



## PLANNING & DEVELOPMENT

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**www.huroncounty.ca**

To: Reeve Vincent and North Huron Council

Larry McGregor, CAO

From: Laura Young, Planner

Date: August 3 2017

**Re: Site Plan Application for Gas Station and Convenience Store (115 Josephine Street, Plan 414, Part Park Lot 7 to Part Park Lot 10, Subject to Sewer Easement, Wingham Ward, Township of North Huron)**

Owner: 2463691 Ontario Inc.

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### RECOMMENDATION

It is recommended that the site plan application (115 Josephine Street, Plan 414, Part Park Lot 7 to Part Park Lot 10, Subject to Sewer Easement, Wingham Ward, Township of North Huron) be **approved** with the following conditions and a site plan agreement be entered into:

1. this site plan approval applies to the site plan entitled SP-1- Proposed Site Plan, prepared by Agim Mollaj of Armoclan Engineering Ltd., dated June 9, 2017;
2. this site plan approval includes submitted drawings prepared by Agim Mollaj of Armoclan Engineering Ltd., dated June 9, 2017, entitled:
  - RA-06 (West and East Elevations)
  - RA-07 (North East and South East Elevations)
  - EX-01 (Extent of Existing Building Floor Plan)
  - EX-02 (Extent of Proposed Existing Building To Be Renovated)
  - EX-03 (Existing Building Cross Sections)
  - PYS-1 (Proposed Pylon Sign Elevation & Foundation Details)
  - L-1 (Proposed Landscape Plan)
  - L-2 (Proposed Landscape Notes and Details)
  - PAV-1 (Proposed Pavement Plan)
  - GP-1-1 (Proposed Floodplain Plan)
  - SP-DP (Proposed Site Demolition Plan)
  - FRP-1 (Fire Route Plan)
  - BVR-1 (Proposed Bulk Vehicle Route Plan)
  - ESC-1 (Erosion Sediment Control Plan)
  - ESC-2 (Erosion Sediment Control Details)
  - M-1 (Proposed Piping Layout)
  - M-2 (Proposed Tank, Canopy & Piping Section)
  - TSSA (Technical Standards and Safety Authority);
  - GP-1 (Proposed Grading Plan)
  - GP-1-2 (Proposed Grading Plan Sections)
  - GP-2 (Proposed Site Servicing Plan)
  - GP-3 (Pre Development Drainage Plan)
  - GP-4 (Proposed Development Drainage Plan)
  - GP-5 (Storm Design Plan)

3. This site plan approval also includes the submitted documents of:
  - Maitland Valley Conservation Authority Permit to Develop in a Regulated Area, No. 20/2017;
  - Storm Water Management Study Report for the Property of 115 Josephine Street Wingham, ON Armoclan Project Number: 1313, prepared by Agim Mollaj of Armoclan Engineering Ltd., April 6, 2017.
  - Geotechnical Investigation, Proposed Commercial Development, CMT Project 16-069.R01, prepared by Nathan Chortos of CMT Engineering Inc., March 18, 2016.
  - Phase One Environment Site Assessment 300038379.1000, prepared by David Marks of R.J Burnside & Associates Ltd., March 2016.
  - Buoyancy Calculation, prepared by Containment Solutions, May 10, 2017.and any conditions contained within the above documents.
4. installation or repair of any curbing or infrastructure works and facilities;
5. providing and maintaining the site grading, drainage of surface waters and storm water management on the lands in accordance with the submitted drawings, and the Engineer's specifications;
6. all surfacing on the lands is to be complete;
7. all snow is to be removed from entrance/exit driveways and vehicle parking areas and snow is not permitted to be stored underneath the overhead hydro wires located on the north boundary of the subject property;
8. all exterior lighting is to be installed to prevent glare on adjacent properties; and
9. landscaping and planting shall be completed and maintained in accordance with the Site Plan.

#### **PURPOSE AND DESCRIPTION**

The subject property is designated *Highway Commercial* on Schedule B, Ward of Wingham of the North Huron Official Plan and zoned *Highway Commercial Special Zone (C3-3)* in the North Huron Zoning By-law. The applicant is proposing to develop a gas station and convenience store on the property with accompanying parking space for customers.

#### **COMMENTS**

The property currently contains an existing building and is located along the main commercial corridor in Wingham. It was formerly a car dealership. The subject property is within the Special Policy Area of Wingham and the identified floodplain for the Maitland Valley Conservation Authority and is subject to specific policies in section 6.4.3.4 of the North Huron Official Plan. The Official Plan policies are to ensure that proposed development in a floodplain has minimal risk to life, property and damage and social disruption, meets the minimum flood elevation set by the MVCA, and that testing is done with regards to soil stability and possible methane gas presence due to the location of a former landfill.

The submitted set of drawings for the proposed gas station were reviewed by Dale Erb at B.M Ross and Associates on behalf of both North Huron and the MVCA. The applicants completed a geotechnical investigation for soil stability as well as testing for methane gas.

