the sidewalls of the excavation
 - Two (2) soil samples collected from the base of the excavation
- Golder selected the Ontario Ministry of the Environment and Climate Change (MOECC) Ontario Regulation 153/04 (as amended) Table 2 Full Depth Generic Site Condition Standards (SCS) in a potable groundwater condition for industrial/commercial/community property use with coarse textured soils as being applicable to the site.
- Concentrations of BTEX and PHC F1 to F4 in the submitted soil samples as reported by Golder were below the MOECC Table 2 SCS.

- Golder concluded that there was no evidence of impacts to soil or groundwater in the area of the former USTs.

Based on our review of the information provided, the TSSA considers the matter resolved.

If you require more information, please contact me directly. When contacting TSSA regarding this file, please refer to the Service Request number provided above.

Yours truly,



John Guan, P.Eng.
Fuels Safety Program
Tel.: 416.734.3464
Fax: 416.231.7525
Email: jguan@tssa.org

Cc: Laura Jones – Golder Associates Ltd. (via e-mail)



RESULTS OF ENVIRONMENTAL MONITORING

May 18, 2017

Project No. 1778243-R01

R.A. Pilkey Service Station Maintenance
45 Burgess Street
P.O. Box 59
Burgessville, Ontario
N0J 1C0

**RESULTS OF ENVIRONMENTAL MONITORING
REMOVAL OF UNDERGROUND STORAGE TANKS
159 LA SALETTE ROAD
LA SALETTE, ONTARIO**

Dear Mr. Pilkey:

This report summarizes the results from our recent environmental monitoring of the removal of underground storage tanks (USTs) at Byer's General Store located at 159 La Salette Road, La Salette, Ontario (the "Site"). The approximate location of the Site is shown on the Location Plan (see Figure 1).

1.0 BACKGROUND AND SCOPE OF WORK

Golder Associates Ltd. ("Golder") was retained by R.A. Pilkey Service Station Maintenance ("Pilkey") to monitor the removal of two USTs, document the environmental conditions and obtain confirmatory soil samples. Golder understands that Pilkey was retained by the property owner. Authorization to carry out the work, as described in our Proposal No. P1778243, was provided by Pilkey on March 29, 2017. It is our understanding that the USTs were formerly used for fueling purposes. Golder understands that the property use is commercial and that the tanks were located to the south and west of the on-Site building (see Figure 1).

2.0 FIELD WORK

2.1 UST Removal

Golder personnel arrived at the Site on the morning of April 25, 2017. The USTs were removed from the excavation (EX-101) while the Golder representative was on-site. Photographs of the excavation and the USTs are included in Appendix A. The USTs were encountered at a depth of approximately 1.2 metres below ground surface (mbgs) and was reportedly empty prior to removal.

The USTs were removed with a 580 Case Extendahoe Backhoe. The cylindrical tank was composed of steel. The diameter and length of both of the tanks were approximately 1.2 and 3.7 metres (m) respectively, which corresponds to a volume of approximately 4,500 litres (L). The tanks were reported to have previously contained gasoline used for fueling purposes. The USTs were observed to be in good condition with no evidence of perforations or cracks on their exterior surfaces.



RESULTS OF ENVIRONMENTAL MONITORING

As shown on Figure 1, the excavation for the USTs had a footprint of approximately 4 m by 5.5 m. The maximum depth of the excavation was measured at 1.5 mbs.

The exposed native soil at the floor and sidewalls of the excavation generally consisted of brown fine to medium sand with trace to some silt, which showed no visual or olfactory evidence of petroleum hydrocarbon impacts. Groundwater was not encountered in the excavation.

Soil samples were collected directly from the exposed soil on the floor and sidewalls of the excavation. The locations of these samples are shown on Figure 1.

