A G E N D A

Public Statutory Meeting
as per the requirements of the Planning Act
R.S.O 1990, c.P13, s. 34

Tuesday, March 8, 2022
12:00 p.m.

City Hall Council Chambers (Council only)

Due to COVID-19 and the requirement for physical distancing, the public will not be permitted into meetings at this time.

Public Access to the meeting can be found on the NEW Livestream at:
https://kenora.civicweb.net/Portal/

Land Acknowledgement – Councillor McMillan

Council Declaration of Pecuniary Interest & General Nature Thereof

i) On Today's Agenda or from a previous Meeting

ii) From a Meeting at which a Member was not in Attendance

1. **Applications Being Considered:**

a) Zoning Bylaw Amendment: D14-22-02
Civic Address: 1415 & 1435 Valley Drive
Registered Owner: 2793507 Ontario Inc.
Agent: MHBC Planning, Urban Design & Landscape Architecture

Applicant Presentation(s)
- Each applicant (or representative) will present their planning application.

2. **City Planner Report/Rationale**
- City Planner to describe the details of the planning application(s).

3. **Public Comment**
Any person may express his or her views of the amendment and a record will be kept of all comments.

4. **Questions of Council** (no decision)

5. **Close of Public Meeting**
Meeting is to be declared closed following all comments/questions

March 1, 2022

Staff Report

File No.: **D14-22-02**

To: **Kyle Attanasio, CAO**

Fr: **Kevan Sumner, City Planner**

Re: **Application for Zoning By-law Amendment**

Location: **1415 & 1435 Valley Drive**

Owner: **2793507 Ontario Inc.**

Agent: **MHBC Planning, Urban Design & Landscape Architecture**

Recommendation

That Council hereby approves an Application for Zoning By-law Amendment, File No. D14-22-02, to change the zoning of the subject properties from "RU Rural Zone and "HC" Highway Commercial Zone, to "RU" Rural Zone, "HC[52]" Highway Commercial, Exception Zone, and "R3" Residential – Third Density Zone should be approved, in lieu of public comments that may yet to be received.; and further

That Council gives three readings to a by-law to that effect.

1. Introduction

An application has been received to change the zoning of the subject properties from "RU" Rural Zone and "HC" Highway Commercial, Exception Zone, to "RU" Rural Zone, "HC[52]" Highway Commercial Zone, and "R3" Residential – Third Density Zone, to allow for future commercial development of a microbrewery with an exception to permit the maximum production of 50,000 hectolitres of beer per year on the western portion of the property, and future residential development on the eastern portion of the property (Figure 1).

These properties are also the subject of an application for Consent, lot addition, to realign the lot line between the two properties by removing a portion of the lot at 1435 Valley Drive and transferring that portion to 1415 Valley drive. The proposed new lot line coincides with the boundary between the proposed HC[52] and R3 zones.

2. Description of Proposal

The applicants intend to renovate the existing commercial building at 1415 Valley Drive to accommodate a microbrewery containing production facilities, a tasting room, restaurant area, and retail space, and are seeking an exception to allow the production of 50,000 hectolitres of beer per year. The zoning by-law currently defines a micro-brewery as producing less than 12,500 hectolitres of beer per year.

The applicants intend to develop 1435 Valley Drive with two four-story apartment buildings, with a total of 88 dwelling units and associated amenities.

In response to concerns regarding the classification of the proposed development under the Province of Ontario's D-6 guidelines for compatibility between industrial facilities and sensitive land use, the applicants have submitted a justification report setting out the rationale for the proposed brewery development to be considered a Class I facility under the guidelines. As a Class I facility, the guidelines recommend a 20 metre separation distance between the brewery operations and the proposed future residential development.

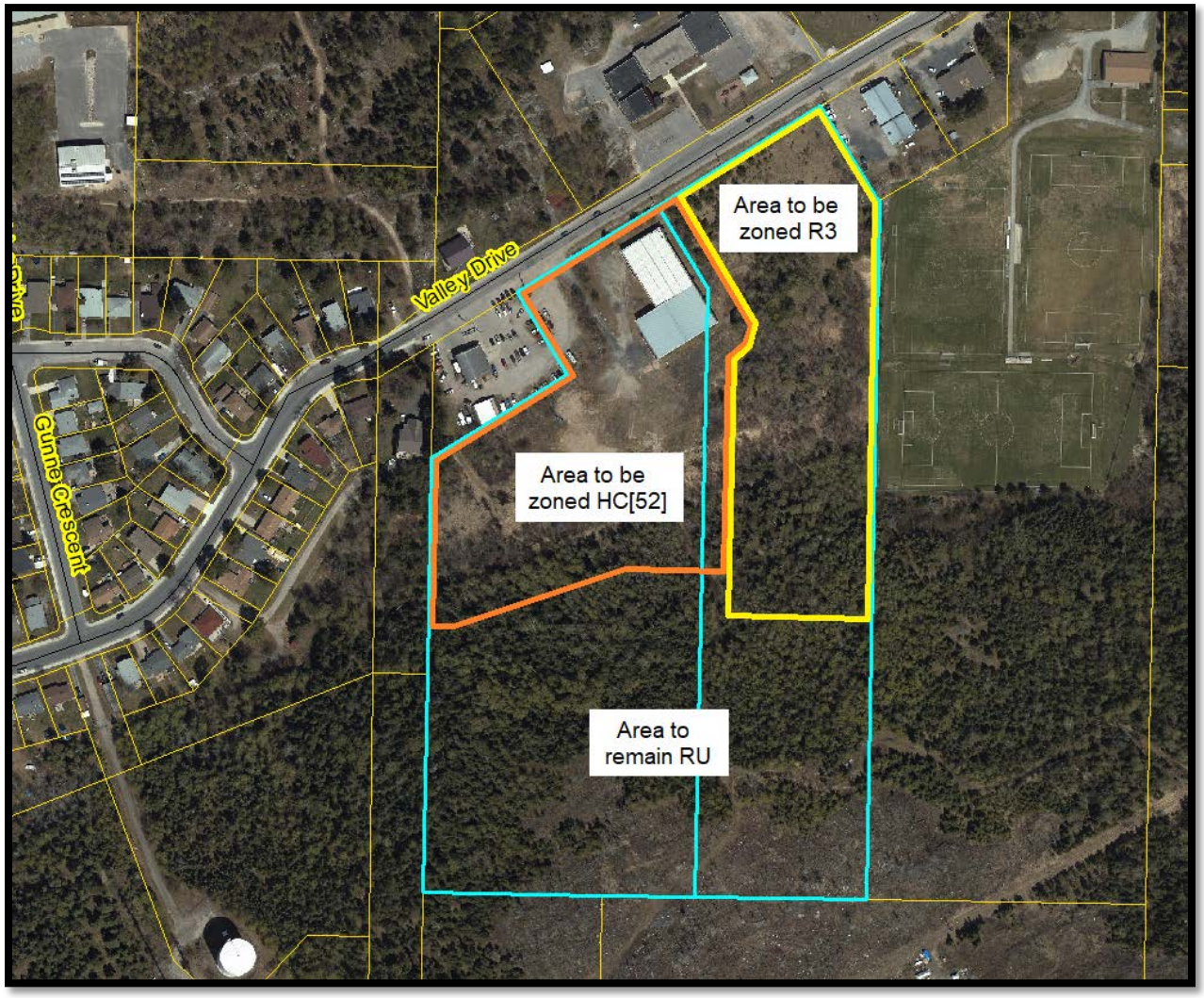

Figure 1: Proposed new zoning of subject property.

3. Existing Conditions

An existing commercial building is located primarily on 1415 Valley Drive, with a small portion encroaching on to 1435 Valley Drive. 1435 Valley Drive is otherwise undeveloped. The northern portions of both properties slope away from Valley Drive, into the sparsely tree-covered valley area. Seasonal drainage from neighbouring properties flows from west to east across the properties through the valley. The southern portion of each property is a forested slope rising steeply upwards to the south. A snowmobile trail crosses the property, but has no legal easements or right of access.

A former gas station is located to the northwest of the property. The applicants have completed a Phase II Environmental Site Assessment which concluded that concentrations of contaminants in soil and groundwater on the properties is less than the applicable regulatory guidelines. The Assessment recommended that no further action is warranted at the site.

4. Site Visit

On February 9th, 2022, I attended the subject location to view existing conditions. The photo below is intended to provide a visual of the existing property.

Figure 2 – Panoramic view of property from the northwest corner at Valley Drive.

5. Consistency with Legislated Policy and City Directives

a) Provincial Policy Statement (PPS) 2020

This application for rezoning is consistent with the policies of the PPS, including Policy 1.1.3.1, which states that “Settlement areas shall be the focus of growth and development”. Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, amongst other criteria.

Policy 1.1.3.6 states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.3.1 states that planning authorities shall promote economic development and competitiveness by, in part, by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses

which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

Policy 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market by:

- permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities, and all types of residential intensification, including additional residential units, and redevelopment in accordance with Policy 1.1.3.3. (Policy 1.4.3(b));
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (Policy 1.4.3(c)); and
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed (Policy 1.4.3(d)).

b) City of Kenora Official Plan (2015)

The land use designation of the property is Established Area (Figure 3). The Established Area designation permits a mix of residential, commercial, industrial, and institutional uses. The designation of lands as Established Area indicates that there will be little change in these areas over the lifetime of the Plan.

Residential development is encouraged as infilling or redevelopment on full municipal services. Medium density residential use is supported provided that the development is in keeping with the character of the area. The development as proposed would qualify as medium density (17-40 units / net hectare).

Minor changes to land use that are compatible with existing land uses, do not result in significant increases to traffic, dust, odour or noise, are similar in scale to the surrounding built form, and that improve the quality of life for area residents may be permitted through an amendment to the zoning by-law (Section 4.1).

Figure 3 – Official Plan Mapping

c) Zoning By-law No. 101-2015

The properties are currently zoned "RU" Rural Zone and "HC" Highway Commercial Zone (Figure 4). The application proposes to:

- Expand the area zoned "HC" on 1415 Valley Drive and amend the zoning to "HC[52]" with a site-specific exemption to allow a microbrewery with a production of 50 000 hectoliters per year,
- Change the zoning of the northern portion of the property at 1435 Valley Drive to "R3" Residential – Third Density Zone, and
- Adjust the proposed zoning boundaries to reflect the concurrent application for consent, lot addition.

The proposed new zoning boundaries are illustrated in Figure 1 above.

The HC zone allows for commercial development along major roads that serves the travelling public and often requires large land areas for development.

The R3 zone allows for the development of a full range of housing forms and other compatible uses serviced by municipal sewer and water.

The RU zone allows for the production of farm produce as well as recreational and other compatible uses, as well as limited development of low density single-detached, seasonal, or permanent housing compatible uses in a rural setting.

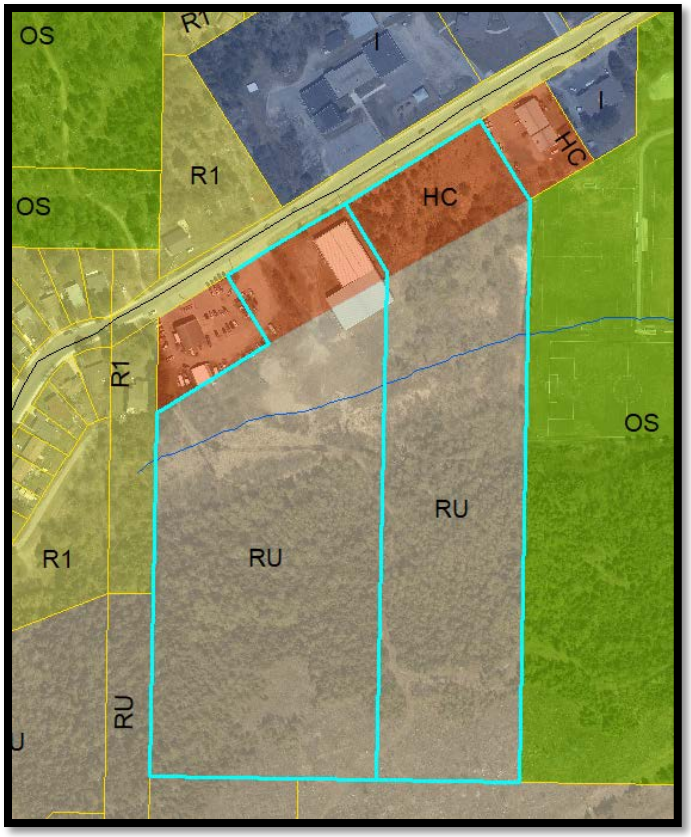

Figure 4 – Current Zoning By-law Mapping

6. Results of Interdepartmental and Agency Circulation

The proposed zoning amendment was circulated for comment on January 20th, 2022. The following is a summary of comments received in response.

Building	No concerns
Community Services	No concerns
Engineering	No concerns
Economic Development	No comment
Environmental Division	No concerns
Fire and Emergency Services	No concerns
Roads	No concerns
Water / Wastewater	No concerns. There is a manhole and sewer main in the ditch line on the vacant property and the service for the existing building is on the vacant property.
Ministry of Environment, Conservation, and Parks	The Ministry does not review justification reports. The D-Series guidelines are municipal guidelines meant for helping municipalities make decisions on development proposals, etc.
Synergy North	No comment

7. Public Comments

Notice of the application was given in accordance with Section 34 of the Planning Act, whereby it was circulated to property owners within 120 metres, was published in the Municipal Memo of the Newspaper on February 3rd and 10th, and was circulated to persons and public bodies as legislated.

The Planning Advisory Committee had the opportunity to consider the application at their regular meeting on February 15th, 2022, and has recommended the application be approved. The minutes and relevant resolution from this meeting are attached.

As of the date of this report (March 1st, 2022), no public comments have been received.

8. Evaluation

The proposed zoning amendment is appropriate to the property owner's plans for the property, reflecting the proposed new property lines and the future commercial and residential development envisioned for the property. Amendment of the zoning of a portion of the property to R3 will allow for residential development of a site at medium density (up to 40 units/net hectare). The commercial zoning will encompass the entire existing commercial building, which extends beyond the boundary of the existing HC zone, and the site-specific amendment to allow a microbrewery with a production of 50 000 hectolitres per year is in line with provincial regulations which classify microbreweries as having a production of under 50 000 hl/year.

Both the Provincial Policy Statement and the Official Plan are supportive providing land for new commercial development and of residential infill development on a site with access to municipal services located along an existing transit corridor. The province's D-6 guidelines have been addressed by the applicants in the justification report they have provided with their application, and the Phase II environmental site assessment provides assurances that there is no contamination of the site that would restrict future development.

Future development of the properties will be subject to Site Plan Control. At that time, the City of Kenora will require that the applicant provide detailed drainage plans to address overland drainage through the property, further assessment of servicing requirements, and that the separation distances between the brewery and residential development reflect the recommendations of the D-6 guidelines.