The site plan has been reviewed against the requirements of the North Huron Zoning By-law and the proposed gas station, convenience store, and accessory parking is found to comply.

Comments from Township and Huron County staff and Maitland Valley Conservation Authority indicated that there were no objections to the final site plan submission. There were several items to be addressed through the site plan agreement to ensure suitability of the development:

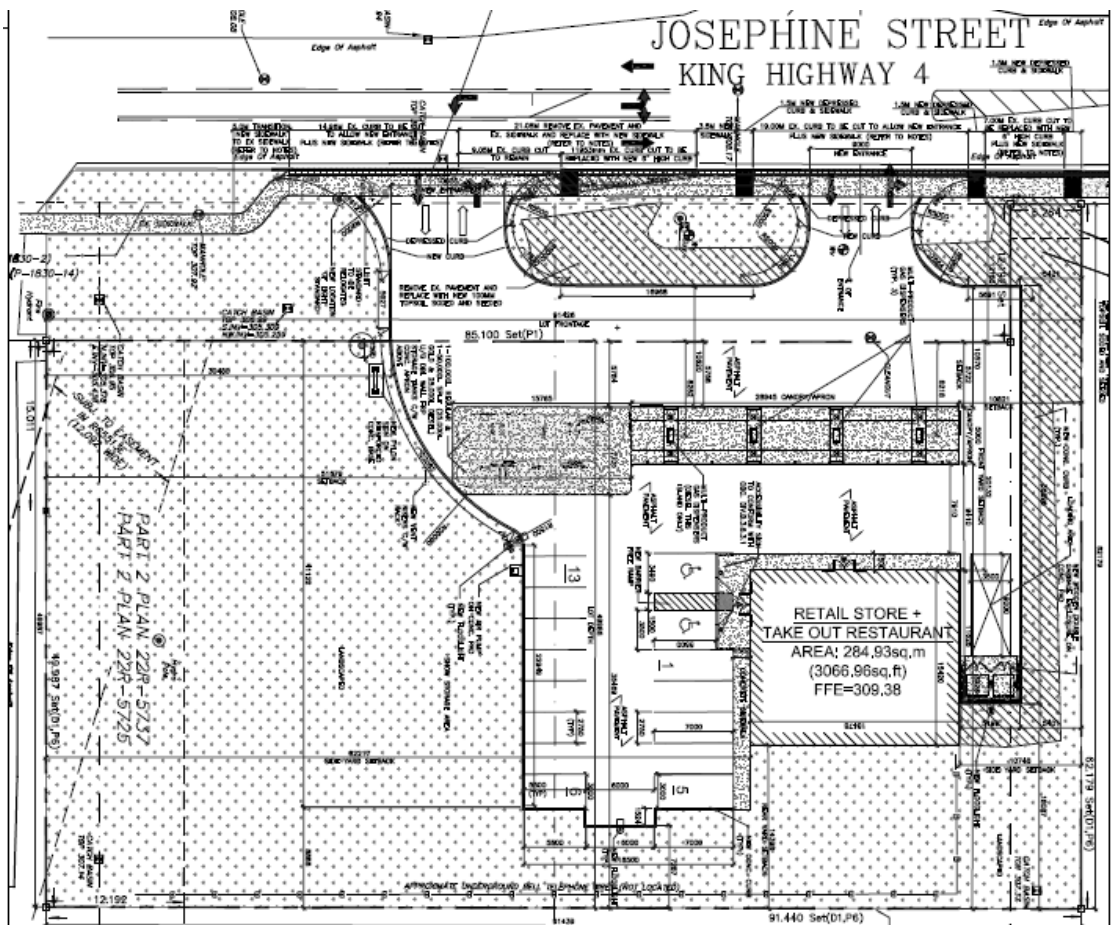
- a) installation or repair of any curbing or infrastructure works and facilities;
- b) providing and maintaining the site grading, drainage of surface waters and storm water management on the lands;

- c) all surfacing on the lands is to be complete;
- d) all snow is to be stored outside of the driveways and parking;
- e) all exterior lighting is to be installed to prevent glare on adjacent properties; and
- f) all planting and landscaping is to be completed and maintained.

Figure 1. Aerial Photo of the Subject Property (property outlined in green)



Figure 2. Site Plan of Subject Property – SP-1



**Figure 3. Photo of the Subject Property from Josephine Street**



There are no anticipated negative impacts from the proposed gas station and parking lot. All proposed changes to the property grading and drainage and the storm water management plan have been addressed through drawings submitted by Armoclan Engineering Limited and reviewed by B.M Ross and Associates Limited.

It is recommended that submitted site plan application with supporting documents be **approved and the site plan agreement be entered into**. Please note that this recommendation is based on the assumption all conditions in the site agreement will be met.

Sincerely,

**Original signed by**

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Laura Young  
Planner

**3 August 2017**

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Date