

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

2NPL2018112
2NPL2018111
Several
May 30/18
May 30/18

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

\$391 + \$2210
May 30/18
Aliso

Check the type of planning application(s) you are submitting.

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Official Plan Amendment |
| <input checked="" type="checkbox"/> | Zoning By-Law Amendment |
| <input type="checkbox"/> | Temporary Use By-law |
| <input type="checkbox"/> | Draft Plan of Subdivision/Vacant Land Condominium |
| <input type="checkbox"/> | Condominium Exemption |
| <input type="checkbox"/> | Site Plan Application |
| <input checked="" type="checkbox"/> | Consent/Severance |
| <input type="checkbox"/> | Minor Variance |
| <input type="checkbox"/> | Easement/Right-of-Way |
| <input type="checkbox"/> | Extension of a Temporary Use By-law |
| <input type="checkbox"/> | Part Lot Control |
| <input type="checkbox"/> | Cash-in-Lieu of Parking |
| <input type="checkbox"/> | Renewable Energy Project or Radio Communication Tower |

Property Assessment Roll Number: 491-016-110000

A. Applicant Information

Name of Owner

Bernard Byer - Debra Byer

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

165 La Salette Road

Town and Postal Code

La Salette N0E 1H0

Phone Number

519-582-3689 Work 519-582-1736

Cell Number

Email

byerplasalet@kwic.com



Name of Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

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, notices, etc., 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):

Windham CON 7, PT LOT 23, BLOCK C, PLAN 52-B, HAMLET

Municipal Civic Address: 159 La Salette Road, La Salette

Present Official Plan Designation(s): Hamlet

Present Zoning: CHA, RH, A



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:

Variety store, residence: vacant Ag

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, height, etc. on your attached sketch which must be included with your application:

CHA Zone - retaining -Store, residence, 2 door garage: removing barn
A Zone - no buildings

5. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). 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, height, etc. on your attached sketch which must be included with your application:

NONE

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:
66 YEARS - since 1951

9. Existing use of abutting properties:

HAMLET RESIDENTIAL - RURAL AGRICULTURE OUTSIDE OF HAMLET BOUNDARY

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. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Rezone subject lands (retained) from A to RH.
Adjust CHA Zone to match severed parcel

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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

Frontage: 61.28m
Depth: 57.7m (irregular)
Width: 58.2 m (irregular)
Lot Area: .34 hectare
Present Use: variety store, residence
Proposed Use: same

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: 64.3 m
Depth: 458 m
Width: 88 m (irregular)
Lot Area: 2.04 hectare
Present Use: vacant
Proposed Use: none at this time

7. Description of proposed right-of-way/easement:

Frontage: _____
Depth: _____
Width: _____
Area: _____
Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information**Existing****Proposed**

Please indicate unit of measurement, i.e. m, m² or %, etc.

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)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

10. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Multiple Family Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type

Number of Units

Floor Area per Unit in m²

Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____



Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

15. Describe Recreational or Other Use(s) (if applicable)

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 (example: gas station, petroleum storage, etc.):
-Gas station 1951 to 2015.
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:
Underground storage tanks removed in 2017. The Environmental Assessment Study attached. TSSA approval attached.
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 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 _____

gas station removed

Anthony's

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)

natural drainage

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

La Salette Rd., Windham Rd 19, Souder St.,

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.

All property inside hamlet boundary - Too small to be viable agriculture

H. Supporting Material to be submitted by Applicant

All digital files must be received in the following naming format:

Developmentname Planname Engineersplannumber yr.m.da [date received or stamped]

For example: DairyQueenPD Site 11979-1 17.12.21

Reports and studies can be renamed in the following format:

Developmentname Reportname Reportpreparer yr.m.da [date received or created]

For example: DairyQueenPD Traffic WSP 17.12.15

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 properly named 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number