A sample of soil from each location was placed in a separate sealable plastic bag in sufficient quantity to fill approximately one third of the bag and was allowed to equilibrate for approximately 1 hour. The vapour in the headspace of each such sample bag was tested for the presence of combustible hydrocarbons using an RKI Eagle combustible vapour detector. This instrument was calibrated to a 15% lower explosive limit (LEL) by volume hexane standard and configured to screen out methane. For select sampling locations, separate sub-samples were placed in laboratory-supplied 120-millilitre (mL) jars and 40 mL vials with methanol to preserve the samples for potential chemical analysis. These samples were placed in a cooler and kept chilled prior to submission to the analytical laboratory.

The results of the headspace vapour testing are summarized in Table I. The combustible vapour concentrations for all samples were measured between 0 and 50 parts per million (ppm). Based on past experience, headspace combustible vapour concentrations less than 100 ppm are generally not considered to be indicative of significant impacts by volatile petroleum hydrocarbons.

Backfilling of the excavation was completed using the excavated material.

3.0 CHEMICAL ANALYSIS

Five soil samples collected from the excavation were submitted under chain-of-custody to the AGAT Laboratories (Mississauga, Ontario). The samples submitted for chemical analysis were selected based on the headspace vapour concentrations and/or sample location and depth such that the samples considered to have the highest potential for impact were submitted for analysis. The samples were analysed for benzene, toluene, ethylbenzene, and total xylenes (BTEX), and for petroleum hydrocarbon fractions F1 to F4 (PHC F1-F4).

The analytical results are summarized in Table II and a copy of the analytical report is included in Appendix B. The analytical results for BTEX and petroleum hydrocarbons were compared to the Technical Standards and Safety Authority (TSSA) standards from the "Environmental Management Protocol for Fuel Handling Sites in Ontario", dated August 2012 (the "TSSA Standards"). Although the area surrounding the Site doesn't appear to be currently serviced by municipal water, a detailed assessment was not completed to determine if there are any groundwater users in the area. Therefore, the Table 2 generic site condition standards, for commercial / industrial / community property use with a potable groundwater condition were considered appropriate. The standards for coarse textured soils were considered to be consistent with the soil conditions encountered on the property.

As indicated in Table II, the results of chemical analysis for BTEX and PHC F1-F4 returned concentrations near or below the laboratory method detection limits (MDLs) and below the TSSA Table 2 Standards for all samples.



RESULTS OF ENVIRONMENTAL MONITORING

4.0 CONCLUSIONS

Based on observations and measurements made at the property at the time of removal of the inactive USTs, no general evidence of potential petroleum hydrocarbon impacts, in the form of petroleum hydrocarbon odours or staining, were detected in exposed soils of the excavation. No evidence of tank damage was noted on the exterior surfaces of the USTs.

Chemical analysis of five soil samples collected from the walls and floor of the completed excavation indicated that the concentrations of BTEX and PHC F1-F4 compounds in the soil were near or below the laboratory detection limits and below the Table 2 TSSA Standards for commercial / industrial / community property use. There was no evidence of impacts to soil or groundwater in the area of the former USTs.

5.0 LIMITATIONS

This report was prepared for the exclusive use of R.A. Pilkey Service Station Maintenance. Any use which a third party makes of this report, and the consequences thereof, are entirely the responsibility of such parties. Golder accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

There is no warranty, expressed or implied, by Golder Associates Ltd. that this assessment has identified all potential contaminants at the subject property or that the property is free from any and all contamination from past or current practices. The assessment of environmental conditions was carried out only in the vicinity of the inactive underground fuel storage tanks and was based on a limited number of soil samples collected on the date identified. No assurance is made regarding changes in conditions subsequent to the time of investigation. In addition, the assessment is dependent upon the accuracy of the analytical data generated through sample analysis and is limited to determining the presence of contaminants for which analyses have been conducted.

Where references have been made to regulatory guidelines and documents, it should be noted that regulatory statutes and guidelines are subject to interpretation and these guidelines and documents and their interpretations may be subject to change over time.

If new information is discovered during future work, including excavations, borings or other studies, Golder Associates Ltd. should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required.



