

Appendix 1

Departmental & Agency Comments

File: 701-7/22-004

RE: Application for Official Plan Amendment – Rene Guenette, Paul Marleau, Richard A. Pharand & Robert Lamoureux
PIN 73504-3120, Part 4, Plan 53R-20867 in Lot 4, Concession 3, Township of Hanmer
(Deschene Road, Hanmer)

Development Engineering

A watermain is available within the Deschene Road right-of-way. No sanitary sewer is available for this development.

As part of the development of these lots, they must connect to the municipal watermain. This requirement will form part of the severance application comments.

Infrastructure Capital Planning Services: Transportation and Innovation Support

We require the owner to construct a two (2) metre-wide asphalt boulevard along the severed and remaining property on Deschene Road and the frontage of the six lots north of the property (4820 Deschene Road, 4846 Deschene Road, 4882 Deschene Road, 4920 Deschene Road, 4940 Deschene Road, 5030 Deschene Road). This asphalt boulevard will support active transportation for the new and existing lots.

Water/Wastewater Services (Source Protection Plan)

The lands are located within Wellhead Protection Areas (WHPA) B and C of the Philippe Street Well. There may be certain prohibition policies and land use restrictions that can apply to the future use of these severed properties within the Wellhead Protection Areas. Of note, there are limitations for a septic system to be installed within the WHPA B zone.

No significant drinking water threat is identified at this time.

Building Services

No concerns.

Appendix 2

Significant Threat Policies

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The significant threat policies of List A of the *Source Protection Plan* that apply to Wellhead Protection Areas (WHPA) B and C are summarized as follows:

WHPA B and C:

DOS1E-RMP: risk management plan for existing handling and storage of dense non-aqueous phase liquids (DNAPLs) and organic solvents;

DOS2F-s57: prohibition on future handling and storage of dense non-aqueous phase liquids (DNAPLs) and organic solvents;

W1EF-RMP: risk management plan for waste disposal areas that do not required approval under the Environmental Protection Act

WHPA B:

Ag2F-s57: prohibition on certain agricultural uses including livestock;

Ag3EF-RMP: risk management plan for existing agricultural uses;

Ag4EF-RMP: risk management plan for application of commercial fertilizer;

F1E-RMP: risk management plan for the existing handling and storage of fuel;

F3F-s57: prohibition on future handling and storage of fuel;

P4EF-RMP: risk management plan for the existing and future application of pesticide;

P5E-RMP: risk management plan for the existing handling and storage of pesticide;

P6F-s57: prohibition on the future handling and storage of pesticide;

Sa4E-RMP: risk management plan for the existing storage and handling of road salt;

Sa5F-s57: prohibition on the future handling and storage of road salt;

S5F-LUP: prohibition on severance of lots requiring the installation of septic systems;

S7F-LUP: stormwater control measures.

Appendix 3

Restricted Land Uses

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The following uses are prohibited within Wellhead Protection Areas (WHPA) B and C under Section 4.42 of Zoning By-law 2010-100Z:

WHPA B (vulnerability score of 10)

- i) The use, storage or application to land of agricultural source material;
- ii) The use, storage or application to land of non-agricultural source material;
- iii) Abattoir;
- iv) Automotive body shop including where accessory to any other use;
- v) Automotive lube shop including where accessory to any other use;
- vi) Automotive repair shop including where accessory to any other use;
- vii) Automotive service station;
- viii) Bulk storage tank;
- ix) Chemical manufacturing;
- x) Commercial or public garage;
- xi) Dry cleaning establishment;
- xii) Electroplating or metal fabricating and finishing operation;
- xiii) Fuel depot;
- xiv) Furniture and wood stripping and refinishing operation;
- xv) Gas bar;
- xvi) Grazing, breeding, raising, boarding or training of livestock;
- xvii) Mine tailings disposal;
- xviii) Salvage or wrecking yard;
- xix) Slag dump;
- xx) Snow storage disposal facility;
- xxi) Storage of dense non-aqueous phase liquids or organic solvents on a lot at quantities greater than 25 litres;
- xxii) Storage of salt on a lot at quantities greater than:
 - a) 5,000 tonnes in WHPAs;
 - b) 500 tonnes in IPZ 1 Vermilion and IPZ 1 Wanapitei;
 - c) 0.5 tonnes in IPZ 1 Ramsey;
- xxiii) Storage of pesticides on a lot at quantities greater than 250 kilograms;
- xxiv) Vehicle repair shop;
- xxv) Waste disposal area;
- xxvi) Wood preserving and treatment operations.

WHPA C (vulnerability score of 10)

- i) Automotive body shop including where accessory to any other use;
- ii) Automotive lube shop including where accessory to any other use;

- iii) Automotive repair shop including where accessory to any other use;
- iv) Chemical manufacturing;
- v) Commercial or public garage;
- vi) Dry cleaning establishment;
- vii) Electroplating or metal fabricating and finishing operation;
- viii) Furniture and wood stripping and refinishing operation;
- ix) Storage of dense non-aqueous phase liquids or organic solvents on a lot at quantities greater than 25 litres;
- x) Vehicle repair shop;
- xi) Waste disposal area;
- xii) Wood preserving and treatment operations.