

Proposed Re-Zoning Application 10795 Highway 9 Caledon – Kathleen Wilson

August 28/17 a Hearing Tribunal found Lions guilty of property standards issues and improper waste disposal of hazardous items and were ordered to clean it up. Reported fuel smells to the MOE Spill Line on May 7th and the reference number is 2825-AM62CW. Both of these properties are not maintained or comply to the Property standards bylaw or sign by law. Please have them clean up as our neighbourhood is not industrial, it is the Oak Ridges Moraine

- **Did Lions ever clean up the fill and items?**
- **Why did Town Bylaw not respond to my numerous emails and complaints?**
- **Why does Lions only pay residential taxes while operating the Falsely claimed small automobile repair facility?**
- **Why did Nucon report that there were no environmental investigations on the property in the ESA #1?**

In the submitted hydrogeological Impact assessment states that there were excessive hydrocarbons found in the area of the Fuel pumping station which is 14 times the allowable limit for Table 2.

- **What is the Town of Caledon going to do to protect the neighbouring homes from the PHC F3 and F4 found in the water as well as the Chloroforms found on the property? There were 2 locations only on the property with viable wells to test water**
- **Staff report states the soil is contaminated but the hydrogeological survey was well water testing and borehole testing, why is this incorrect in the staff report?**
- **With the contamination found, how will the Town mitigate and ensure that contamination is cleaned up, contained and neighbouring properties tested for exceedances? Bylaw was contacted, no one has replied? MOE Fuel Spill was also logged, this should have been done by Nucon to ensure the safety of our groundwater?**

4 Areas of Potential Environmental Concern from the ESA #1

It is the professional opinion of **Safetech Environmental Limited** that there exists APECs on the Site which could represent an environmental liability to the property owner. A Phase Two ESA is recommended. The following Areas of Potential Environmental Concern (APECs) were identified on the Site as a result of this assessment.

APEC #	Location of Area of Potential Environmental Concern on Site	Potentially Contaminating Activity	Location of PCA	Parameters of Potential Concern and Media Potentially Impacted
APEC 1 (Associated with on Site PCA 1)	Northeastern portion of Site Building 2 exterior surrounding AST 4	28 – Gasoline and Associated Products Storage in Fixed Tanks	Northeastern portion of Site Building 2 exterior	Evaluate soil and groundwater quality for potential Petroleum Hydrocarbon Compounds (PHCs) Fractions F1 – F4, Volatile Organic Compounds (VOCs)
APEC 2 (Associated with on Site PCA 2)	Eastern boundary of Site surrounding AST 5 and AST 6	28 – Gasoline and Associated Products Storage in Fixed Tanks	Outside along eastern boundary of Site east of Site Building 2	Evaluate soil and groundwater quality for potential PHCs F1 – F4 and VOCs
APEC 3 (Associated with on Site PCA 3)	Western portion of Site Building 2 (first and second floor) as well as area of septic bed beneath grassed area between Site Building 1 and Site Building 2	52 – Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems	Western portion of Site Building 2 (first and second floor)	Evaluate soil and groundwater quality for potential PHCs F1 – F4, VOCs and Polycyclic Aromatic Hydrocarbons (PAHs)
APEC 4 (Associated with off Site PCAs 4 & 5)	Northeastern corner of Site	28 – Gasoline and Associated Products Storage in Fixed Tanks	Adjacent to the northeast of the Site (northwest corner of Highway 9 and Tottenham Road intersection)	Evaluate soil and groundwater quality for potential PHCs F1 – F4 and VOCs
		10 – Commercial Autobody Shops	Adjacent to the east of the Site at 10819 Highway 9	

- What is the Town going to do to clean up all this issues?
- Why would we allow this polluting to continue?
- Why are PCBs being imported into the Lions site from job sites and being stored on an environmentally sensitive area with residential houses on both sides of the property? Where are the manifests for the safe removal of these toxic substances? Why are PCBs being stored on a highly vulnerable aquifer on the ORM?
- There are manifests stating that GFL is removed over 22,000L of used motor oil in a 18 month period, if this is a contractors yard, why so much oil is stored and then eventually removed from the site? Oil and chemical storage is not a permitted use on the Oak Ridges Moraine?
- Will waste disposal activities still continue illegally on this site as per the temporary use for a contractor's yard? Why are Waste Disposal activities happening on this site? This is not a permitted use on the ORM.

Other Questionable Items identified in the ESA #1

- Why are Derelict Vehicles allowed on this facility? Many smashed up trucks, trailers, excavators gas tanks, engines and tires stored on this facility. This contradicts the Town of Caledon Clean yards bylaw BY-LAW NO. BL-2016-063
- Why are propane and gas tanks stored on the facility? This contradicts the Town of Caledon Clean yards bylaw BY-LAW NO. BL-2016-063
- Why are the 8 above ground storage tanks for fuel permitted on the property? Through an FOI request in the ESA it was found that no safety documentation or registration of these tanks with the TSSA. Why does the Town permit this unsafe use of this property?
- The current use and temporary use are forbidden activities in a highly vulnerable aquifer. With the 8 ASTs, the ESA also mentioned that there is extensive spills and stains throughout the property and no secondary containment on 3 of the tanks. With AST 8 being the location of the contamination. Why allow this?