RESULTS OF ENVIRONMENTAL MONITORING

6.0 CLOSURE

We trust that this information is sufficient for your present purposes. If we can be of additional assistance in this regard, please contact this office.

Yours truly,

GOLDER ASSOCIATES LTD.

Richard McCracken, B.Sc., GIT.
Geo-Environmental Consultant

Keith Lesarge, M.Sc., P.Geo
Principal, Senior Environmental Scientist

MC/KGL/ly

Attachments:

- Tables I and II
- Figure 1 – Excavation Location Plan
- Appendix A – Site Photographs
- Appendix B – Laboratory Certificates of Analysis

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TABLE I
RESULTS OF CONFIRMATORY SOIL HEADSPACE VAPOUR MEASUREMENTS

Underground Storage Tank Removals
159 La Salette Road
La Salette, Ontario

LABORATORY
ANALYSIS¹

SAMPLE NAME	SAMPLE DATE	SAMPLE LOCATION ⁴	SOIL DESCRIPTION	SAMPLE DEPTH (mbgs) ²	COMBUSTIBLE HEADSPACE VAPOUR CONCENTRATION ³	PHC/ BTEX
EX-101-01	25-Apr-17	North wall	Brown fine to medium Sand, some silt	0.5	15	X
EX-101-02	25-Apr-17	North wall	Brown fine to medium Sand, some silt	1.0	0	
EX-101-03	25-Apr-17	East wall	Brown fine to medium Sand, some silt	0.25	5	
EX-101-04	25-Apr-17	East wall	Brown fine to medium Sand, some silt	1.0	0	
EX-101-05	25-Apr-17	South wall	Brown fine to medium Sand, some silt	1.0	0	
EX-101-06	25-Apr-17	Floor	Brown fine to medium Sand, some silt	1.5	0	X
EX-101-07	25-Apr-17	Floor	Brown fine to medium Sand, some silt	1.5	0	X
EX-101-08	25-Apr-17	East wall	Brown fine to medium Sand, some silt	0.5	5	
EX-101-09	25-Apr-17	West wall	Brown fine to medium Sand, some silt	1.0	0	X
EX-101-10	25-Apr-17	West wall	Brown fine to medium Sand, some silt	0.25	0	
EX-101-11	25-Apr-17	West wall	Brown fine to medium Sand, some silt	0.5	5	
EX-101-12	25-Apr-17	South wall	Brown fine to medium Sand, some silt	0.5	50	X

NOTES:

1. "X" indicates sample submitted for laboratory analysis.
2. All depths are expressed as metres below ground surface (mbgs).
3. Combustible headspace vapour concentration in parts per million (ppm).
4. For sample locations, refer to Figure 1.
5. Table to be read in conjunction with accompanying report.

Prepared by: MC
Checked by: RM

TABLE II

ANALYTICAL RESULTS FOR PETROLEUM HYDROCARBONS AND BTEX IN SOIL SAMPLES

Underground Storage Tank Removals
159 La Salette Road
La Salette, Ontario

RESULTS ¹					
Sample Identification:	EX-101-1	EX-101-6	EX-101-7	EX-101-9	2012 TSSA
Sample Date:	25-Apr-17	25-Apr-17	25-Apr-17	25-Apr-17	TABLE 2
Sample Depth (mbgs ²):	0.5	1.5	1.5	1.0	STANDARDS ^{1,4}
Headspace Concentration ³ :	15	0	0	0	
PARAMETER					
Benzene	<0.02	<0.02	<0.02	<0.02	0.32
Toluene	<0.08	<0.08	<0.08	<0.08	6.4
Ethylbenzene	<0.05	<0.05	<0.05	<0.05	1.1
Total Xylenes ⁵	<0.05	<0.05	<0.05	<0.05	28
PHC F1 (C6-10) ⁶	<5	<5	<5	<5	55
PHC F2 (C>10-16)	<10	<10	<10	<10	230
PHC F3 (C>16-34)	<50	<50	<50	<50	1700
PHC F4 (C>34)	<50	<50	<50	<50	3300
Sample Identification:	EX-101-12				2012 TSSA
Sample Date:	25-Apr-17				TABLE 2
Sample Depth (mbgs ²):	0.5				STANDARDS ^{1,4}
Headspace Concentration ³ :	50				
PARAMETER					
Benzene	<0.02				0.32
Toluene	0.31				6.4
Ethylbenzene	<0.05				1.1
Total Xylenes ⁵	0.49				28
PHC F1 (C6-10) ⁶	<5				55
PHC F2 (C>10-16)	44				230
PHC F3 (C>16-34)	<50				1700
PHC F4 (C>34)	<50				3300