9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Gross, ground and useable floor area
19. Lot coverage
20. Floor area ratio
21. Building entrances, building type, height, grades and extent of overhangs
22. Names, dimensions and location of adjacent streets including daylighting triangles
23. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
24. All exterior stairways and ramps with dimensions and setbacks
25. Retaining walls including materials proposed
26. Fire access and routes
27. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
28. Location of mechanical room, and other building services (e.g. A/C, HRV)
29. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
30. Winter snow storage location
31. Landscape areas with dimensions
32. Natural features, watercourses and trees
33. Fire hydrants and utilities location
34. Fencing, screening and buffering – size, type and location
35. All hard surface materials
36. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
37. Business signs (make sure they are not in sight lines)
38. Sidewalks and walkways with dimensions
39. Pedestrian access routes into site and around site
40. Bicycle parking
41. Architectural elevations of all building sides
42. All other requirements as per the pre-consultation meeting

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Proof that property taxes to be paid up to date

6. Proof of insurance:

- a. Commercial General Liability satisfactory to the County must include:
 - i. A limit of liability not less than two million dollars (\$2,000,000) per occurrence
 - ii. The Corporation of Norfolk County shall be named as an additional insurer
 - iii. The policy shall contain a provision for cross liability in respect of the name insurer
 - iv. Non-owned automobile coverage with a limit of at least two million dollars (\$2,000,000) including contractual non-owned coverage
 - v. Errors and omissions liability with a limit of at least two million dollars (\$2,000,000)
 - vi. Products and completed operations coverage
 - vii. Certificate of Insurance must be in the same name as that on the PIN and site plan agreement
- b. Certificate of Insurance for Professional
- c. Certificate of Insurance for Owner

7. Written Legal Description of the Property and the Property Identification Number (PIN)

8. Postponement (if there are mortgagees)

9. Transfers/easements or agreements related to the subject lands

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

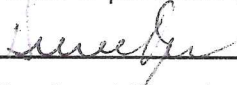
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

K. 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.

L. 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 Signature

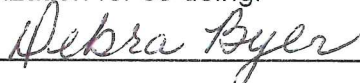
May 30, 2018
Date

M. Owner's Authorization

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

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

I/We authorize Bernie Byer 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

May 30, 2018
Date

Owner

Date

N. Declaration

I, BRENNAN BYRN 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.

[Signature]

Owner/Applicant Signature

In SIMCOE, ON

This 30th day of MAY

A.D., 2018
[Signature]

A Commissioner, etc.

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



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.

Putting Public Safety First

- 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,

A handwritten signature in blue ink, appearing to read "J. Guan", is written over a horizontal line.

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 mbgs.

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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Urban & Hamlet Boundaries
Urban Area Boundary
Hamlet Area Boundary
Resort Area Boundary

2 Metre Contours
Zones 1-Z-2014
Zone
Zone with Holding

	Special Provisions	Site Plan Control	Lakeshore Erosion
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			

LPRCA/GRCA/MNR/OMA/FRA
Queen's Printer for Ontario

Norfolk GIS
Norfolk County

SKETCH FOR PROPOSED SEVERANCE
 PART OF LOT 1, BLOCK "C"
 REGISTERED PLAN 52-B
 PART OF LOT 23
 CONCESSION 7
 GEOGRAPHIC TOWNSHIP OF WINDHAM
 IN

NORFOLK COUNTY

KIM HUSTED SURVEYING LTD.

NOT TO SCALE

AREA OF PARCEL "A" TO BE SEVERED
 = 0.34 HECTARES

AREA OF PARCEL "B" TO BE RETAINED
 = 2.04 HECTARES

TO BE
 RETAINED

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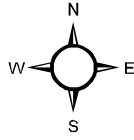
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MAP 1