Attachments

- Complete Application for Zoning By-law Amendment
- Phase II Environmental Site Assessment
- Industrial Site Classification Report
- Notice of Application and Public Meeting
- Draft minutes of the February 15th, 2022 meeting of the Planning Advisory Committee
- Planning Advisory Committee Resolution

Submitted to: **Fusion Capital Corporation**

PHASE II ENVIRONMENTAL SITE ASSESSMENT

1415 & 1435 VALLEY DRIVE
KENORA, ONTARIO

MARCH 2021

FILE NO.: 21-166-06

ENG-TECH CONSULTING LIMITED

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EXECUTIVE SUMMARY

ENG-TECH Consulting Limited (ENG-TECH) was retained by Fusion Capital Corporation to conduct a Phase II Environmental Site Assessment (ESA) for the property located at 1415 & 1435 Valley Drive in the City of Kenora, Ontario (in this report the property will subsequently be referred to as "the Site").

The Site is located at 1415 & 1435 Valley Drive in the City of Kenora, Ontario and consists of two parcels of land that makes up an irregular-shaped property. The Site is bounded by Valley Drive to the north, commercial properties to the northeast and west, recreational property to the east, and rural properties to the south. Residential properties are located farther west and north. The northern portion of the Site is zoned as "HC" or highway commercial; the southern portion of the Site is zoned as "RU" or rural.

The purpose of the Phase II ESA was to address the concerns identified in the Phase I ESA prepared by others. The following is a summary of the findings from the Phase I ESA completed at the Site:

No areas of potential environmental concern (APECs) were identified at the Site; however, two APECs were identified on adjacent properties as follows:

- APEC 1 – potential environmental impact from fuel storage and handling at the gas station (currently occupied by Top Valu and C & C Service) to the northwest of the Site.

- APEC 2 – potential environmental impact from the storage and handling of oils, lubricants and other auto repair chemicals at the auto repair shop (currently Fix Auto Kenora) to the northeast of the Site.

On February 24, 2021, ENG-TECH supervised the drilling of three (3) environmental test holes at the Site. The drilling was conducted by Paddock Drilling Ltd. using an Acker Soil Sentry III track-mounted drill rig using 125-mm solid stem augers. The test holes (TH1 to TH3) were drilled to depths ranging from 2.9 to 4.6 mbg. Two of the test holes (TH2 and TH3) were completed as groundwater monitoring wells; all other test hole was backfilled with auger cuttings and bentonite.

ENG-TECH also drilled seven (7) test holes as a part of a Geotechnical Investigation conducted at the Site on February 24 and 25, 2021. These test holes were drilled to depths ranging from 1.5 to 17.1 m. Information from these test holes were used for additional information regarding stratigraphy.

Analytical results for the soil samples were less than the applicable regulatory guidelines for all samples. Analytical results for the groundwater sample from March 7, 2021, had concentrations of PHC F3 and F4 that were greater than the MOE Standards. Based on information gathered during the drilling and groundwater monitoring, this result appeared to be anomalous so it was decided to resample the monitoring well to confirm the results. PHC concentrations for all parameters for the subsequent groundwater sample were less than the detection limits of the test performed and the MOE Standards. ENG-TECH therefore concludes that the results for the first groundwater sample were anomalous.

Based on the analytical results, there does not appear to be any environmental impact from the adjacent properties. ENG-TECH concludes that concentrations of contaminants at the Site in soil and groundwater were less than the applicable regulatory guidelines and recommends that no further action is warranted at the Site.

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1.0 INTRODUCTION

1.1 Terms of Reference

ENG-TECH Consulting Limited (ENG-TECH) was retained by Fusion Capital Corporation to conduct a Phase II Environmental Site Assessment (ESA) for the property located at 1415 & 1435 Valley Drive in the City of Kenora, Ontario (in this report the property will subsequently be referred to as "the Site").

ENG-TECH received authorization to proceed with the Phase II ESA from Mr. John Cargo of Fusion Capital Corporation.

1.2 Objectives

The purpose of the Phase II ESA was to address the concerns identified in the Phase I ESA prepared by others (report June 2020). The Phase II ESA was conducted at the Site to determine the presence or absence of contaminants of concern (COCs) in the soil and groundwater at the Site (refer to Section 2.2.1 for test hole location rationale).

1.3 Scope of Work

The scope of work for the Phase II ESA consisted of the following:

- Reviewed the previous Phase I ESA conducted at the Site.
- Arranged for public utilities to be located and/or cleared. Private utilities were the responsibility of the Owner.
- Conducted a test hole drilling program consisting of drilling three (3) test holes using a drill rig equipped with solid stem augers to a maximum depth of 4.6 metres below grade (mbg). An additional seven (7) test holes were drilled at the Site as part of a geotechnical investigation.
- Installed two (2) groundwater monitoring wells in two of the three test holes.
- Field screened all soil samples for combustible vapour concentrations (CVCs).
- Conducted groundwater monitoring to measure the groundwater elevations and collect groundwater samples.
- Submitted soil and groundwater samples to ALS Laboratories.
- Prepared a Phase II ESA report summarizing the findings of the field program and providing conclusions and recommendations.

1.4 Methodology

The Phase II ESA was conducted using guidelines outlined in the Canadian Standards Association (CSA) Z769-00 (Phase II Environmental Site Assessment, R2013).

1.5 Background Information

The following is a summary of the findings from the Phase I ESA completed at the Site:

No areas of potential environmental concern (APECs) were identified at the Site; however, two APECs were identified on adjacent properties as follows:

- APEC 1 – potential environmental impact from fuel storage and handling at the gas station (currently occupied by Top Valu and C & C Service) to the northwest of the Site.

- APEC 2 – potential environmental impact from the storage and handling of oils, lubricants and other auto repair chemicals at the auto repair shop (currently Fix Auto Kenora) to the northeast of the Site.

2.0 PHASE II ESA

2.1 Site Location and Description

The Site is located at 1415 & 1435 Valley Drive in the City of Kenora, Ontario and consists of two parcels of land that makes up an irregular-shaped property. The Site is bounded by Valley Drive to the north, commercial properties to the northeast and west, recreational property to the east, and rural properties to the south. Residential properties are located farther west and north. The northern portion of the Site is zoned as "HC" or highway commercial; the southern portion of the Site is zoned as "RU" or rural.

The Site currently has one building in the northern portion of the Site that is approximately L-shaped. The overall topography of the Site slopes toward the south.

2.2 Test Hole Drilling and Sampling Program

2.2.1 Test Hole and Monitoring Well Locations

The test holes were drilled at locations identified as APECs: two test holes were drilled near APEC 1 and one test hole was drilled near APEC 2. One groundwater monitoring well was installed at test hole locations at each of the two APECs.

Test hole and monitoring well locations are presented on Figure 1.

2.2.2 Test Hole Drilling

On February 24, 2021, ENG-TECH supervised the drilling of three (3) environmental test holes at the Site. The drilling was conducted by Paddock Drilling Ltd. using an Acker Soil Sentry III track-mounted drill rig using 125-mm solid stem augers. The test holes (TH1 to TH3) were drilled to depths ranging from 2.9 to 4.6 mbg. Two of the test holes (TH2 and TH3) were completed as groundwater monitoring wells; all other test hole was backfilled with auger cuttings and bentonite.

ENG-TECH also drilled seven (7) test holes as a part of a Geotechnical Investigation conducted at the Site on February 24 and 25, 2021. These test holes were drilled to depths ranging from 1.5 to 17.1 m. Information from these test holes were used for additional information regarding Section 2.2.3 Stratigraphy.

Test hole coordinates were measured using hand-held GPS equipment after the completion of drilling and installation of the groundwater monitoring wells. The elevations for the test holes were extrapolated from the contour maps provided by the surveyor who completed a site survey and therefore should be considered approximate.

Test hole logs summarizing the soil conditions are attached in Appendix A.

2.2.3 Stratigraphy

Due to the size of the Site, the stratigraphic conditions vary by area. The western portion of the Site (including TH1, TH2, TH4 and TH5) is summarized as follows:

- The surface layer consisted of poorly graded sand to depths ranging from 1.5 to 4.6 mbg.
- Grey, medium plastic clay from 2.7 to 4.6 mbg (encountered only at TH2).
- At TH1 (located at the access road to the Site), the upper soil layers consisted of sand from surface to 0.8 mbg, low plastic silt to 2.1 mbg, and low plastic silty clay to 3.0 mbg.
- Seepage and/or sloughing were encountered at TH2 from the sand layer at 2.1 mbg.

The northern portion of the Site (including TH3, TH6, TH9 and TH10) is summarized as follows:

- The surface layer consisted of poorly graded sand to depths ranging from 2.1 to 2.9 mbg.
- Auger refusal (likely bedrock) was encountered at the end of the sand layer at 2.1 to 2.9 mbg.
- At TH6, the upper soil layer consisted of low plastic silt to 0.9 mbg.
- At TH10, the upper sand layer was siltier.
- Seepage and/or sloughing were not encountered at any of the test holes in this area.

The south-central portion of the Site (including TH9 and TH10), which were located at significantly lower elevations, is summarized as follows:

- A thin layer of topsoil (300 mm) was encountered at TH8.
- Grey, medium plastic clay was encountered from 0.3 to 1.2 mbg at TH8.
- Sandy silt/silty sand, was encountered to depths ranging from 1.2 to 1.8 mbg.
- High plastic, grey clay was encountered to depths ranging from 2.6 to 4.6 mbg.
- Sand or silty sand was encountered to auger refusal at TH7 and TH8, which was at depths of 17.1 and 13.2 mbg, respectively.
- Seepage and sloughing were observed from the sand layers at depths ranging from 1.5 to 3.0 mbg.

2.2.4 Soil Sampling

Soil samples were collected at regular depth intervals and at obvious stratigraphic changes from the test holes and visually classified using the Unified Soil Classification System (USCS). Combustible Vapour Concentrations (CVCs) were measured at select test holes using an RKI Eagle calibrated using hexane. Briefly, the procedures used for CVC vapour testing were as follows:

- Collect a soil sample and remove the perimeter edges. Cut the sample into small pieces and place them into a plastic sealable bag.

- Induce air into the bag such that the bag is taut and seal the bag.

- Allow the soil vapours released from the soil to accumulate in the headspace of the bag at approximately 20°C.

- Measure the vapour concentration of the headspace vapours by inserting the RKI Eagle probe into the bag. Concentrations were recorded in either parts per million (ppm) or the percent of the lower explosive limit (%LEL) for hexane, and recorded on the test hole logs.

In addition to the above, each soil sample was visually assessed for the presence of obvious odours and/or staining. Duplicate soil samples were obtained at locations where visual signs of staining were observed or at locations where elevated CVC vapour concentrations were recorded. The duplicate soil samples were placed in laboratory-provided containers, sealed, and placed in a cooler with ice packs. Soil samples collected for analysis of BTEX, and PHC F1-F4 were collected using the Terra Core™ sampling device.

Upon completion of drilling, the cooler was transported to ALS Laboratory Group (ALS) in Winnipeg, Manitoba. ALS is accredited with the Canadian Association for Laboratory Accreditation (CALA).

2.2.5 Groundwater Monitoring

Groundwater monitoring was conducted on March 7 and 17, 2021. Prior to sampling, each monitoring well was purged of six well volumes of water or until essentially dry. Groundwater sampling was conducted after allowing the wells to sufficiently recharge. Groundwater samples were placed in laboratory-provided containers, sealed, and placed in a cooler packed with ice packs. Upon completion of sampling the cooler was transported to ALS in Winnipeg, Manitoba.

Details of the groundwater monitoring are summarized in Table 1.

2.3 Laboratory Analyses

Soil samples were submitted for the following analyses:

- Two (2) samples for benzene, toluene, ethylbenzene, xylenes (BTEX), and petroleum hydrocarbon (PHC) fraction 1 to 4 (F1-F4).

- One (1) sample for volatile organic compounds (VOCs).

Groundwater samples were submitted to ALS Laboratories for the following analyses:

- Two (2) samples (both from TH2) for BTEX and PHC F1-F4.

The laboratory results are summarized in Table 2 (PHCs in soil), Table 3 (VOCs in soil), and Table 4 (PHCs in groundwater). Copies of the reports from ALS are in Appendix C.

2.4 Regulatory Guidelines

The Site is located within the City of Kenora, Ontario and therefore the Ontario Ministry of the Environment (MOE) guidelines apply including:

- *Soil, Ground Water and Sediment Standards for Use Under part XV.1 of the Environment Act*, Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, April 15, 2011.

The results from the soil analyses were also compared to the guidelines outlined in the most recent Canadian Council of the Ministers of the Environment (CCME) publications including:

- CCME Canadian Environmental Quality (CEQ) Guidelines for Protection of Environmental and Human Health.

Land Use Assessment

The Site and adjacent properties are zoned for commercial use; however, the proposed development of the Site will be residential, therefore, the residential standards were used.

Determination of Grain Size

Based on observations during drilling, the primary soil type governing the potential transport of contaminants at the Site was determined to be coarse-grained; however, the soil was a mix of fine and coarse grained. Therefore the more stringent of the fine- and coarse-grained standards were used for comparison (refer to Section 2.2.3 for additional details on soil types).

Potable Water

Potable wells are not present at the Site since the Site and surrounding properties have supplied water from the City of Kenora. Therefore, the potable water pathway was excluded.

2.5 Findings

2.5.1 CVC Vapours in Soil

The CVC vapour concentrations in soil ranged from 15 to 220 ppm. No obvious staining or PHC odour were observed in any of the test holes.

2.5.2 Groundwater Monitoring Summary

The groundwater purged from the wells had no obvious odour or discolouration. There was no measureable amount of light non-aqueous phase liquids (LNAPL, a.k.a. free product). One of the two wells (TH3) was dry during the groundwater monitoring.

Depth to groundwater at TH2 was 1.9 and 2.0 mbg on March 7 and 17, respectively.

2.5.3 Analytical Results – Soil

The PHC concentrations in soil were less than the detection limits of the test performed and/or the MOE Standards for all samples.

2.5.4 Analytical Results – Groundwater

The PHC concentrations in groundwater from the March 7, 2021 groundwater sample were less than the detection limits of the test performed and the MOE Standards with the following exceptions:

- The PHC F3 and F4 concentrations from TH3 were 0.53 and 1.01 mg/L, respectively, and were greater than the PHC F3 and F4 standards of 0.5 mg/L.

For the subsequent groundwater sampling event on March 17, 2021, PHC concentrations in groundwater were less than the detection limits of the test performed and the MOE Standards.

2.6 Discussion of Findings

Analytical results for the soil samples were less than the applicable regulatory guidelines for all samples. Analytical results for the groundwater sample from March 7, 2021, had concentrations of PHC F3 and F4 that were greater than the MOE Standards. Based on information gathered during the drilling and groundwater monitoring, this result appeared anomalous so it was decided to resample the monitoring well to confirm the results. PHC concentrations for all parameters for the subsequent groundwater sample were less than the detection limits of the test performed and the MOE Standards. ENG-TECH therefore concludes that the results for the first groundwater sample were anomalous.

Based on the analytical results, there does not appear to be any environmental impact from the adjacent properties.

2.7 Conclusions and Recommendations

ENG-TECH concludes that concentrations of contaminants at the Site in soil and groundwater were less than the applicable regulatory guidelines and recommends that no further action is warranted at the Site.