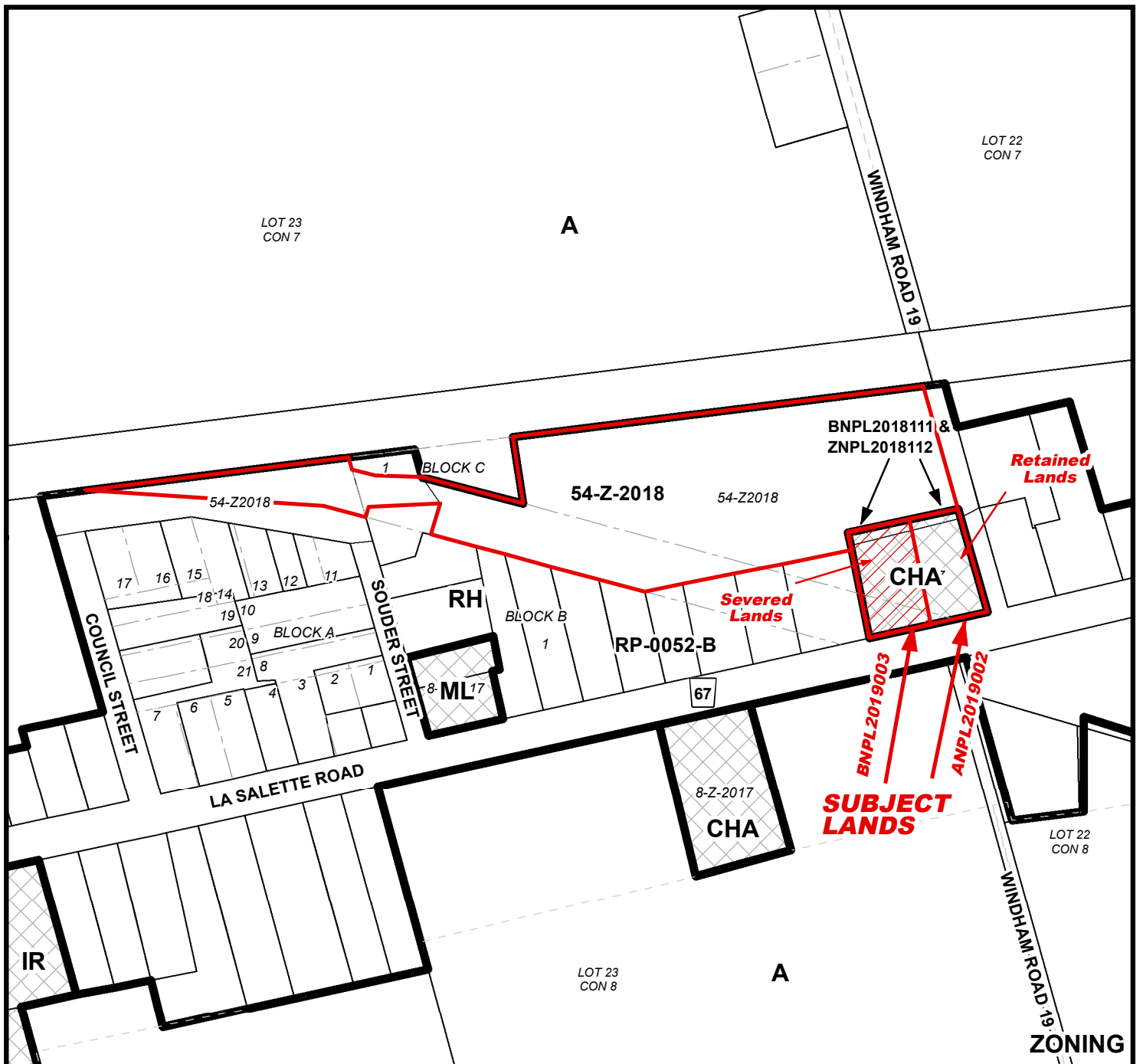
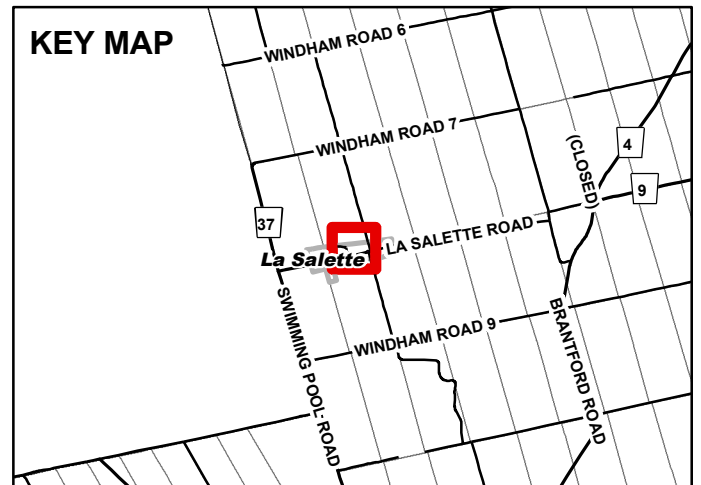
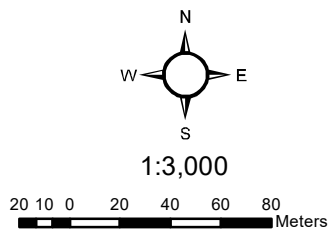
- NOTES: 1. All values shown as micrograms per gram (ug/g).
 2. All depths are expressed as metres below ground surface (mbgs).
 3. Headspace concentration expressed as parts per million (ppm).
 4. TSSA Standards from "Environmental Management Protocol for Fuel Handling Sites in Ontario" (August 2012), Table 2: Potable Ground Water Site Condition Standards, Industrial/Commercial property use in coarse grained soil.
 5. Total xylenes represents the sum of p+m- and o-xylenes.
 6. PHC F1 (C6-10) values do not include BTEX.
 7. "<" indicates concentration is below the laboratory detection limit.
 8. Values in bold exceed the 2012 TSSA Table 2 Standards.
 9. Table to be read in conjunction with accompanying report.