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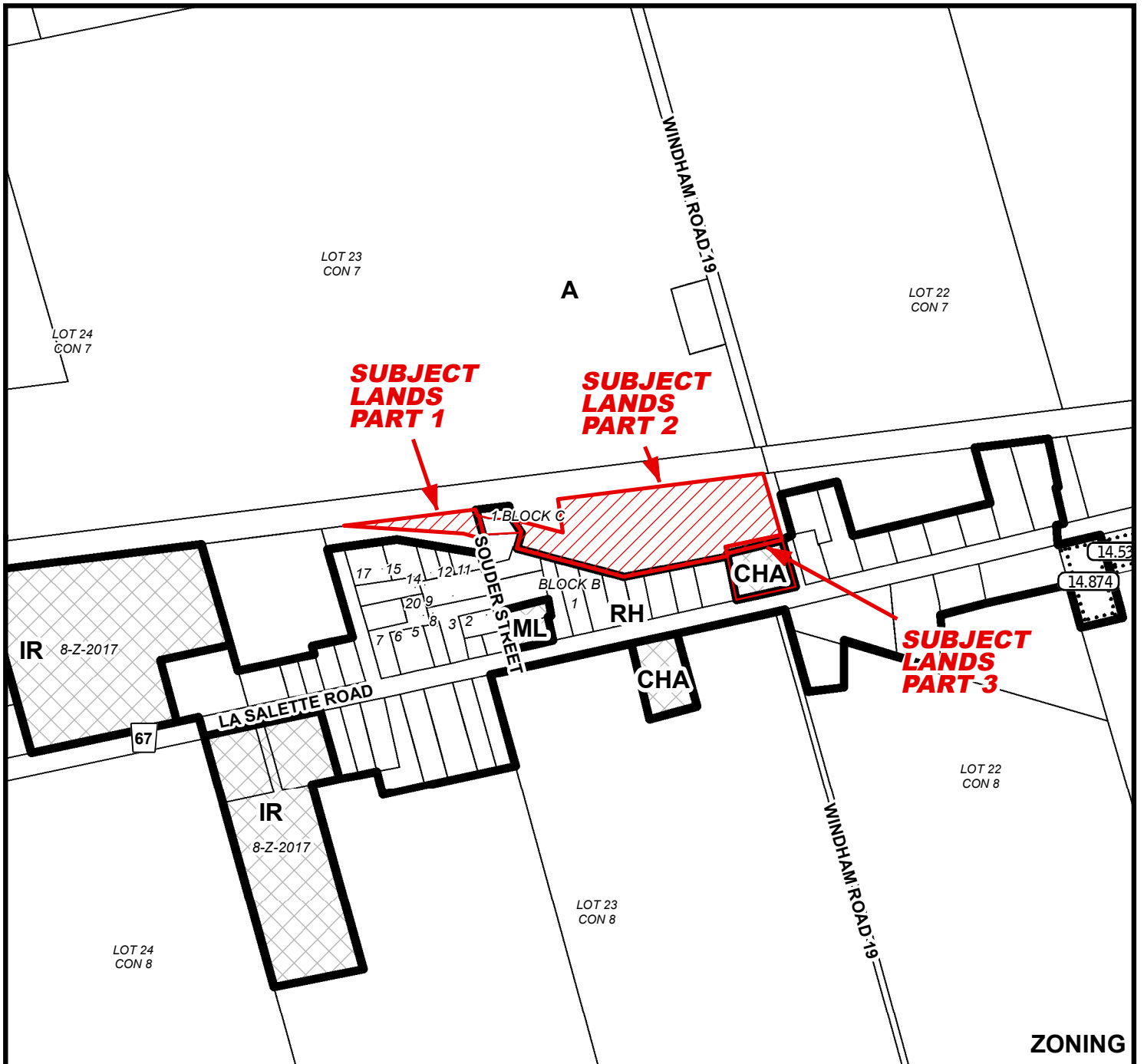
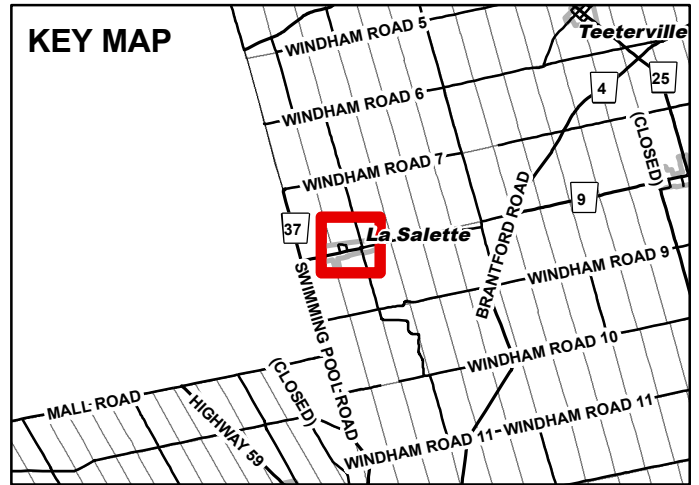
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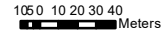