3.0 THIRD PARTY USE AND STATEMENT OF LIMITATIONS

The content of this document is not intended for the use of, nor is it intended to be relied upon by any person, firm or corporation, other than the client and ENG-TECH. ENG-TECH denies any liability whatsoever to other parties for damages or injury suffered by such third party arising from the use of this document by them, without the express written authority of ENG-TECH and our client. This document is subject to further restrictions imposed by the contract between the client and ENG-TECH, and these parties' permission must be sought regarding this document in all other circumstances. ENG-TECH disclaims responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

As with any environmental site assessment the intent is to identify and address, not eliminate, potential environmental concerns. The observations made at the Site do not apply to areas which could not be observed. In addition, other materials or compounds not investigated or addressed or beyond the scope of work could be present at the Site. If this occurs, ENG-TECH Consulting Limited must be notified to determine whether modification to any part of this report should be conducted.

4.0 CLOSURE

The conclusions and recommendations presented in this report were based on the scope of work outlined for the purpose of the investigation, and were prepared in accordance with accepted professional engineering/geo-science principles and practices. If you have any questions or concerns, please contact the undersigned.

Sincerely,
ENG-TECH Consulting Limited

Walter Holowka, C.E.T., NCSO
Senior Geoenvironmental Technologist

Clark Hryhoruk, M.Sc., P. Eng.
Principal

CDH/wgh

Professional Engineers Ontario
Certificate of Authorization
ENG-TECH Consulting Limited
No. 100036802

LICENSED PROFESSIONAL ENGINEER
C. D. HRYHORUK
PROVINCE OF ONTARIO

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BIBLIOGRAPHY/REFERENCES

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Google Maps, various years, Google Earth.

Phase I Environmental Site Assessment, 1415 & 1435 Valley Drive, Kenora, Ontario, prepared for Walter Domareski by DST Consulting Engineers, report dated June 2020.

Phase II Environmental Site Assessment Z769-00, published by Canadian Standards Association (CSA), 2013 revision.

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environment Act, Ontario Ministry of the Environment, April 15, 2011 (PIBS #7382e01)

Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process, E 1528-06, published by American Society for Testing and Materials (ASTM).

TABLES

TABLE 1
GROUNDWATER MONITORING DETAILS

Well ID	Well Completion Details								Groundwater Monitoring					
	Date	Ground Elevation (mASL)	TOP Elevation (mASL)	Pipe Length TOP (m)	Stick-up / Recess (m)	Slotted Section			Date of Monitoring	Depth to Water TOP (m)	Water Elevation (mASL)	Purge (L)		Notes
						Length (m)	Top (mASL)	Bottom (mASL)				CALC	Actual	
TH2	2021-Feb-24	344.50	345.69	5.79	1.19	3.05	342.95	339.90	2021-Mar-07	3.05	342.64	33	4 (dry)	
									2021-Mar-17	3.20	342.49	16	10 (dry)	
TH3	2021-Feb-24	347.50	348.55	3.95	1.05	1.52	346.12	344.60	2021-Mar-07	-	-	-	-	Dry

Notes:
TOP - top of pipe (well casing)
mASL - metres above sea level
CALC - purge volume calculated based on 6 well volumes

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TABLE 2
PETROLEUM HYDROCARBONS IN SOIL

Sample ID	Depth (m)	Sample Date	Parameters							
			BTEX				Hydrocarbon Fractions			
			Benzene	Toluene	Ethylbenzene	Xylenes (total)	F1 (C_6-C_{10})-BTEX	F2 (>C_{10}-C_{16})	F3 (>C_{16}-C_{34})	F4 (>C_{34}-C_{50})
TH1-S5	4.6	2021-FEB-24	<0.0050	<0.050	<0.015	<0.071	<10	<25	<50	<50
TH2-S4	3.0	2021-FEB-24	<0.0050	<0.050	<0.015	<0.071	<10	<25	<50	<50
TH3-S1	0.3	2021-FEB-24	<0.0050	<0.050	<0.015	<0.071	<10	<25	<50	<50
Regulatory Guidelines										
MOE Standards (Table 3)[3]			**0.17**	**2.3**	**2**	**3.1**	**55**	**98**	**300**	**2800**

Notes:
1. All concentrations are in mg/kg (i.e., ppm).
2. Soil samples were a mix of fine and coarse-grained material; coarse-grained means soil having a median grain size of <75 µm. Therefore, the more stringent of the two standards was used for comparison.
3. MOE Standards (Table 3) refers to:
   - Ontario Ministry of the Environment (MOE) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, residential soil standards.
4. **[#]** Concentrations greater than the MOE Guidelines are shown in **bold**.

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TABLE 3 VOLATILE ORGANIC COMPOUNDS IN SOIL			
Parameter	**CCME Guidelines[2]**	**MOE Standards[3]**	**Test Hole ID and Depth**
			TH3-S1 0.3 m
Acetone	-	16	<0.50
Bromobenzene	-	-	<0.10
Bromochloromethane	-	-	<0.10
Bromodichloromethane	-	13	<0.050
Bromoform	-	0.26	<0.050
Bromomethane	-	0.05	<0.050
n-Butylbenzene	-	-	<0.050
sec-Butylbenzene	-	-	<0.050
tert-Butylbenzene	-	-	<0.050
Carbon disulfide	-	-	<0.25
Carbon Tetrachloride	5	0.05	<0.050
Chlorobenzene	-	2.4	<0.050
Dibromochloromethane	-	9.4	<0.050
Chloroethane	-	-	<0.050
Chloroform	5	0.05	<0.050
Chloromethane	-	-	<0.10
2-Chlorotoluene	-	-	<0.10
4-Chlorotoluene	-	-	<0.050
1,2-Dibromo-3-chloropropane	-	-	<0.050
1,2-Dibromoethane	-	-	<0.050
Dibromomethane	-	-	<0.050
1,2-Dichlorobenzene	-	3.4	<0.050
1,3-Dichlorobenzene	5	4.8	<0.050
1,4-Dichlorobenzene	5	0.083	<0.050
Dichlorodifluoromethane	-	16	<0.050
1,1-dichloroethane	5	3.5	<0.050
1,2-Dichloroethane	5	0.05	<0.050
1,1-dichloroethene	5	0.05	<0.050
cis-1,2-Dichloroethene	-	3.4	<0.050
trans-1,2-Dichloroethene	-	0.084	<0.050
Dichloromethane	5	-	<0.10
1,2-Dichloropropane	5	0.05	<0.050
1,3-Dichloropropane	-	0.05	<0.050
2,2-Dichloropropane	-	-	<0.10
1,1-Dichloropropene	-	-	<0.050
cis-1,3-Dichloropropene	-	-	<0.050
trans-1,3-Dichloropropene	-	-	<0.050
Hexachlorobutadiene	-	0.012	<0.050
Hexane	-	2.8	<0.050
2-Hexanone (Methyl butyl ketone)	-	-	<0.50
Isopropylbenzene	-	-	<0.10
4-Isopropyltoluene	-	-	<0.10
MEK (Methyl Ethyl Ketone)	-	16	<0.50
MIBK (Methyl Isobutyl Ketone)	-	1.7	<0.50
MTBE (Methyl tert-Butyl Ether)	-	0.75	<0.20
Styrene	-	0.7	<0.050
1,1,1,2-Tetrachloroethane	-	0.05	<0.050
1,1,2,2-Tetrachloroethane	-	0.05	<0.050
Tetrachloroethene	-	0.28	<0.050
1,2,3-Trichlorobenzene	2	-	<0.050
1,2,4-Trichlorobenzene	2	0.36	<0.050
1,1,1-Trichloroethane	5	0.38	<0.050
1,1,2-Trichloroethane	5	0.05	<0.050
Trichloroethene	0.01	0.061	<0.010
Trichlorofluoromethane	-	4	<0.050
1,2,3-Trichloropropane	-	-	<0.050
1,2,4-Trimethylbenzene	-	-	<0.050
1,3,5-Trimethylbenzene	-	-	<0.050
Vinyl Chloride	-	0.02	<0.050

Notes:

1. All concentrations are in mg/kg.
2. CCME Guidelines – *Canadian Council of the Ministers of the Environment* Canadian Soil Quality Guidelines for the Protection of Environmental and Human Health, residential criteria.
3. MOE Standards – Ontario Ministry of the Environment, *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environment Protection Act*, Table 3, residential standard, most stringent standards.
4. **[#]** = concentrations greater than the CCME Guidelines are **bold**.
5. [#] = concentrations greater than the MOE Standards are shaded.
6. Soil samples collected on February 24, 2021.

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TABLE 4
PETROLEUM HYDROCARBONS IN GROUNDWATER

Test Hole	Sample Date	Parameters							
		BTEX				Hydrocarbon Fractions			
		Benzene	Toluene	Ethylbenzene	Xylenes (total)	F1 (C_6-C_{10})-BTEX	F2 (>C_{10}-C_{16})	F3 (>C_{16}-C_{34})	F4 (>C_{34})
TH2	2021-MAR-07	<0.00050	<0.0010	<0.00050	<0.00064	<0.10	<0.10	**[0.53]**	**[1.01]**
	2021-MAR-17	<0.00050	<0.0010	<0.00050	<0.00064	<0.10	<0.10	<0.25	<0.25
Regulatory Guidelines									
MOE Guidelines (Table 3)[2]		**0.044**	**18**	**2.3**	**4.2**	**0.75**	**0.15**	**0.5**	**0.5**

Notes:
1. All concentrations are in mg/kg (i.e., ppm).
2. MOE Guidelines (Table 3) refers to:
   - Ontario Ministry of the Environment (MOE) Soil, Ground Water and Sediment Standards for Use Under part XV.1 of the Environmental Protection Act, Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, commercial/industrial soil standards.
3. The “coarse textured soils” standards were used (where applicable) since the primary soil type for groundwater transport was coarse grained.
4. **[#]** Concentrations greater than the site-specific CCME Guidelines are shown in **bold**.

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FIGURES

Figure 1: Site Plan

IMAGE © 2021 CNES / AIRBUS, GOOGLE EARTH (IMAGE DATE: MAY 20, 2020)

0 20 m 40 m 60 m 80 m 120 m 160 m 200 m

SCALE

LEGEND

- APPROXIMATE SITE BOUNDARY
- TEST HOLE (ENVIRONMENTAL)
- MONITORING WELL
- TEST HOLE (GEOTECHNICAL)

GPS COORDINATES OF TEST HOLES		
TEST HOLE	COORDINATE DATUM: WSG84	
	UTM	15U
TH1	5515436	395352
TH2	5515398	395353
TH3	5515518	395480
TH4	5515362	395352
TH5	5515384	395394
TH6	5515518	395450
TH7	5515426	395471
TH8	5515366	395464
TH9	5515460	395487
TH10	5515460	395440

NO.	DATE	ISSUE / REVISION
0	MAR 2021	REPORT

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ENG. STAMP:

Professional Engineers Ontario
Certificate of Authorization
ENG-TECH Consulting Limited
No. 10036802

CLIENT:
FUSION CAPITAL CORPORATION

PROJECT:
PHASE II ESA
1415 & 1435 VALLEY DRIVE
KENORA, ONTARIO

DWG DESCRIPTION:
SITE PLAN

SCALE:
1:2,500

DRAWN BY: WGH
DATE: MARCH 2021

FILE No.: 21-166-06
CLIENT DWG/FIG. No.:

ENG-TECH DWG/FIG. No.: 1
NO.: 0

P:\2021\166(OTC)\06(Fusion Capital Corporation_1415-1435 Valley Dr, Kenora, ON)\Figures\21-166-06 Figure 1 Site Plan (Phase II).dwg

APPENDICES

Appendix A – Photographs
Appendix B – Test Hole Logs
Appendix C – Laboratory Results

APPENDIX A

Photographs (4)

PHOTOGRAPH #1: Drilling TH1 as seen facing south.

PHOTOGRAPH #2: Drilling TH2 as seen facing north-northeast.

PHOTOGRAPH #3: Drilling TH7 as seen facing north-northwest.

PHOTOGRAPH #4: Mobilizing in the forested area in the southeast portion of the Site.

APPENDIX B

Test Hole Logs (10)

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Engineering And Testing Solutions That Work For You

Test Hole #: TH1

Client: Fusion Capital Corp.
Site: 1415-1435 Valley Drive, Kenora, ON
Location: See Figure 1
Project: Phase II ESA

File No.: 21-166-06
Date Drilled: February 24, 2021
Grade Elevation: ~345.0 m
Water Elevation: --

Depth (m)	Soil Symbol	Description	Elevation (m)	Sample No.	Sample Type	VOC Concentrations (ppm)	VOC Concentrations (% LEL)	Comments
0.0		Ground Surface	345.0					
		Sand Fill (SP) - dark brown, frozen, dense, some silt, some gravel, cobbles.		S1		15		
1.0		***Silt (ML)*** - dark brown, moist, firm to stiff, low plastic, some clay, some sand, some gravel, rootlets.	344.0	S2		100		
2.0			343.0					
		Silty Clay (CL/CI) - light brown, moist, soft/firm, low/medium plastic, with to and silt, trace sand.		S3		100		
3.0			342.0	S4		40		
		Sand (SP) - light grey, moist, medium dense, poorly graded (fine), some silt.						
4.0			341.0					
				S5		160		
		End of Test Hole - test hole completed at 4.6 m below grade. - no seepage or sloughing observed immediately after completion of drilling. - test hole backfilled with auger cuttings and bentonite.						
5.0			340.0					
6.0			339.0					

VOC Concentrations: %LEL (10, 30, 50, 70, 90); PPM (100, 300, 500, 700, 900)

ENG-TECH Consulting Limited

Logged by: WGH
Reviewed by:

Drilled By: Paddock Drilling Ltd.
Drill Rig: Acker Soil Sentry III
Auger Size: 125 mm Solid Stem

Completion Depth: 4.6 m
Completion Elevation: 340.4 m
Sheet: 1 of 1

SAMPLE TYPE — SPLIT BARREL — SHELBY TUBE — AUGER CUTTINGS — SPLIT SPOON

ENG-TECH CONSULTING LIMITED

Engineering And Testing Solutions That Work For You

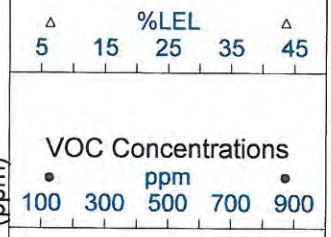
Test Hole #: TH2

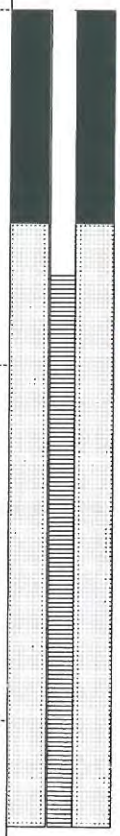
Client: Fusion Capital Corp.
Site: 1415-1435 Valley Drive, Kenora, ON
Location: See Figure 1
Project: Phase II ESA

File No.: 21-166-06
Date Drilled: February 24, 2021
Grade Elevation: ~344.5 m
Water Elevation: ~342.6 m