Prepared by: MC
Checked by: RM

MAP 1

File Number: BNPL2019003 & ANPL2019002

Geographic Township of
WINDHAM

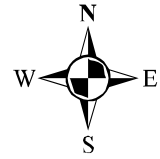


ZONING

MAP 2

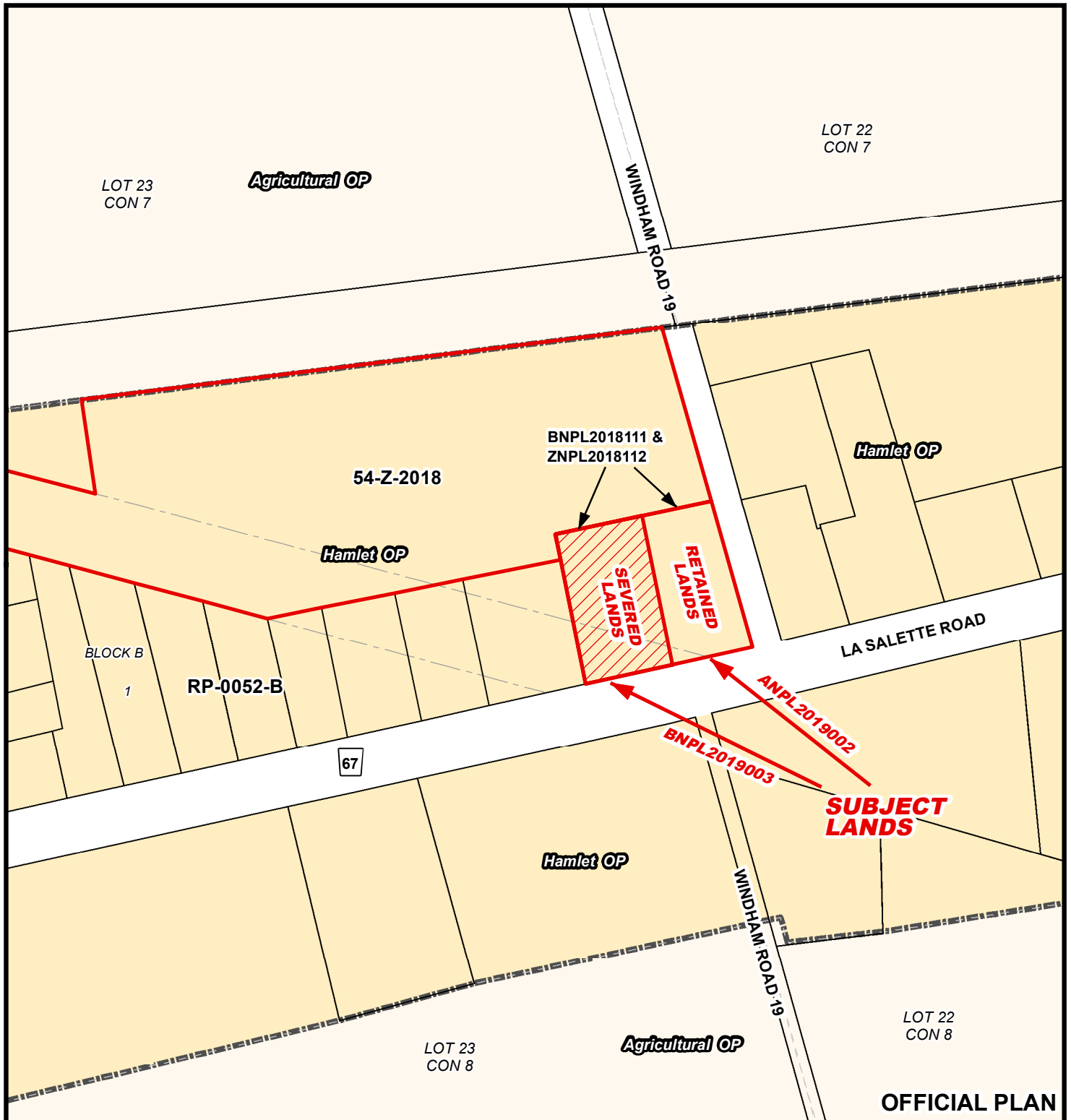