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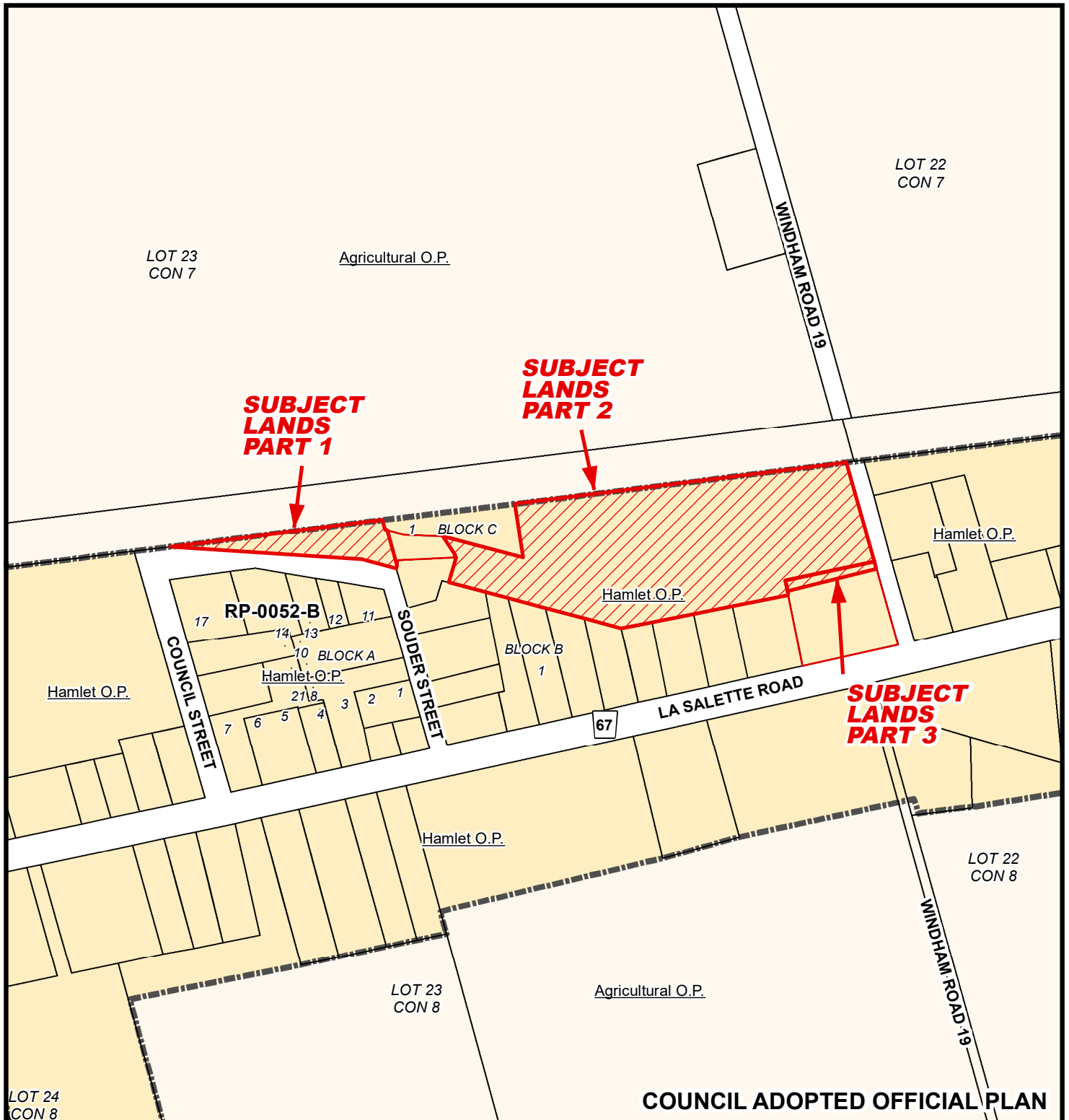
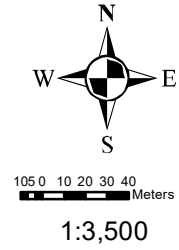
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MAP 3