Depth (m)	Description	Elevation (m)
0.0	Ground Surface	344.5
	Sand (SP) - dark brown, damp/moist, medium dense, poorly graded (fine), some silt, some gravel, cobbles.	
1.0		344.0
	- below 1.8 m light brown, wet, trace gravel, no cobbles.	343.0
2.0	- below 2.1 m saturated.	
	Clay (CI) - medium grey, moist, firm, medium plastic, with silt, trace sand, oxidation.	342.0
3.0		
		341.0
4.0		340.0
	End of Test Hole - test hole completed at 4.6 m below grade. - no seepage or sloughing observed immediately after completion of drilling. - monitoring well installed in test hole.	
5.0		339.0
6.0		

Sample No.	Sample Type	VOC Concentrations (ppm)
S1	SPLIT SPOON	50
S2	SPLIT SPOON	40
S3	SPLIT SPOON	110
S4	SPLIT SPOON	180
S5	SPLIT SPOON	60





Below Grade Well Completion Details

- 1.9 m stick-up
- solid 50 mm PVC to 1.5 m
- bentonite from surface to 1.2 m
- sand from 1.2 m to 4.6 m
- slotted 50 mm PVC from 1.2 to 4.6 m

Comments

ENG-TECH Consulting Limited

Logged by: WGH
Reviewed by: BBT

Drilled By: Paddock Drilling Ltd.
Drill Rig: Acker Soil Sentry III
Auger Size: 125 mm Solid Stem

Completion Depth: 4.6 m
Completion Elevation: 339.5 m
Sheet: 1 of 1

SAMPLE TYPE — SPLIT BARREL — SHELBY TUBE — AUGER CUTTINGS — SPLIT SPOON

ENG-TECH CONSULTING LIMITED

Engineering And Testing Solutions That Work For You

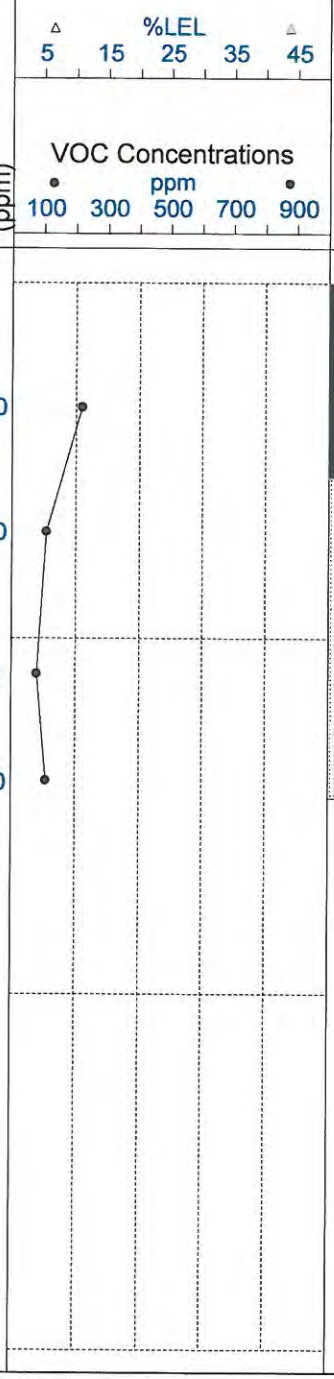
Test Hole #: TH3

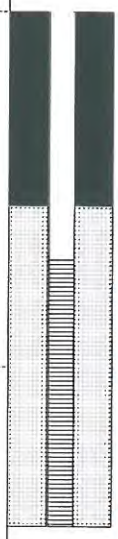
Client: Fusion Capital Corp.
Site: 1415-1435 Valley Drive, Kenora, ON
Location: See Figure 1
Project: Phase II ESA

File No.: 21-166-06
Date Drilled: February 24, 2021
Grade Elevation: ~347.5 m
Water Elevation: --

Depth (m)	Soil Symbol	Description	Elevation (m)
0.0		Ground Surface	347.5
		Sand (SP) - light brown, frozen, medium dense, poorly graded (fine), with silt, oxidation. - below 0.6 m some silt, moist.	347.0
1.0			
		- below 1.8 m some gravel.	346.0
2.0			
			345.0
3.0		***End of Test Hole*** - auger refusal at 2.9 m below grade. - no seepage or sloughing observed immediately after completion of drilling. - monitoring well installed in test hole.	
4.0			344.0
			343.0
5.0			
			342.0
6.0			

Sample No.	Sample Type	VOC Concentrations (ppm)
S1		220
S2		110
S3		80
S4		110





Below Grade Well Completion Details

Comments

- 1.1 m stick-up
- solid 50 mm PVC to 1.4 m
- bentonite from surface to 1.1 m
- sand from 1.1 to 2.9 m
- slotted 50 mm PVC from 1.4 to 2.9 m

ENG-TECH Consulting Limited

Logged by: WGH

Reviewed by: BST

Drilled By: Paddock Drilling Ltd.
Drill Rig: Acker Soil Sentry III
Auger Size: 125 mm Solid Stem

Completion Depth: 2.9 m
Completion Elevation: 344.6 m
Sheet: 1 of 1

SAMPLE TYPE — SPLIT BARREL — SHELBY TUBE — AUGER CUTTINGS — SPLIT SPOON

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Engineering And Testing Solutions That Work For You

Test Hole #: TH4

Client: Fusion Capital Corp.
Site: 1415-1435 Valley Drive, Kenora, ON
Location: See Figure 1
Project: Geotechnical Investigation

File No.: 21-166-06
Date Drilled: February 24, 2021
Grade Elevation: ~342.5 m
Water Elevation: --

Depth (m)	Soil Symbol	Description	Elevation (m)
0.0		Ground Surface	342.5
		Sand (SP) - medium brown, damp, medium dense, poorly graded (fine), some silt, some gravel, cobbles.	
1.0			342.0
		End of Test Hole - end of test hole at 1.5 m below grade. - no sloughing or seepage immediately after completion of drilling. - backfilled with auger cuttings and bentonite.	341.0
2.0			
3.0			340.0
			339.0
4.0			338.0

Sample No.	Sample Type	Moisture Content (%)	Blows/300 mm
S1	Split Barrel	8.8	
S2	Split Barrel	7.3	29
S3	Auger Cuttings	6.8	

Moisture Content (%): PL I---------X---------I LL (20, 40, 60, 80)

Shear Strength (kPa): P. Pen, Torvane, UC

ENG- TECH Consulting Limited
Logged by: WGH
Reviewed by:

Drilled By: Paddock Drilling Ltd.
Drill Rig: Acker Soil Sentry III
Auger Size: 125 mm Solid Stem

Completion Depth: 1.5 m
Completion Elevation: 341.0 m
Sheet: 1 of 1

SAMPLE TYPE: SPLIT BARREL | SHELBY TUBE | AUGER CUTTINGS | SPLIT SPOON

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Engineering And Testing Solutions That Work For You

Test Hole #: TH5

Client: Fusion Capital Corp.
Site: 1415-1435 Valley Drive, Kenora, ON
Location: See Figure 1
Project: Geotechnical Investigation

File No.: 21-166-06
Date Drilled: February 24, 2021
Grade Elevation: ~342.5 m
Water Elevation: --

Depth (m)	Soil Symbol	Description	Elevation (m)
0.0		Ground Surface	342.5
		Sand (SP) - dark brown, damp, very dense, poorly graded (fine), some silt, some gravel, cobbles.	
1.0			342.0
		End of Test Hole - end of test hole at 1.5 m below grade. - no sloughing or seepage immediately after completion of drilling. - backfilled with auger cuttings and bentonite.	341.0
2.0			
3.0			340.0
			339.0
4.0			338.0

Sample No.	Sample Type	Moisture Content (%)	Blows/300 mm
S1	Split Barrel	6.7	
S2	Split Barrel	7.2	>85
S3	Auger Cuttings	10.6	

Moisture Content (%): PL I---------X---------I LL (20, 40, 60, 80)

SHEAR STRENGTH (kPa): P. Pen | Torvane | UC

ENG- TECH Consulting Limited

Logged by: WGH
Reviewed by: [illegible]

Drilled By: Paddock Drilling Ltd.
Drill Rig: Acker Soil Sentry III
Auger Size: 125 mm Solid Stem

Completion Depth: 1.5 m
Completion Elevation: 341.0 m
Sheet: 1 of 1

SAMPLE TYPE: SPLIT BARREL | SHELBY TUBE | AUGER CUTTINGS | SPLIT SPOON

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Engineering And Testing Solutions That Work For You

Test Hole #: TH6

Client: Fusion Capital Corp.
Site: 1415-1435 Valley Drive, Kenora, ON
Location: See Figure 1
Project: Geotechnical Investigation

File No.: 21-166-06
Date Drilled: February 24, 2021
Grade Elevation: ~348.0 m
Water Elevation: --

Depth (m)	Description	Elevation (m)	Sample No.	Sample Type	Moisture Content (%)	Blows/300 mm
0.0	Ground Surface	348.0				
	Silt (ML) - medium brown, frozen, low plastic, with sand, oxidation.					
	- below 0.6 m moist, firm.		S1		18.7	
1.0	***Sand (SP)*** - light brown, damp, medium dense, poorly graded (fine), trace silt, trace gravel, medium dense.	347.0	S2		14.5	
			S3		13.7	16
2.0		346.0	S4		9.0	
	End of Test Hole - auger refusal at 2.4 m below grade. - no sloughing or seepage immediately after completion of drilling. - backfilled with auger cuttings and bentonite.					
3.0		345.0				
4.0		344.0				

Moisture Content (%): PL I----------X----------I LL (20, 40, 60, 80)

SHEAR STRENGTH (kPa): P. Pen | Torvane | UC

ENG- TECH Consulting Limited

Logged by: WGH

Reviewed by: BDT

Drilled By: Paddock Drilling Ltd.
Drill Rig: Acker Soil Sentry III
Auger Size: 125 mm Solid Stem

Completion Depth: 2.4 m
Completion Elevation: 345.6 m
Sheet: 1 of 1

SAMPLE TYPE: SPLIT BARREL | SHELBY TUBE | AUGER CUTTINGS | SPLIT SPOON

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Engineering And Testing Solutions That Work For You

Test Hole #: TH7

Client: Fusion Capital Corp.
Site: 1415-1435 Valley Drive, Kenora, ON
Location: See Figure 1
Project: Geotechnical Investigation

File No.: 21-166-06
Date Drilled: February 24, 2021
Grade Elevation: ~340.5 m
Water Elevation: --

Depth (m)	Description	Elevation (m)	Sample No.	Sample Type	Moisture Content (%)	Blows/300 mm
0.0	Ground Surface	340.5				
0.0–3.0	***Silty Sand (SM)*** - medium brown, moist, fine graded, medium dense/loose, some to with silt, oxidation.		S1		9.3	
		339.0	S2		28.5	
3.0–4.0	***Clay (CH)*** - medium grey, moist, firm, high plastic, some silt, trace sand, sand lenses.	338.0	S3		43.8	
			S4		29.3	
4.0–5.0	***Sandy Silt (ML)*** - light brown, saturated, loose, and sand (fine), trace clay.	337.0	S5		16.3	4
		336.0	S6		14.5	
5.0–6.0	***Sand (SP)*** - medium brown, saturated, loose, poorly graded (medium), trace gravel.		S7		14.2	6
		335.0	S8		13.4	
6.0–7.0		334.0	S9		11.0	12
7.0–8.0	- below 6.1 m some gravel.	333.0	S10		13.9	
8.0–9.0		332.0	S11		11.4	
9.0–10.0		331.0				
10.0–11.0		330.0				
11.0–12.0		329.0	S12		11.3	
12.0–13.0		328.0				
13.0–14.0	- below 16.2 m cobbles.	327.0				
14.0–15.0		326.0				
15.0–16.0		325.0				
16.0–17.0		324.0				
17.0	***End of Test Hole*** - auger refusal at 17.1 m below grade. - seepage observed from the sand at 3 m. - water level at 0.9 m and slough at 1.2 m immediately after completion of drilling. - backfilled with auger cuttings and bentonite.	323.0	S13		10.6	
18.0–21.0		322.0–320.0				

Moisture Content (%): PL I----------X----------I LL (20, 40, 60, 80)

Shear Strength (kPa)	P. Pen	Torvane	UC
	48		
	48		

ENG- TECH Consulting Limited

Logged by: WGH
Reviewed by: SDT

Drilled By: Paddock Drilling Ltd.
Drill Rig: Acker Soil Sentry III
Auger Size: 125 mm Solid Stem

Completion Depth: 17.1 m
Completion Elevation: 323.4 m
Sheet: 1 of 1

SAMPLE TYPE: SPLIT BARREL | SHELBY TUBE | AUGER CUTTINGS | SPLIT SPOON

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Engineering And Testing Solutions That Work For You

Test Hole #: TH8

Client: Fusion Capital Corp.
Site: 1415-1435 Valley Drive, Kenora, ON
Location: See Figure 1
Project: Geotechnical Investigation

File No.: 21-166-06
Date Drilled: February 24, 2021
Grade Elevation: ~337.0 m
Water Elevation: --

Depth (m)	Description	Elevation (m)	Sample No.	Sample Type	Moisture Content (%)	Blows/300 mm
0.0	Ground Surface	337.0				
0.0	***Topsoil (OH)***					
1.0	***Clay (CI)*** - medium grey, moist, soft, medium plastic, with silt, trace sand.	336.0	S1		18.1	
2.0		335.0	S2		28.3	
			S3		27.9	5
			S4		26.5	
3.0	***Sandy Silt (ML)*** - medium grey, saturated, soft/loose, and sand (fine), trace clay.	334.0	S5		50.8	
4.0	***Clay (CH)*** - medium grey, moist, very soft, high plastic, some silt, trace sand, peat inclusions.	333.0	S6		30.1	
5.0		332.0				
6.0	***Silty Sand (SM)*** - medium grey, saturated, loose, fine grained, trace clay, trace gravel.	331.0	S7		23.4	
			S8		21.6	2
7.0		330.0				
			S9		22.2	
8.0		329.0	S10		20.6	2
9.0		328.0	S11		17.7	
10.0		327.0				
11.0	- below 10.7 m some gravel, cobbles.	326.0				
12.0		325.0	S12		10.1	
13.0	***End of Test Hole***	324.0				
14.0	- auger refusal at 13.1 m below grade.	323.0				
15.0	- seepage observed from the silt layer at 1.5 m and sand layer at 4.6 m.	322.0				
16.0	- water level at 2.4 m and slough at 5.0 m immediately after completion of drilling.	321.0				
17.0	- backfilled with auger cuttings and bentonite.	320.0				
18.0		319.0				
19.0		318.0				
20.0		317.0				
21.0		316.0				

Moisture Content (%): PL I---------X---------I LL (20, 40, 60, 80)

Shear Strength (kPa)	
P. Pen	Torvane	UC
<24		
<24		
<24		

ENG- TECH Consulting Limited

Logged by: WGH

Reviewed by: RDT

Drilled By: Paddock Drilling Ltd.
Drill Rig: Acker Soil Sentry III
Auger Size: 125 mm Solid Stem