File Number: BNPL2019003 & ANPL2019002

Geographic Township of WINDHAM



8 4 0 8 16 24 32 Meters

1:2,000



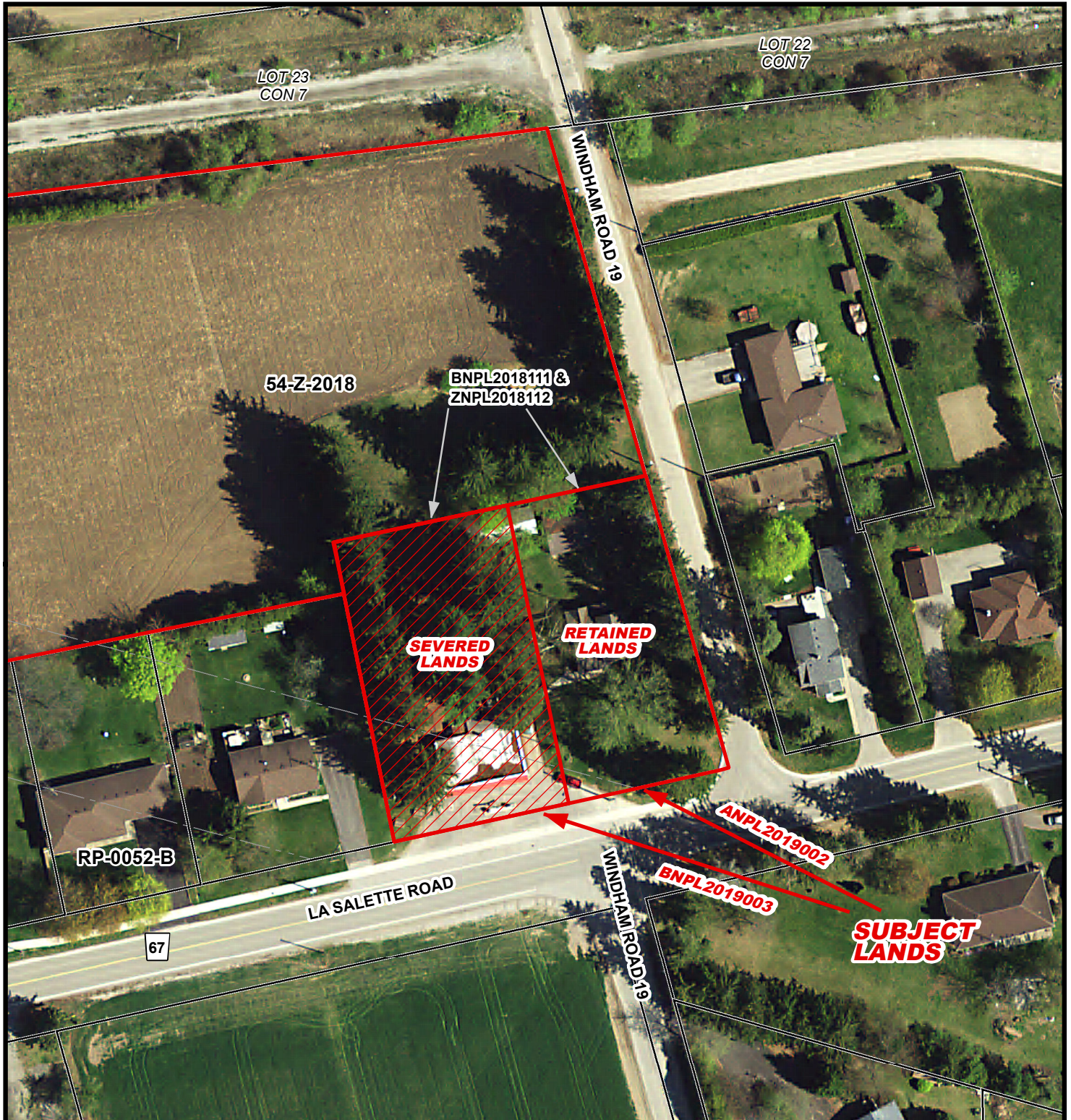
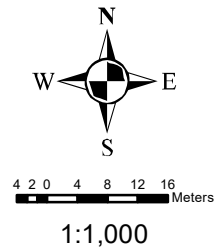
OFFICIAL PLAN