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Geographic Township of WINDHAM



COUNCIL ADOPTED OFFICIAL PLAN

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MAP 4

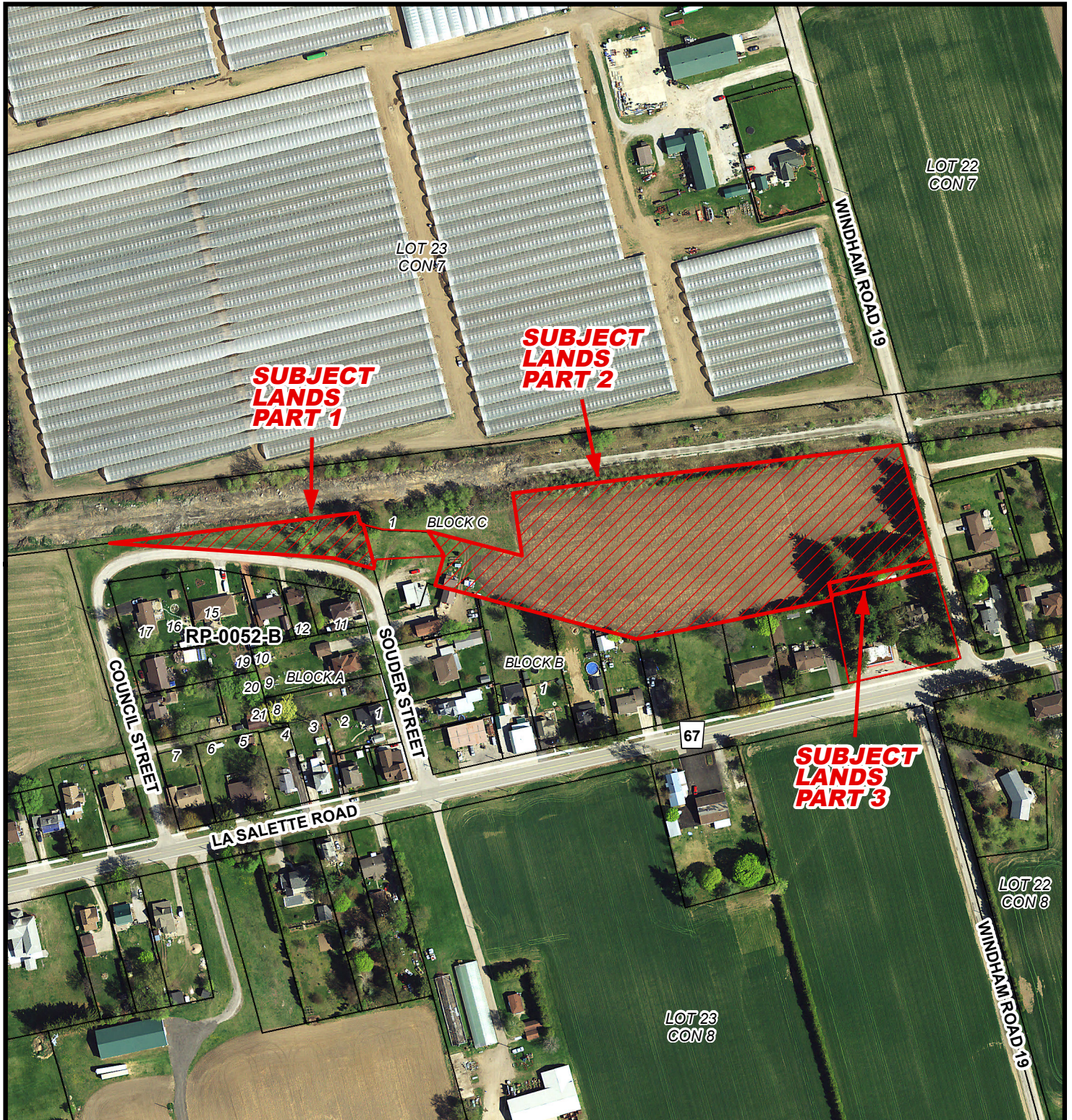
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Geographic Township of WINDHAM

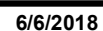
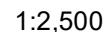


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Geographic Township of WINDHAM



LOCATION OF LANDS AFFECTED

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Geographic Township of WINDHAM



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