Completion Depth: 13.1 m
Completion Elevation: 323.9 m
Sheet: 1 of 1

SAMPLE TYPE — SPLIT BARREL | SHELBY TUBE | AUGER CUTTINGS | SPLIT SPOON

ENG-TECH CONSULTING LIMITED

Engineering And Testing Solutions That Work For You

Test Hole #: TH9

Client: Fusion Capital Corp.
Site: 1415-1435 Valley Drive, Kenora, ON
Location: See Figure 1
Project: Geotechnical Investigation

File No.: 21-166-06
Date Drilled: February 24, 2021
Grade Elevation: ~343.0 m
Water Elevation: --

Depth (m)	Soil Symbol	Description	Elevation (m)
0.0		Ground Surface	343.0
		Sand (SP) - medium brown, damp, medium dense, poorly graded (fine), some silt, trace gravel.	
1.0			342.0
2.0			341.0
		End of Test Hole - auger refusal at 2.1 m below grade. - no sloughing or seepage immediately after completion of drilling. - backfilled with auger cuttings and bentonite.	
3.0			340.0
4.0			339.0

Sample No.	Sample Type	Moisture Content (%)	Blows/300 mm
S1	Auger Cuttings	3.4	
S2	Auger Cuttings	3.2	
S3	Auger Cuttings	2.7	

Moisture Content (%): PL I----------X----------I LL (20, 40, 60, 80)

SHEAR STRENGTH (kPa): P. Pen | Torvane | UC

ENG- TECH Consulting Limited

Logged by: WGH
Reviewed by: BDT

Drilled By: Paddock Drilling Ltd.
Drill Rig: Acker Soil Sentry III
Auger Size: 125 mm Solid Stem

Completion Depth: 2.1 m
Completion Elevation: 340.9 m
Sheet: 1 of 1

SAMPLE TYPE: SPLIT BARREL | SHELBY TUBE | AUGER CUTTINGS | SPLIT SPOON

ENG-TECH CONSULTING LIMITED

Engineering And Testing Solutions That Work For You

Test Hole #: TH10

Client: Fusion Capital Corp.
Site: 1415-1435 Valley Drive, Kenora, ON
Location: See Figure 1
Project: Geotechnical Investigation

File No.: 21-166-06
Date Drilled: February 25, 2021
Grade Elevation: ~344.0 m
Water Elevation: --

Depth (m)	Soil Symbol	Description	Elevation (m)	Sample No.	Sample Type	Moisture Content (%)	Blows/300 mm
0.0		Ground Surface	344.0				
		Silty Sand (SM) - light brown, damp, loose, poorly graded (fine), and silt, trace gravel.		S1		9.9	
1.0			343.0				
		- below 1.5 m medium brown, some gravel.		S2		19.4	
				S3		18.2	7
2.0			342.0				
		End of Test Hole - auger refusal at 2.4 m below grade. - no sloughing or seepage immediately after completion of drilling. - backfilled with auger cuttings and bentonite.		S3		11.4	
3.0			341.0				
4.0			340.0				

Moisture Content (%): PL I----------X----------I LL (20, 40, 60, 80)

SHEAR STRENGTH (kPa): P. Pen | Torvane | UC

ENG- TECH Consulting Limited

Logged by: WGH
Reviewed by: BBT

Drilled By: Paddock Drilling Ltd.
Drill Rig: Acker Soil Sentry III
Auger Size: 125 mm Solid Stem

Completion Depth: 2.4 m
Completion Elevation: 341.6 m
Sheet: 1 of 1

SAMPLE TYPE: SPLIT BARREL | SHELBY TUBE | AUGER CUTTINGS | SPLIT SPOON

APPENDIX C

Laboratory Reports (3)

ENG-TECH Consulting
ATTN: ROD GIROUARD
420 Turenne Street
Winnipeg MB R2J 3W8

Date Received: 26-FEB-21
Report Date: 08-MAR-21 15:53 (MT)
Version: FINAL

Client Phone: 204-233-1694

Certificate of Analysis

Lab Work Order #: L2561798

Project P.O. #: NOT SUBMITTED
Job Reference: 21-166-06
C of C Numbers:
Legal Site Desc:

Hua Wo
Chemistry Laboratory Manager

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L2561798-1 TH1-S5							
Sampled By: CLIENT on 24-FEB-21 @ 10:00							
Matrix: SOIL							
BTEX and F1-F4 by Tumbler Method							
BTX plus F1 by GCMS							
Benzene	<0.0050		0.0050	mg/kg	24-FEB-21	08-MAR-21	R5398107
Toluene	<0.050		0.050	mg/kg	24-FEB-21	08-MAR-21	R5398107
Ethyl benzene	<0.015		0.015	mg/kg	24-FEB-21	08-MAR-21	R5398107
o-Xylene	<0.050		0.050	mg/kg	24-FEB-21	08-MAR-21	R5398107
m+p-Xylenes	<0.050		0.050	mg/kg	24-FEB-21	08-MAR-21	R5398107
F1 (C6-C10)	<10		10	mg/kg	24-FEB-21	08-MAR-21	R5398107
Surrogate: 4-Bromofluorobenzene (SS)	103.8		70-130	%	24-FEB-21	08-MAR-21	R5398107
Surrogate: 3,4-Dichlorotoluene (SS)	94.6		70-130	%	24-FEB-21	08-MAR-21	R5398107
CCME Total Extractable Hydrocarbons							
F2 (C10-C16)	<25		25	mg/kg	02-MAR-21	02-MAR-21	R5396631
F3 (C16-C34)	<50		50	mg/kg	02-MAR-21	02-MAR-21	R5396631
F4 (C34-C50)	<50		50	mg/kg	02-MAR-21	02-MAR-21	R5396631
Surrogate: 2-Bromobenzotrifluoride	91.7		60-140	%	02-MAR-21	02-MAR-21	R5396631
Chrom. to baseline at nC50	YES				02-MAR-21	02-MAR-21	R5396631
CCME Total Hydrocarbons							
F1-BTEX	<10		10	mg/kg		08-MAR-21	
Total Hydrocarbons (C6-C50)	<76		76	mg/kg		08-MAR-21	
Sum of Xylene Isomer Concentrations							
Xylenes (Total)	<0.071		0.071	mg/kg		08-MAR-21	
Miscellaneous Parameters							
Moisture	12.2		0.10	%		04-MAR-21	R5396906
L2561798-2 TH2-S4							
Sampled By: CLIENT on 24-FEB-21 @ 11:00							
Matrix: SOIL							
BTEX and F1-F4 by Tumbler Method							
BTX plus F1 by GCMS							
Benzene	<0.0050		0.0050	mg/kg	24-FEB-21	08-MAR-21	R5398107
Toluene	<0.050		0.050	mg/kg	24-FEB-21	08-MAR-21	R5398107
Ethyl benzene	<0.015		0.015	mg/kg	24-FEB-21	08-MAR-21	R5398107
o-Xylene	<0.050		0.050	mg/kg	24-FEB-21	08-MAR-21	R5398107
m+p-Xylenes	<0.050		0.050	mg/kg	24-FEB-21	08-MAR-21	R5398107
F1 (C6-C10)	<10		10	mg/kg	24-FEB-21	08-MAR-21	R5398107
Surrogate: 4-Bromofluorobenzene (SS)	112.5		70-130	%	24-FEB-21	08-MAR-21	R5398107
Surrogate: 3,4-Dichlorotoluene (SS)	112.9		70-130	%	24-FEB-21	08-MAR-21	R5398107
CCME Total Extractable Hydrocarbons							
F2 (C10-C16)	<25		25	mg/kg	02-MAR-21	02-MAR-21	R5396631
F3 (C16-C34)	<50		50	mg/kg	02-MAR-21	02-MAR-21	R5396631
F4 (C34-C50)	<50		50	mg/kg	02-MAR-21	02-MAR-21	R5396631
Surrogate: 2-Bromobenzotrifluoride	93.8		60-140	%	02-MAR-21	02-MAR-21	R5396631
Chrom. to baseline at nC50	YES				02-MAR-21	02-MAR-21	R5396631
CCME Total Hydrocarbons							
F1-BTEX	<10		10	mg/kg		08-MAR-21	
Total Hydrocarbons (C6-C50)	<76		76	mg/kg		08-MAR-21	
Sum of Xylene Isomer Concentrations							
Xylenes (Total)	<0.071		0.071	mg/kg		08-MAR-21	
Miscellaneous Parameters							
Moisture	20.4		0.10	%		04-MAR-21	R5396906
L2561798-3 TH3-S1							
Sampled By: CLIENT on 24-FEB-21 @ 12:00							
Matrix: SOIL							

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L2561798-3 TH3-S1							
Sampled By: CLIENT on 24-FEB-21 @ 12:00							
Matrix: SOIL							
Miscellaneous Parameters							
Moisture	11.9		0.10	%		04-MAR-21	R5396906
VOC plus F1-F4 by Tumbler							
CCME Total Extractable Hydrocarbons							
F2 (C10-C16)	<25		25	mg/kg	02-MAR-21	02-MAR-21	R5396631
F3 (C16-C34)	<50		50	mg/kg	02-MAR-21	02-MAR-21	R5396631
F4 (C34-C50)	<50		50	mg/kg	02-MAR-21	02-MAR-21	R5396631
Surrogate: 2-Bromobenzotrifluoride	93.7		60-140	%	02-MAR-21	02-MAR-21	R5396631
Chrom. to baseline at nC50	YES				02-MAR-21	02-MAR-21	R5396631
CCME Total Hydrocarbons							
F1-BTEX	<10		10	mg/kg		05-MAR-21	
Total Hydrocarbons (C6-C50)	<76		76	mg/kg		05-MAR-21	
Sum of Xylene Isomer Concentrations							
Xylenes (Total)	<0.071		0.071	mg/kg		05-MAR-21	
VOC plus F1 by GCMS							
Acetone	<0.50		0.50	mg/kg	24-FEB-21	02-MAR-21	R5395903
Benzene	<0.0050		0.0050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Bromobenzene	<0.10		0.10	mg/kg	24-FEB-21	02-MAR-21	R5395903
Bromochloromethane	<0.10		0.10	mg/kg	24-FEB-21	02-MAR-21	R5395903
Bromodichloromethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Bromoform	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Bromomethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
n-Butylbenzene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
sec-Butylbenzene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
tert-Butylbenzene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Carbon disulfide	<0.25		0.25	mg/kg	24-FEB-21	02-MAR-21	R5395903
Carbon Tetrachloride	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Chlorobenzene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Chloroethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Chloroform	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Chloromethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
2-Chlorotoluene	<0.10		0.10	mg/kg	24-FEB-21	02-MAR-21	R5395903
4-Chlorotoluene	<0.10		0.10	mg/kg	24-FEB-21	02-MAR-21	R5395903
Dibromochloromethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,2-Dibromo-3-chloropropane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,2-Dibromoethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Dibromomethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,2-Dichlorobenzene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,3-Dichlorobenzene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,4-Dichlorobenzene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Dichlorodifluoromethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,1-dichloroethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,2-Dichloroethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,1-dichloroethene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
cis-1,2-Dichloroethene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
trans-1,2-Dichloroethene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Dichloromethane	<0.10		0.10	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,2-Dichloropropane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,3-Dichloropropane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
2,2-Dichloropropane	<0.10		0.10	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,1-Dichloropropene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
cis-1,3-Dichloropropene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
trans-1,3-Dichloropropene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L2561798-3 TH3-S1							
Sampled By: CLIENT on 24-FEB-21 @ 12:00							
Matrix: SOIL							
VOC plus F1 by GCMS							
Ethylbenzene	<0.015		0.015	mg/kg	24-FEB-21	02-MAR-21	R5395903
F1	<10		10	mg/kg	24-FEB-21	02-MAR-21	R5395903
Hexachlorobutadiene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Hexane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
2-Hexanone (Methyl butyl ketone)	<0.50		0.50	mg/kg	24-FEB-21	02-MAR-21	R5395903
Isopropylbenzene	<0.10		0.10	mg/kg	24-FEB-21	02-MAR-21	R5395903
4-Isopropyltoluene	<0.10		0.10	mg/kg	24-FEB-21	02-MAR-21	R5395903
MEK	<0.50		0.50	mg/kg	24-FEB-21	02-MAR-21	R5395903
MIBK	<0.50		0.50	mg/kg	24-FEB-21	02-MAR-21	R5395903
MTBE	<0.20		0.20	mg/kg	24-FEB-21	02-MAR-21	R5395903
Styrene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,1,1,2-Tetrachloroethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,1,2,2-Tetrachloroethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Tetrachloroethene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Toluene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,2,3-Trichlorobenzene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,2,4-Trichlorobenzene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,1,1-Trichloroethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,1,2-Trichloroethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Trichloroethene	<0.010		0.010	mg/kg	24-FEB-21	02-MAR-21	R5395903
Trichlorofluoromethane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,2,3-Trichloropropane	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,2,4-Trimethylbenzene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
1,3,5-Trimethylbenzene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Vinyl Chloride	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
M+P-Xylenes	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
o-Xylene	<0.050		0.050	mg/kg	24-FEB-21	02-MAR-21	R5395903
Surrogate: 1,4-Difluorobenzene (SS)	109.2		70-130	%	24-FEB-21	02-MAR-21	R5395903
Surrogate: 3,4-Dichlorotoluene (SS)	97.8		70-130	%	24-FEB-21	02-MAR-21	R5395903
Surrogate: 4-Bromofluorobenzene (SS)	108.5		70-130	%	24-FEB-21	02-MAR-21	R5395903

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

Reference Information

Test Method References:

ALS Test Code	Matrix	Test Description	Method Reference**
BTEXS+F1-HSMS-WP	Soil	BTX plus F1 by GCMS	EPA 8260C

The soil methanol extract is added to water and reagents, then heated in a sealed vial to equilibrium. The headspace from the vial is transferred into a gas chromatograph. Target compound concentrations are measured using mass spectrometry detection.

F1-F4-CALC-WP	Soil	CCME Total Hydrocarbons	CCME CWS-PHC, Pub #1310, Dec 2001-S

Analytical methods used for analysis of CCME Petroleum Hydrocarbons have been validated and comply with the Reference Method for the CWS PHC.

In cases where results for both F4 and F4G are reported, the greater of the two results must be used in any application of the CWS PHC guidelines and the gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.
In samples where BTEX and F1 were analyzed , F1-BTEX represents a value where the sum of Benzene, Toluene, Ethylbenzene and total Xylenes has been subtracted from F1.

In samples where PAHs, F2 and F3 were analyzed, F2-Naphth represents the result where Naphthalene has been subtracted from F2. F3-PAH represents a result where the sum of Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Dibenzo(a,h)anthracene, Fluoranthene, Indeno(1,2,3-cd)pyrene, Phenanthrene, and Pyrene has been subtracted from F3.

Unless otherwise qualified, the following quality control criteria have been met for the F1 hydrocarbon range:
1. All extraction and analysis holding times were met.
2. Instrument performance showing response factors for C6 and C10 within 30% of the response factor for toluene.
3. Linearity of gasoline response within 15% throughout the calibration range.