1/9/2019

MAP 3

File Number: BNPL2019003 & ANPL2019002

Geographic Township of WINDHAM



MAP 4

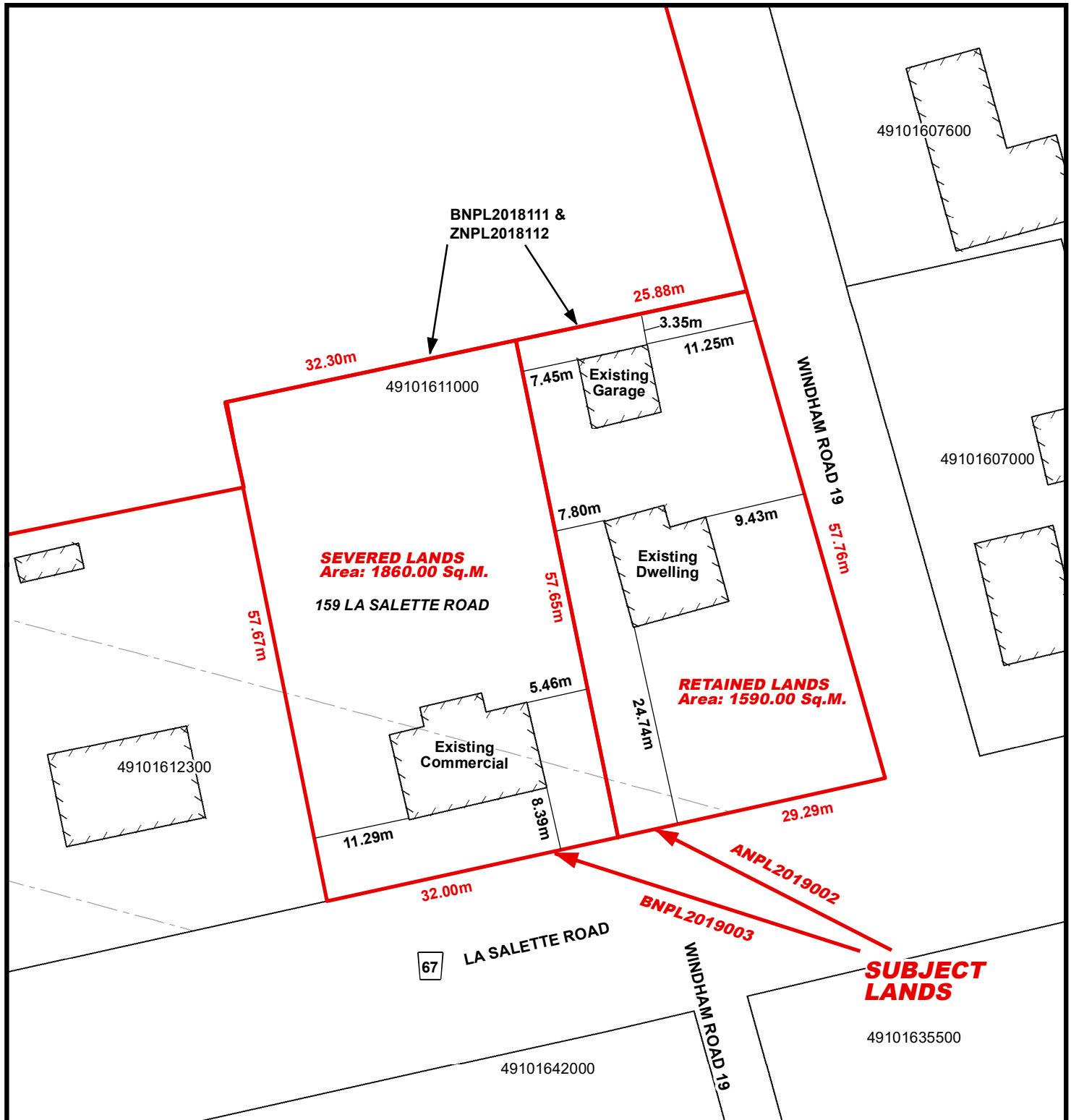
File Number: BNPL2019003 & ANPL2019002

Geographic Township of WINDHAM



2 1 0 2 4 6 8 Meters

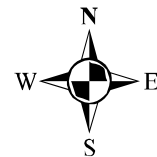
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LOCATION OF LANDS AFFECTED

File Number: BNPL2019003 & ANPL2019002

Geographic Township of WINDHAM



2 1 0 2 4 6 8 Meters

1:600