Unless otherwise qualified, the following quality control criteria have been met for the F2-F4 hydrocarbon ranges:
1. All extraction and analysis holding times were met.
2. Instrument performance showing C10, C16 and C34 response factors within 10% of their average.
3. Instrument performance showing the C50 response factor within 30% of the average of the C10, C16 and C34 response factors.
4. Linearity of diesel or motor oil response within 15% throughout the calibration range.

F2-F4-TMB-FID-WP	Soil	CCME Total Extractable Hydrocarbons	CCME CWS-PHC, Pub #1310, Dec 2001

A soil or sediment sample is extracted with 1:1 hexane/acetone in a tumbler, followed by a silica gel clean up to facilitate separation of the hydrocarbons from other polar extractions. An aliquot of the solvent is analyzed using a gas chromatograph equipped with a flame -ionization detector.

MOISTURE-WP	Soil	% Moisture	CCME PHC in Soil - Tier 1 (mod)

Moisture content in solid matrices is determined gravimetrically after drying to constant weight at 105°C.

VOC+F1-HSMS-WP	Soil	VOC plus F1 by GCMS	EPA 8260C

The soil methanol extract is added to water and reagents, then heated in a sealed vial to equilibrium. The headspace from the vial is transferred into a gas chromatograph. Target compound concentrations are measured using mass spectrometry detection.

XYLENES-SUM-CALC-WP	Soil	Sum of Xylene Isomer Concentrations	CALCULATED RESULT

Total xylenes represents the sum of o-xylene and m&p-xylene.

** ALS test methods may incorporate modifications from specified reference methods to improve performance.

The last two letters of the above test code(s) indicate the laboratory that performed analytical analysis for that test. Refer to the list below:

Laboratory Definition Code	Laboratory Location
WP	ALS ENVIRONMENTAL - WINNIPEG, MANITOBA, CANADA

Chain of Custody Numbers:

Reference Information

Test Method References:

ALS Test Code	Matrix	Test Description	Method Reference**

GLOSSARY OF REPORT TERMS

Surrogates are compounds that are similar in behaviour to target analyte(s), but that do not normally occur in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery. In reports that display the D.L. column, laboratory objectives for surrogates are listed there.
mg/kg - milligrams per kilogram based on dry weight of sample
mg/kg wwt - milligrams per kilogram based on wet weight of sample
mg/kg lwt - milligrams per kilogram based on lipid-adjusted weight
mg/L - unit of concentration based on volume, parts per million.
< - Less than.
D.L. - The reporting limit.
N/A - Result not available. Refer to qualifier code and definition for explanation.

Test results reported relate only to the samples as received by the laboratory.
UNLESS OTHERWISE STATED, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.
Analytical results in unsigned test reports with the DRAFT watermark are subject to change, pending final QC review.

ENG-TECH Consulting
ATTN: WALTER HOLOWKA
420 Turenne Street
Winnipeg MB R2J 3W8

Date Received: 08-MAR-21
Report Date: 15-MAR-21 15:21 (MT)
Version: FINAL

Client Phone: 204-233-1694

Certificate of Analysis

Lab Work Order #: L2564679

Project P.O. #: NOT SUBMITTED
Job Reference: 21-166-06
C of C Numbers:
Legal Site Desc:

Hua Wo
Chemistry Laboratory Manager

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L2564679-1 TH2							
Sampled By: CLIENT on 07-MAR-21 @ 16:27							
Matrix: WATER							
BTEX plus F1-F4							
BTX plus F1 by GCMS							
Benzene	<0.00050		0.00050	mg/L		11-MAR-21	R5401178
Toluene	<0.0010		0.0010	mg/L		11-MAR-21	R5401178
Ethyl benzene	<0.00050		0.00050	mg/L		11-MAR-21	R5401178
o-Xylene	<0.00050		0.00050	mg/L		11-MAR-21	R5401178
m+p-Xylenes	<0.00040		0.00040	mg/L		11-MAR-21	R5401178
F1 (C6-C10)	<0.10		0.10	mg/L		11-MAR-21	R5401178
Surrogate: 4-Bromofluorobenzene (SS)	100.7		70-130	%		11-MAR-21	R5401178
CCME PHC F2-F4 in Water							
F2 (C10-C16)	<0.10		0.10	mg/L	10-MAR-21	11-MAR-21	R5399910
F3 (C16-C34)	0.53		0.25	mg/L	10-MAR-21	11-MAR-21	R5399910
F4 (C34-C50)	1.01		0.25	mg/L	10-MAR-21	11-MAR-21	R5399910
Surrogate: 2-Bromobenzotrifluoride	104.3		60-140	%	10-MAR-21	11-MAR-21	R5399910
CCME Total Hydrocarbons							
F1-BTEX	<0.10		0.10	mg/L		15-MAR-21	
Total Hydrocarbons (C6-C50)	1.53		0.38	mg/L		15-MAR-21	
Sum of Xylene Isomer Concentrations							
Xylenes (Total)	<0.00064		0.00064	mg/L		15-MAR-21	

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

Reference Information

Test Method References:

ALS Test Code	Matrix	Test Description	Method Reference**
BTEXS+F1-HSMS-WP	Water	BTX plus F1 by GCMS	EPA 8260C / EPA 5021A

The water sample, with added reagents, is heated in a sealed vial to equilibrium. The headspace from the vial is transfered into a gas chromatograph. Target compound concentrations are measured using mass spectrometry detection.

F1-F4-CALC-WP	Water	CCME Total Hydrocarbons	CCME CWS-PHC, Pub #1310, Dec 2001-L

Analytical methods used for analysis of CCME Petroleum Hydrocarbons have been validated and comply with the Reference Method for the CWS PHC.

In cases where results for both F4 and F4G are reported, the greater of the two results must be used in any application of the CWS PHC guidelines and the gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.
In samples where BTEX and F1 were analyzed , F1-BTEX represents a value where the sum of Benzene, Toluene, Ethylbenzene and total Xylenes has been subtracted from F1.

In samples where PAHs, F2 and F3 were analyzed, F2-Naphth represents the result where Naphthalene has been subtracted from F2. F3-PAH represents a result where the sum of Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Dibenzo(a,h)anthracene, Fluoranthene, Indeno(1,2,3-cd)pyrene, Phenanthrene, and Pyrene has been subtracted from F3.

Unless otherwise qualified, the following quality control criteria have been met for the F1 hydrocarbon range:
1. All extraction and analysis holding times were met.
2. Instrument performance showing response factors for C6 and C10 within 30% of the response factor for toluene.
3. Linearity of gasoline response within 15% throughout the calibration range.

Unless otherwise qualified, the following quality control criteria have been met for the F2-F4 hydrocarbon ranges:
1. All extraction and analysis holding times were met.
2. Instrument performance showing C10, C16 and C34 response factors within 10% of their average.
3. Instrument performance showing the C50 response factor within 30% of the average of the C10, C16 and C34 response factors.
4. Linearity of diesel or motor oil response within 15% throughout the calibration range.

F2-F4-FID-WP	Water	CCME PHC F2-F4 in Water	EPA 3511

Petroleum hydrocarbons in water are determined by liquid-liquid micro-scale solvent extraction using a reciprocal shaker extraction apparatus prior to capillary column gas chromatography with flame ionization detection (GC-FID) analysis.

XYLENES-SUM-CALC-WP	Water	Sum of Xylene Isomer Concentrations	CALCULATED RESULT

Total xylenes represents the sum of o-xylene and m&p-xylene.

** ALS test methods may incorporate modifications from specified reference methods to improve performance.

The last two letters of the above test code(s) indicate the laboratory that performed analytical analysis for that test. Refer to the list below:

Laboratory Definition Code	Laboratory Location
WP	ALS ENVIRONMENTAL - WINNIPEG, MANITOBA, CANADA

Chain of Custody Numbers:

GLOSSARY OF REPORT TERMS

Surrogates are compounds that are similar in behaviour to target analyte(s), but that do not normally occur in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery. In reports that display the D.L. column, laboratory objectives for surrogates are listed there.
mg/kg - milligrams per kilogram based on dry weight of sample
mg/kg wwt - milligrams per kilogram based on wet weight of sample
mg/kg lwt - milligrams per kilogram based on lipid-adjusted weight
mg/L - unit of concentration based on volume, parts per million.
< - Less than.
D.L. - The reporting limit.
N/A - Result not available. Refer to qualifier code and definition for explanation.

Test results reported relate only to the samples as received by the laboratory.
UNLESS OTHERWISE STATED, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.
Analytical results in unsigned test reports with the DRAFT watermark are subject to change, pending final QC review.

ENG-TECH Consulting
ATTN: WALTER HOLOWKA
420 Turenne Street
Winnipeg MB R2J 3W8

Date Received: 18-MAR-21
Report Date: 25-MAR-21 12:58 (MT)
Version: FINAL

Client Phone: 204-233-1694

Certificate of Analysis

Lab Work Order #: L2568274

Project P.O. #: NOT SUBMITTED
Job Reference: 21-166-06
C of C Numbers:
Legal Site Desc:

Judy Dalmaijer
Account Manager

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L2568274-1 TH2							
Sampled By: CLIENT on 17-MAR-21 @ 19:30							
Matrix: WATER							
BTEX plus F1-F4							
BTX plus F1 by GCMS							
Benzene	<0.00050		0.00050	mg/L		24-MAR-21	R5414787
Toluene	<0.0010		0.0010	mg/L		24-MAR-21	R5414787
Ethyl benzene	<0.00050		0.00050	mg/L		24-MAR-21	R5414787
o-Xylene	<0.00050		0.00050	mg/L		24-MAR-21	R5414787
m+p-Xylenes	<0.00040		0.00040	mg/L		24-MAR-21	R5414787
F1 (C6-C10)	<0.10		0.10	mg/L		24-MAR-21	R5414787
Surrogate: 4-Bromofluorobenzene (SS)	103.4		70-130	%		24-MAR-21	R5414787
CCME PHC F2-F4 in Water							
F2 (C10-C16)	<0.10		0.10	mg/L	20-MAR-21	20-MAR-21	R5409501
F3 (C16-C34)	<0.25		0.25	mg/L	20-MAR-21	20-MAR-21	R5409501
F4 (C34-C50)	<0.25		0.25	mg/L	20-MAR-21	20-MAR-21	R5409501
Surrogate: 2-Bromobenzotrifluoride	101.3		60-140	%	20-MAR-21	20-MAR-21	R5409501
CCME Total Hydrocarbons							
F1-BTEX	<0.10		0.10	mg/L		25-MAR-21	
Total Hydrocarbons (C6-C50)	<0.38		0.38	mg/L		25-MAR-21	
Sum of Xylene Isomer Concentrations							
Xylenes (Total)	<0.00064		0.00064	mg/L		25-MAR-21	

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3. Linearity of gasoline response within 15% throughout the calibration range.

Unless otherwise qualified, the following quality control criteria have been met for the F2-F4 hydrocarbon ranges:
1. All extraction and analysis holding times were met.
2. Instrument performance showing C10, C16 and C34 response factors within 10% of their average.
3. Instrument performance showing the C50 response factor within 30% of the average of the C10, C16 and C34 response factors.
4. Linearity of diesel or motor oil response within 15% throughout the calibration range.

F2-F4-FID-WP	Water	CCME PHC F2-F4 in Water	EPA 3511

Petroleum hydrocarbons in water are determined by liquid-liquid micro-scale solvent extraction using a reciprocal shaker extraction apparatus prior to capillary column gas chromatography with flame ionization detection (GC-FID) analysis.

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Fusion Capital Corporation

Industrial Site Classification
1415-1435 Valley Drive

January 7, 2022

LBE group inc.
Engineering Services
www.lbegroup.ca

Table of Contents

List of Appendices

Introduction

Fusion Capital Corporation is proposing a mixed-use development at 1415-1435 Valley Drive in Kenora. The proposed development is shown on the preliminary site plan included in Appendix A and will include the following components:

- Redevelopment of an existing warehouse to a brewery use; and,
- Proposed residential apartment dwellings.

The existing warehouse and parking area will be adapted to use for a small-scale brewery, packaging plant, and warehouse space. In addition, some retail capacity, a tap room, and a patio are planned for future development at the building. The size of the brewery is proposed at a maximum of 50,000 hectolitres per year, which classifies the planned brewer as a "craft brewer" under the definition included in the Ontario Craft Brewers (OCB) association bylaws. The OCB defines craft brewers up to a maximum annual production of 400,000 hectolitres, so the proposed facility is of a relatively small scale. Product will be packaged and warehoused on site with periodic shipments leaving via truck.

A new residential development on the eastern portion of the site will offer 88 residential units in two buildings. The development will provide treed areas, green space and playgrounds along with a pool and clubhouse to be enjoyed by building tenants.

Background

The proposed development will contain both Light Industrial and Residential occupancy types and the City of Kenora has requested that the Ministry of the Environment, Conservation and Parks (Ministry)D-6 Compatibility guideline be consulted.

The guideline is a tool provided by the Ministry to assist in the planning process when industrial facilities are located adjacent to more sensitive land uses. In the case of this development the compatibility between the brewery and residential buildings is to be considered.

Classification Rationale and Setbacks

The guideline separates industrial facilities into three classes based on a number of indicators such as operation size, outside storage, operating hours, fugitive emissions etc.

The brewery project at this site is a Class I industrial facility and the Ministry definition is summarized below:

Class I Industrial Facility
A place of business for a small-scale, self-contained plant which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only with infrequent movement of products and/or heavy trucks and no outside storage.

The table below clarifies how the development meets the definition of a Class I Facility in reference to the items outlined in D-6 Appendix A.

Item	Description	Result
Noise: Not audible off property	The brewing process is relatively quiet and will be contained inside the building. Building openings for ventilation will be configured to prevent noise transmission. Deliveries/shipments will be on the west side of the building and will occur during daytime hours. The building will act as a sound barrier between the trucks and the proposed residential development to the east. A sound investigation will be undertaken during detailed design and any additional mitigation measures will be implemented.	OK
Dust and/or Odour: Infrequent and not intense	There will be minimal dust and/or odour emissions from the process. The existing brewery located in downtown Kenora has received no complaints due to dust or odour emissions since opening in 2013. Parking lots and roads will be maintained to minimize dust using best management practices.	OK
Vibration: No ground borne vibration on plant property	No ground borne vibration is expected from the process.	OK
No outside storage	All process inputs and final products are planned to be stored inside the warehouse. Grain and malt will be stored in fully contained outside vertical silos on the west side of the warehouse. Silos will be unloaded during the daytime via polyethylene augers which are very quiet during operation.	OK

Small scale plant	The process is very small, 50,000 hectolitres, compared to a macro brewery in the range of 7M hectolitres per annum.	OK
Self contained plant or building	The process will be contained within the existing building on site.	OK
Low probability of fugitive emissions	The process is well controlled and monitored with very low probability of fugitive emissions.	OK
Daytime operations only	Outside operations, including loading/unloading and snow clearing operations will be completed during daytime hours. The process will occur inside the building and is continuous (24 hour) but will be manned during daytime hours only.	OK
Infrequent movement of products and/or heavy trucks	Movement of products will be primarily within the warehouse. Shipments coming in/out will be infrequent and will occur during daytime hours.	OK

The proposed operation meets the definition and categorization criteria outlined in D-6 for a Class I facility and therefore a minimum separation distance of 20 m is recommended between the established warehouse facility and the planned residential facilities.

As can be seen in the site plan, the minimum separation between the industrial facility and sensitive receptors (proposed apartment dwellings and existing surrounding buildings) will be greater than the minimum 20 m. Furthermore, the site is located within a settlement area and a mix of land uses are promoted in the City of Kenora Official Plan.

Closure

We believe this addresses your needs and should you have any questions or comments please don't hesitate to contact us.

For LBE Group

Andrew Brookes, P. Eng., CMVP
President

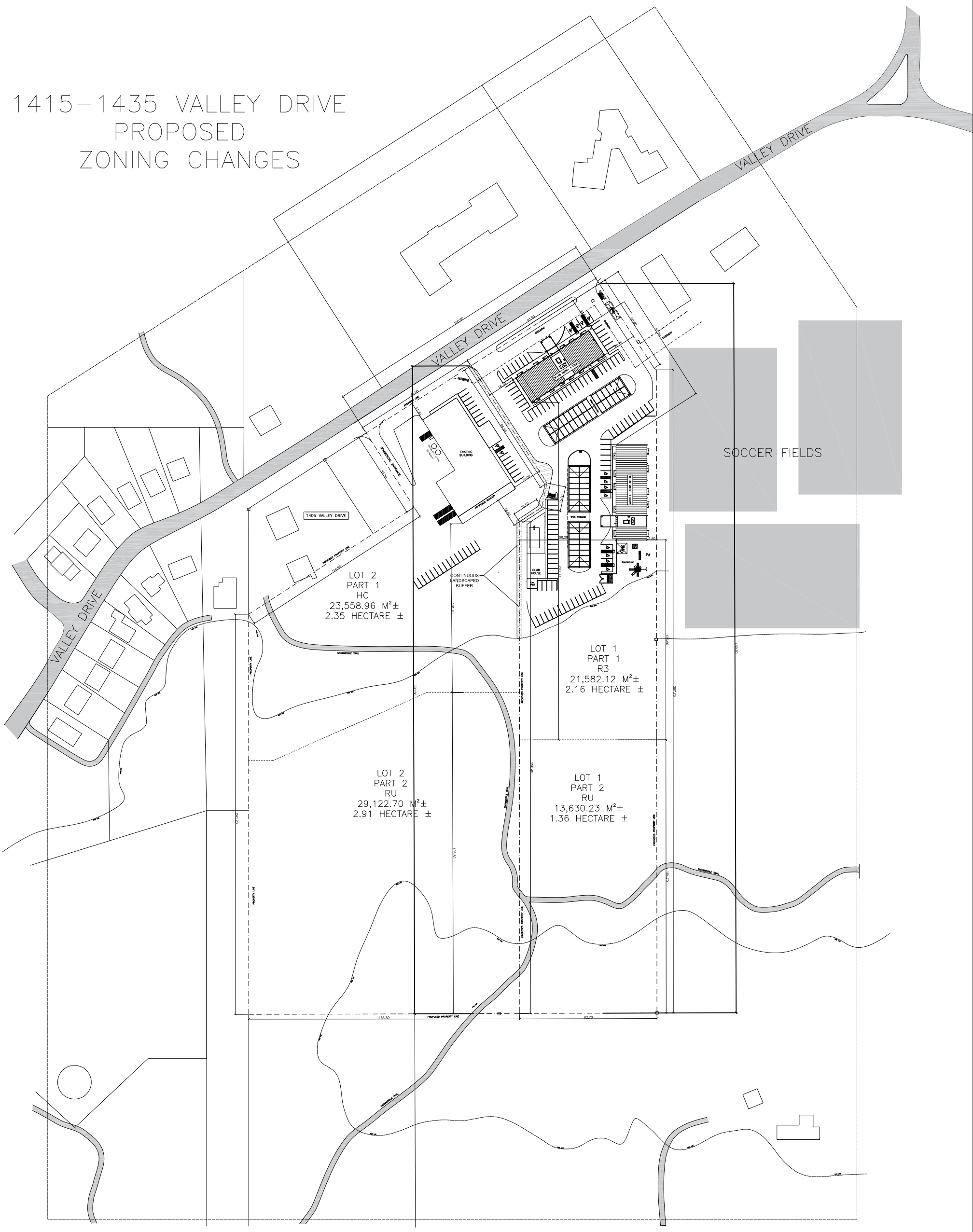
Office: 807-547-4445
Cell: 807-464-2953

Appendix A

Site Plan

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

1415–1435 VALLEY DRIVE
PROPOSED
ZONING CHANGES



The Corporation of the City Of Kenora
Notice of Complete Application and Public Meeting for a Zoning By-law Amendment, File Number D14-22-03
Planning Act, R.S.O 1990, c.P13, s. 34

Take Notice that Council of the Corporation of the City of Kenora will hold a Statutory Public Meeting, under Section 34 of the *Planning Act*, to consider a Zoning By-law Amendment as it pertains to Zoning By-law No. 101-2015, at the following time and location:

Statutory Public Meeting	When:	Tuesday, March 8th, 2022 at 12:00 p.m.
	Location:	Council Chambers, City Hall, 1 Main Street South, Kenora, ON

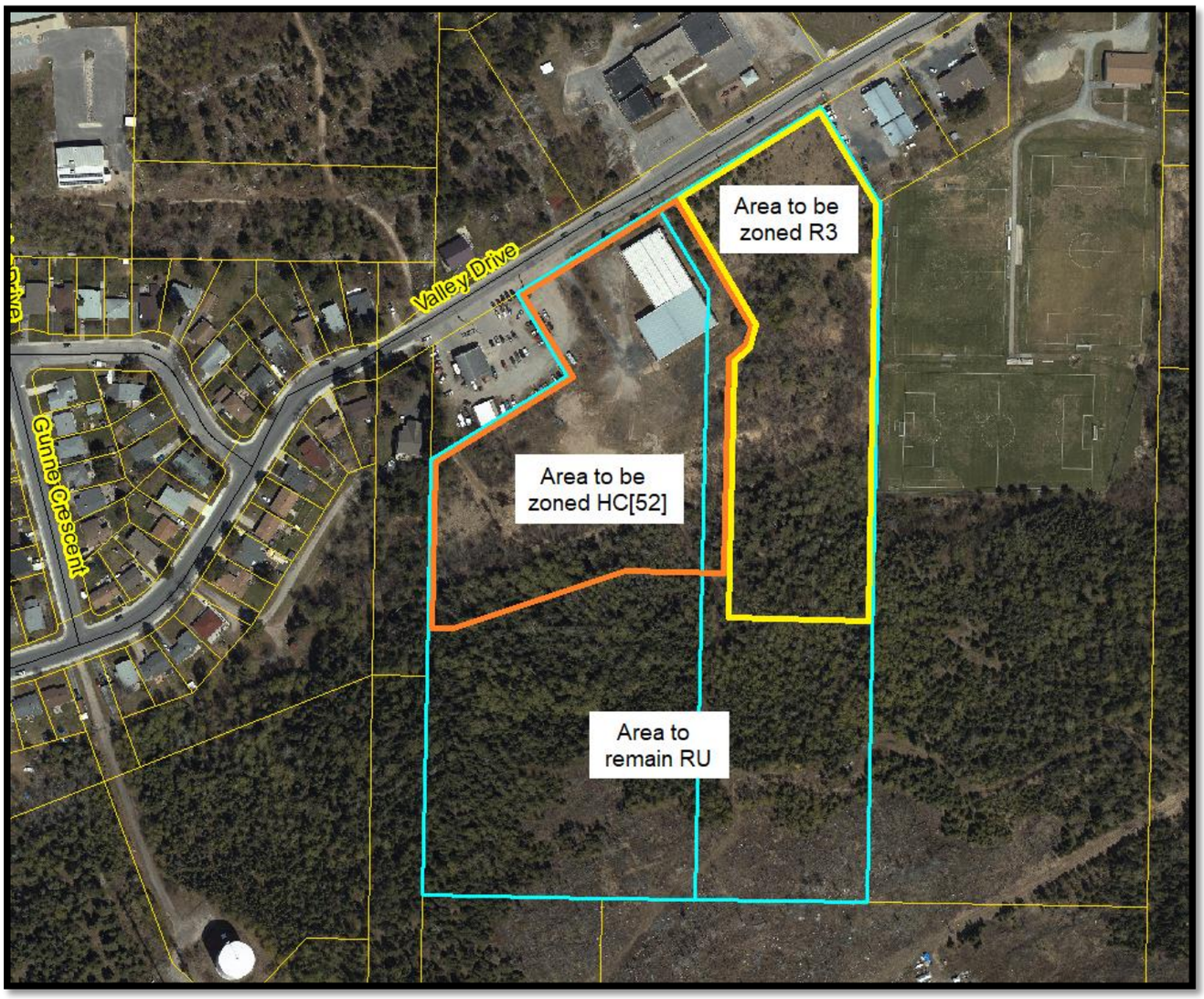
Council will be hosting a virtual meeting by live stream to allow for public viewing. Access to speak at the meeting can be made by registering with the City Planner at planning@kenora.ca

The Council of the Corporation of the City of Kenora will then have the opportunity to consider a decision regarding the application during their regular meeting on Tuesday, March 15th, 2022 at 12:00 p.m.

You are also invited to attend The Kenora Planning Advisory Committee (PAC), who hears applications and considers recommendations to Council, commencing at the following time and location:

PAC Open House	When:	Tuesday, February 15th, 2022 at 6:00 p.m.
	Location:	PAC will be hosting a virtual meeting via Zoom Meeting.

Access to the virtual meeting will be made available by registering with the Secretary-Treasurer at planning@kenora.ca.



Be Advised that the Corporation of the City of Kenora considered the Application for an Amendment to the Zoning By-law to be complete on January 17th, 2022.

Location of Property: 1415 and 1435 Valley Drive, Kenora, ON, as identified in the key map above.

Purpose: to amend the current zoning of the subject property from “HC” Highway Commercial Zone and “RU” Rural Zone, to “HC[52]” Highway Commercial Zone, ”R3” Residential – Third Density Zone, and “RU” Rural Zone.

Effect of Approval: to permit the proposed redevelopment and expansion of an existing commercial property with a micro-brewery with a production capacity of 50,000 hL per year, and to accommodate the future

residential development of the adjacent property, with zone boundaries to align with a concurrent application for Consent for lot addition.

Virtual Statutory Public Meeting: Although Council meetings are being held virtually via live stream, there are still several ways in which the general public can provide input on the proposed application, as follows:

a. **Submit comments in writing**: Persons wishing to provide comments for consideration at the Statutory Public Meeting may submit such comments in writing no later than Monday, February 28th, 2022 by email, to planning@kenora.ca or by regular mail to the address below, and quote File Number: **D14-22-03.**

Mr. Kevan Sumner, City Planner
60 Fourteenth Street North, 2nd Floor, Kenora, ON P9N 3X2

b. **Register to Speak at the PAC Virtual Meeting**: If you wish to speak at the PAC Meeting, you are asked to register in advance by email, to planning@kenora.ca no later than noon on Friday, February 10th, 2022 and quote File Number: **D14-22-03**. To register by phone please call: 807-467-2059.

c. **Register to Speak at the Statutory Public Meeting**: If you wish to speak at the Statutory Public Meeting, you are asked to register in advance by email, to planning@kenora.ca no later than noon on February 10th, 2022 and quote File Number: **D14-22-03**. To register by phone please call: 807-467-2059.

Failure To Make Oral Or Written Submission: If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the City of Kenora before the by-law is passed:

a. the person or public body is not entitled to appeal the decision of the Council of The Corporation of the City of Kenora to the Local Planning Appeal Tribunal.

b. the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Appeal of a decision of the Municipality in respect of this Zoning By-Law Amendment may be made by any person or public body not later than 20 days after notice of the decision is given.

Notice of Decision: If you wish to be notified of the decision of the Council of The Corporation of the City of Kenora in respect of the application for zoning by-law amendment, you must make a written request to Heather Pihulak, Clerk of The Corporation of the City of Kenora at 1 Main Street South, Kenora, ON P9N 3X2

Additional Information is available during regular office hours at the Operations Centre. Please contact Kevan Sumner, City Planner, if you require more information: Tel: 807-467-2059 or Email: planning@kenora.ca
Personal information that accompanies a submission will be collected under the authority of the Planning Act and may form part of the public record which may be released to the public.

Dated at the City of Kenora this 3rd day of February, 2022

City of Kenora
Planning Advisory Committee
60 Fourteenth Street N., 2nd Floor
Kenora, Ontario P9N 4M9
807-467-2292

Minutes
City of Kenora Virtual Planning Advisory Committee
Regular meeting held by way of Zoom Meeting
Tuesday February 15, 2022
6:00 p.m. (CST)
Video Recording:

DELEGATION:

Present:

Ray Pearson	**Acting Chair**
Bev Richards	**Member**
Tanis McIntosh	**Member**
John McDougall	**Member**
Kevan Sumner	**City Planner**
Melissa Shaw	**Secretary-Treasurer**
Adam Smith	**Manager Development Services**
Tessa Sobiski	**Minute Taker**

1. The Chair, Ray Pearson called the meeting to order at 6:00 p.m. A Land Acknowledgement was delivered and the meeting protocol was reviewed.
2. Additions to the Agenda – there were none.
3. Declaration of Interest by a member for this meeting or at a meeting at which a member was not present – there were none.
4. Correspondence relating to applications before the Committee – one correspondence received regarding D13-22-01.
5. Adoption of Minutes of previous meeting
    - The meeting minutes of December 14, 2021 were adopted.
6. Consideration of an Application for Minor Variance
    i. D13-22-01, Frost

Reid Thompson presented the application on behalf of the applicant and provided an overview of project which included the Application for Consent D10-22-01.
He asked the Committee about the correspondence that was received and whether it would be read into the record. The Secretary-Treasurer confirmed it would be read into the record and clarified there were no direct concerns in the correspondence.
The agent presented the project located on Bay Street with the intent to sever a lot. The lot was previously two separate lots before a deeming by-law combined them in order to permit the construction of the garage as an accessory building. The application is to undo that merge and convert the garage into a residence. To the south of the house lot, lot 15 and 16 are vacant and the application expresses

the intention to have a deeming by-law to merge the three lots into one to provide additional property for a potential buyer, to provide parking and create more funds for applicants. If there is a transfer of lot 13 (garage lot) the applicants will own that jointly. Mr. Thomson explained that because the garage was originally an accessory building, the setbacks are less than what they are for primary buildings. There are no encroachments but some setbacks require a minor variance. Mr. Thompson described the garage that was built in 2006 with a building permit and the applicants feel the conversion work would be relatively minor. Mr. Thompson described the details of the setback variances they are applying for which are set out clearly in the staff report. He explained that the retaining wall encroaches from the house yard onto the garage lot and there are plans to redesign and reconstruct the retaining wall which requires a minor variance for the setback. Hook up to City services from the garage would be done at the same time as the wall construction while they are currently hooked up from the house. Mr. Thompson noted that a letter of comfort is also required to address the encroachment onto City property from the retaining wall and stair system. The driveway that is used to access the garage will cross a corner of the house lot requiring an easement. Mr. Thompson provided a survey and noted that the easement was missed in that survey and that would have to be completed. He commented that this does not include any new development and any construction only relates to the retaining wall and connecting to City services. He felt there is no impact on the environment, no impact on City services, and has received a letter of support from one neighbour.

Kevan Sumner presented the planning report. The effect of the approval would be to divide the existing 930 m2 property into two equal sized lots and would allow for the dwellings on the proposed new lots to be compliant with the regulations of the zoning by-law. After interdepartmental and agency circulation the following comments were received: Kenora Building Department commented that a building permit will be required to change the use of a garage to a single family dwelling, Kenora Engineering commented that an easement is required for the driveway encroachment, the dwelling on the northern lot requires separate sewer and water connections and a letter of comfort is required for the wall encroachment.
Mr. Sumner read public comments that were received after the date of the report into the record. He noted that there may have been a misunderstanding that the variances were to accommodate further development on the property and clarifies that these applications are only to accommodate the existing structures and any further expansions would require further variances.
The City Planner recommended that application D13-22-01 and application D10-22-01 be approved.

The Chair asked if there was anyone from the public who wished to speak in favour or in opposition to the application. There were none.

The Chair asked the committee members if there were any questions or concerns.

Member Ray Pearson asked for clarification regarding condition number eight (8) the merging of the lots. There are four (4) lots in question and only merging 14 and 15 were discussed. Mr. Thompson's understanding was that 14, 15, 16 would be

subject to a deeming by-law to merge them and 16 could not be developed on its own so all three would be merged. Mr. Pearson asked if condition number eight (8) should be amended to reflect this. The applicants and committee members agreed.

Members Bev Richards and John McDougall make a motion to amend condition.

The Secretary-Treasurer read the recommendation for D13-22-01.

Motion: Bev Richards Seconded: John McDougall

That application D13-22-01 seeking relief from multiple provisions of the Kenora By-law 101-2015 which would have the effect of allowing the dwellings on the proposed new lots to be compliant with the regulations of the zoning by-law and further;
Now hereby be it resolved that application D13-22-01 be approved by the Kenora Planning Advisory Committee.

Carried.

The Secretary-Treasurer read the recommendation for D10-22-01.

Motion: Tanis McIntosh Seconder: John McDougall

That application D10-22-01 for consent for lot severance on property located at 515 Bay Street and legally described as PIN 42157-0029; CITY OF KENORA, be approved and provisional Consent be granted, subject to the conditions outlined in the Planning Report and amending condition number eight (8) to read that the existing lot be first merged to the adjacent lot 15 and 16 to the south.

Carried.

ii. D13-22-02, Hertz

Reid Thompson represented the applicants for an Application for Minor Variance for a property located off Whitehead Road. He described the property as a large vacant lot that is well treed with rugged topography. The application is to sever one third of that property to create a lot of about 6 ha. The idea is that they would construct a single detached family home and a garage/workshop and the property would be transferred to the applicant's son. It would tie into the hydro line and would be serviced by a septic field and a well and would be heated by propane. The severed lot would have 99 m of frontage and noted that the only issue would be that the retained lot would have 38.7 m of frontage. Therefore the application is to reduce the frontage requirement to 35 m to be safe. He feels both properties would have ample distance for access off Whitehead Road with clear site lines and flat topography off the road. Mr. Thompson felt that the conditions outlined in the staff report are reasonable and can be accommodated quickly. He noted that the use of the property would be consistent with the neighbourhood and would continue to function as a rural property with rural services.

The City Planner presented the planning report for application D10-22-02 and D13-22-02. The effect of the approval would be to sever a new lot, approximately 6 ha in area, from the existing 15 ha property. A minor variance would then be required for the retained property frontage. Mr. Sumner clarified that the small triangle of property that was captured on an image SE of the property is not part of the subject property. No comments were received after interdepartmental and agency circulation. The City Planner recommended that both applications be approved.

The Chair asked if there was anyone who wished to speak in favour or in opposition to the application. There were none.

The Chair asked the committee members if they had any questions or discussion. There were none.

The Secretary-Treasurer read the motion for the Application for Minor Variance.

Motion: Bev Richards Seconded: John McDougall

That the application, D13-22-02 to seek relief of 55 m from the City of Kenora By-law 101-2015, Section 4.12.3 (a) which requires a minimum lot frontage of 90.0 m for properties zoned "RU" Rural Zone and further, that has the effect of allowing for the creation of on (1) "RU" zoned lot with a reduced frontage of 35 m on Whitehead Road; and further; Now hereby be it resolved that application D13-22-02 be approved by the Kenora Planning Advisory Committee.

Carried.

The Secretary-Treasurer read the motion for the Application for Consent.

Motion: Tanis McIntosh Seconded: Bev Richards

That application D10-22-02 for consent for lot severance on an unaddressed property on Whitehead Road and legally described as PIN 42178-0031; CITY OF KENORA, be approved and provisional consent be granted subject to conditions as outline in the planning report.

Carried.

7. Consideration of an Application for Consent

i. D10-22-01, Frost

Application was heard in conjunction with Application D13-22-01.

ii. D10-22-02, Hertz

Application was heard in conjunction with D13-22-02.

iii. D10-22-03, 1415 and 1435 Valley Drive

The agent Patrick Townes presented the application for both D10-22-03 and D14-22-02 on behalf of the owners. The application relates to 1415 and 1435 Valley Drive. 1415 has a current lot area of approximately 4.7 ha and 1435 has a lot area of approximately 4 ha. He clarified that there is a small section on the NW corner of 1415 that is not owned by the owners. He explained that the proposal includes a

small scale brewery on 1415 Valley Drive and apartments and amenities on 1435 Valley Drive. They are zoned Highway Commercial and Rural. The application for consent is to reconfigure the existing lot lines to facilitate future development. The agent showed slides of existing lot lines and proposed lot lines which would provide more separation from between the existing building and the new lot line to facilitate development on the subject properties and provide greater set back. He noted that the area to the east will be used for parking for the brewery. The applicants agreed with the staff report that the lot boundary adjustment represents good planning and noted that there's no new lots being created. The agent spoke about the Zoning By-law amendment application, noting that it is to permit a small scale brewery on 1415 Valley Drive in the existing building and the proposed residential apartment buildings located on 1435 Valley Drive. Mr. Townes explained that the By-law amendment would also include changing the definition of a micro-brewery which is currently permitted but only allows for a certain amount of production. He outlined where the Highway Commercial Zone would be extended to allow for efficient design and where the R3 zones would be rezoned from HC to permit multi-residential units. He provided a copy of the site plan with existing buildings and proposed revised lot lines, proposed parking areas, residential buildings, pool areas, club house and trails. He noted that there would be 88 units proposed within 2 residential apartment buildings and that this conforms to the Official Plan. He outlined that the existing building on the west lot would consist of the small scale brewery, patio, tasting room, and restaurant area and retail space. He felt that the application was consistent with the Official Plan and noted that the lots would be serviced by City sewer and water. Mr. Townes described how the small scale brewery fits a Class 1 industry under the D6 guidelines and noted that the applicants will be required to provide site plan control applications subject to approval and that's when the design will be finalized.

The City Planner presented the planning report for the consent application. He clarified that a section shown in the map on the NE corner belongs to the neighbouring property. The consent would correct an existing building encroachment and enable planned residential and commercial development of the subject properties. No concerns were received after interdepartmental and agency review. The City Planner recommended that the application be approved subject to conditions.

The Chair asked if there was anyone who wished to speak in favour or against the application. There were none.

The Chair asked the committee members for any questions or discussion.

Member, Bev Richards asked about the building height for an apartment referenced in the Zoning Book. It is listed at 10 m however, in the application the height of the building is 60.5 m. Mr. Townes clarified that the design has not been finalized therefore an amendment is not required at this time. Ms. Richards asked about the timeline of development. Mr. Townes answered that they are a little ways away from breaking ground and the owners commented on the development at 1415 Valley Drive that they are looking to proceed with some internal work that would be

immediate but are limited while waiting for approvals. The agent clarified for the members that the brewery and the residential development are separate components and development will proceed with approvals.

The Secretary-Treasurer read the motion.

Motion: Bev Richards Seconded: Tanis McIntosh

That application D10-22-03 for consent for lot addition on property located at 1435 Valley Drive and legally described as PIN 42175-0286; CITY OF KENORA and the addition of the severed parcel to the property located at 1415 Valley Drive and legally described as PIN 421750285: CITY OF KENORA be approved and provisional Consent be granted, subject to conditions outlined in the Planning Report.

Carried.

8. Recommendation for an Application to amend the Zoning By-law
   i. D14-22-02, 1415 and 1435 Valley Drive

Mr. Townes had made presentation in the last application. He clarified that the re-zoning is to permit the small scale brewery which is a larger scale than what is currently permitted on the western lot 1415 and the re-zoning to R3 is for lot 1435 to permit the residential development.

The City Planner presented the planning report. He felt that the application is consistent with the Provincial Policy Statement 2020 and the City of Kenora Official Plan. No concerns were received after interdepartmental and agency circulation. The City Planner recommended that the application be approved. He clarified that there was an error within the recommendation in his report where it read "CH[52]" and should have read "HC[52]".

The Chair asked the agent if he had anything to add. He did not.

The Chair asked if anyone wished to speak in favour or in opposition to the application. There were none.

The Chair asked the committee members for any questions or discussion.

Member, John McDougall asked the applicants about traffic increases that may result from the brewery and what the volume comparison would be to the Brewery's Second Street South location. The owner responded that the downtown location is busy because it is a restaurant facility where as the proposed brewery would have a small retail and tasting room but will not be a full service restaurant. Mr. McDougall asked the owner about the number of tractor trailers that would be coming and going from that property. The owner clarified that it would be dependent on production. Product would be made in batches and held on site until it could fill a tractor trailer so it would likely not be a daily occurrence and trucks may not be of that size. The owner noted that they would be receiving truckloads of cans but would not be shipping out cans at the same rate and any trucking that is

done would be done in normal business hours. Potential trucking issues were discussed.

Member, Bev Richards asked how many jobs would be created with the brewery. The owner replied that it is their intention that if they hit their sales projection there would be between 19 and 26 full time jobs created.

Member, Ray Pearson asked how the southern boundary line of the zoning request was selected. The agent responded that the chosen boundary provides flexibility if there is changes to the design through the site plan process that will have to be approved by the City. It was designed for efficient design and use of the site. Mr. Pearson asked if there was consideration for the existing snow machine trails that cross the property but don't seem to be touched by the current development. The agent replied that there is no intent to disrupt any of those trails. He added that additional trails are being proposed for the residential site.

The Secretary-Treasurer read the motion.

Motion: Tanis McIntosh Seconded: Bev Richards

RESOLVED THAT the PLANNING ADVISORY COMMITTEE recommends that the Council of the Corporation of the City of Kenora approve the Application for an Amendment to the Zoning By-law, File No. D14-22-02, to change the zoning on subject properties with civic addresses 1415 Valley Drive and 1435 Valley Drive from "RU" Rural Zone and "HC" Highway Commercial Zone, to "RU" Rural Zone and "HC"[52]" Highway Commercial, Exception [52] and "R3" Residential – Third Density Zone as Per Schedule 'A'.

The effect of the Application, would enable future residential development and commercial development of a microbrewery with a maximum production of 50,000 hectolitre annually.

The Committee has made an evaluation of the application based on its merits against the Official Plan, Zoning By-law, and the Provincial Policy Statement, 2020, and provides a recommendation to Council purely based on these matters; whereas the Committee may not have had the opportunity to hear public comments in full.

Carried.

9. Old Business
    - Draft Plan of Subdivision D07-19-01, Green
        i. Consideration for an extension under section 51(33) of the Planning Act

Reid Thompson spoke on behalf of the applicant's estate. Mr. Green passed at the end of December and his estate is the party to continue the application on his behalf. The estate administrators indicated they would like to pursue the application however, the probate process results in delays and could interfere with the deadline to complete the subdivision application.

The Chair asked Mr. Thompson how long of an extension is being requested. Mr. Thompson felt confident that it could be completed within 12 months. The Secretary-Treasurer clarified that she would send out a notice of change to that extension and it would be an amendment of the original decision and it would start today. After committee discussion, an 18 month extension was agreed upon. It is unclear if it would be subject to an appeal period.

The City Planner provided a recommendation and report where the date would need to be changed.

The Secretary-Treasurer read the motion.

Moved: Bev Richards Seconded: Tanis McIntosh

That the approval of the subdivision, file no. D07-19-01, for a property located at 1337 River Drive; PIN #'s 421680176, 421680173, 421680181, 421680174 in the City of Kenora, be extended for a further 18 months, to September 19th, 2023.

Carried.

- City of Kenora comprehensive review of the Official Plan and Zoning By-law.

Kevan Sumner update the members that there has been indication that a response regarding the review is imminent and work is still being done on the Zoning By-law.

Mr. Sumner discussed the social media attention regarding the proposed re-designation north of Cambrian and Minto, south of Rabbit Lake. The Planning Department has sent out some clarifying information today in response to a number of inquiries received from the public.

Director of Development Services thanked member Tanis McIntosh for her service on the Committee after receiving her resignation.

10. Adjourn

That the February 15, 2022 Planning Advisory Committee meeting be adjourned at 8:01p.m.

Minutes of the Kenora Planning Advisory Committee meeting, Tuesday February 14, 2022 are approved the 15th day of March, 2022.

Chair,

Secretary-Treasurer, Melissa Shaw

The Corporation of the City of Kenora

PLANNING ADVISORY COMMITTEE MEETING RESOLUTION

MOVED BY: Tanis McIntosh

SECONDED BY: John McDougall DATE: February 15th, 2022

RESOLVED THAT the PLANNING ADVISORY COMMITTEE recommends that the Council of the Corporation of the City of Kenora approve the Application for an Amendment to the Zoning By-law, File No. D14-22-02, to change the zoning on subject properties with civic address 1415 Valley Drive and 1435 Valley Drive from "RU" Rural Zone and "HC" Highway Commercial Zone, to "RU" Rural Zone and "HC[52]" Highway Commercial, Exception [52] for 1415 Valley Drive and "RU" Rural Zone and "R3" Residential – Third Density Zone for 1435 Valley Drive, as Per Schedule 'A'.

The effect of approval would enable future medium density residential development at 1435 Valley Drive and support commercial development at 1415 Valley Drive including use as a microbrewery with a maximum production of 50,000 hectolitres annually.

The Committee has made an evaluation of the application upon its merits against the Official Plan, Zoning By-law, and the Provincial Policy Statement, 2020, and provides a recommendation to Council purely based on these matters; whereas the Committee may not have had the opportunity to hear public comments in full.

DIVISION OF RECORDED VOTE				CARRIED ___ DEFEATED _____
Declaration of Interest (*)	NAME OF PLANNING MEMBER	YEAS	NAYS	
	Richards, Bev	√		
	Kitowski, Robert			
	Pearson, Ray	√		_____
	Barr, John			CHAIR
	McDougall, John	√		* Virtual meeting
	McIntosh, Tanis	√		

Schedule "A"- File No. D14-22-02