

## **SUPPORTING PLANNING SCHEDULES**

### **Proposed Fuel System Replacement and Canopy Installation**

Property Address:  
**62078 Regional Road 24, Wainfleet, ON, L0S1C0**

Prepared By:  
**Octane One Inc.**

Submission Date: **March 11, 2026**

#### **Document Contents (Planning Submission – Supporting Schedules)**

This document contains supporting schedules prepared in response to Township pre-consultation comments and application requirements. These schedules address archaeological confirmation, lighting impacts, septic servicing, stormwater considerations, and vehicle maneuverability for the proposed development

## **TABLE OF CONTENTS**

| <b>Section</b> | <b>Description</b>                             | <b>Notes</b>                              |
|----------------|--|---|
| Schedule A     | Site Plan Drawings +<br>Canopy Drawings        | Attached Separately                       |
| Schedule B     | Archaeological<br>Confirmation                 |   |
| Schedule C     | Canopy Lighting Plan and<br>Photometric Review |   |
| Schedule D     | Septic System Inspection<br>and Evaluation     | Town Septic Inspection<br>Report Attached |
| Schedule E     | Stormwater Management /<br>Lot Grading         |   |
| Schedule F     | Swept Path Analysis<br>Justification           | Attached in the Site plan<br>Drawings     |
|                |  |   |

## **Schedule - B Archaeological Confirmation**

In response to the Township's pre-consultation comments regarding archaeological assessment requirements, the following confirmation is provided.

The proposed underground fuel tanks will be installed in the **same location, size, and orientation as the existing tanks**. No expansion of the excavation area is proposed, and no new distribution lines will extend beyond the currently disturbed area associated with the existing fuel system.

The locations of the existing tanks, buried distribution lines, and the proposed replacement tanks are illustrated on the submitted Site Plan drawings (**Schedule A**) to confirm that all work will occur within the previously disturbed area.

Based on this information, and consistent with Township staff comments indicating that the requirement may be waived where tanks remain in the same location, size, and orientation, **no archaeological assessment is anticipated to be required for the proposed works**.

The applicant also acknowledges that if any previously undiscovered archaeological resources are encountered during construction, **all work will cease immediately and the appropriate authorities will be notified** in accordance with municipal and provincial requirements.

# Schedule - C Canopy Lighting plan and Request to Waive Photometric Plan

This schedule outlines the lighting associated with the proposed fuel pump canopy and its potential impact on nearby residential properties.

## Existing Lighting

The existing pump island is currently illuminated by **two light poles**, each containing **three LED fixtures**, for a total of **six lights** serving the fueling area.

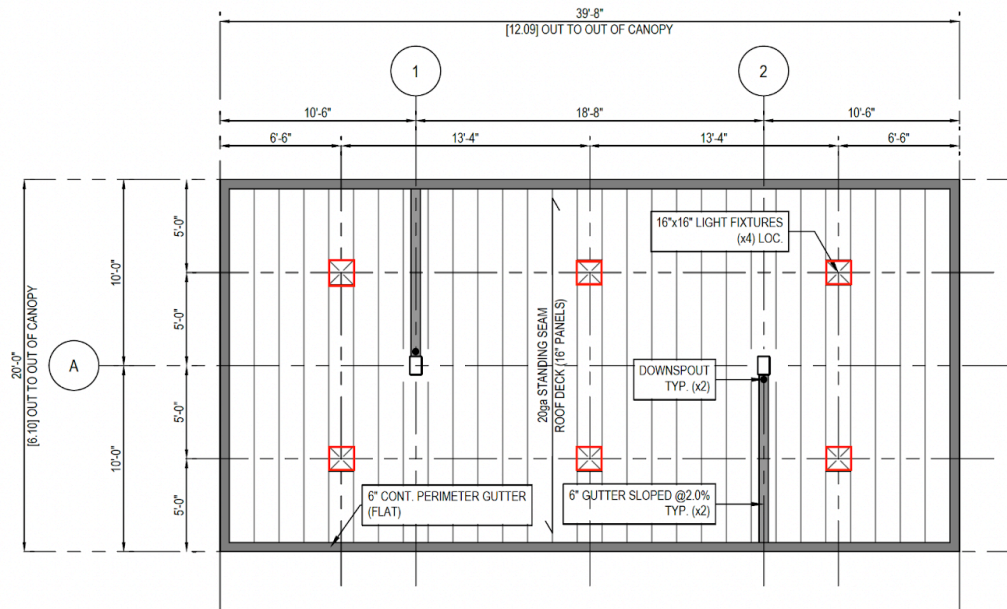
The existing fixtures are **100 W LED wall pack lights** with an approximate **13,000 lumen output per fixture** and a **5000 K colour temperature**, commonly used for parking and site lighting.



## Proposed Canopy Lighting

The proposed canopy will include **Six recessed LED canopy fixtures** installed within the canopy structure. The fixtures will be **LSI Scottsdale Legacy LED Canopy Luminaires (CRUS Series)**.

Each fixture provides approximately **13,000 lumens** and is designed to deliver **downward-directed illumination with no uplight**, focusing light directly on the pump area. The Lighting plan for the canopy is as follows:



Compared to the existing lighting configuration, the proposed canopy lighting will **not increase the overall lighting intensity on the site** and will provide **more focused illumination within the fueling area**, reducing light spill.

**Proximity to Residential Properties** The nearest residential properties are located at the following approximate distances from the canopy:

- **East:** 102 m (334 ft)
- **South:** 130 m (426 ft)
- **South-East:** 144 m (472 ft)

Given these separation distances and the downward-directed design of the fixtures, the proposed lighting is not expected to impact surrounding residential uses.

## Request

As the proposed canopy lighting will **not increase overall site lighting** and provides **more controlled, downward-focused illumination**, it is respectfully requested that the **requirement for a photometric plan be waived**.

A canopy lighting layout has been included with the submission for reference.

## **Schedule D Septic System Inspection and Evaluation**

This schedule addresses the Township's requirement for a septic system review to confirm the location and condition of the existing private servicing system.

### **Septic Inspection**

A septic inspection of the property was completed by qualified septic professional **Eric Van Riesen (Elementary Inspections)** in accordance with the Township's Private Servicing Inspection Requirements for Development Applications. The inspection report is included with this submission for reference.

The inspection confirmed the **location and general condition of the existing septic system** serving the property.

### **Findings**

The inspection identified that the existing septic tank is an **older single-chamber system** and is **smaller than current building code standards for new installations (Design for 3670 L/day with tank capacity of 5400 L)**. Replacement of the tank lid was recommended, along with the potential installation of a **baffle and influent filter** as improvements.

The inspection report also confirms that the **septic system was functional at the time of inspection**, with **no leaks, pooling, or sewage odours observed on site**.

The inspector further noted that the system is **“recommended usable for a temporary basis with service stations only until a new septic tank can be installed.”**

Following the inspection, a **local septic contractor from Fenwick** was retained to pump and clean the tank. During this visit, the contractor confirmed that:

- Installation of a **baffle is not feasible** due to the location of the existing lid and inlet/outlet piping.
- Installation of a **riser is not feasible** due to an existing drainage line and copper line crossing the tank opening.

Implementing these improvements would require **significant modification to existing site services and access into the tank**.

### **Relevance to Proposed Development**

The proposed development consists of installing a **canopy over the existing fuel pump island only**. No building expansion, additional plumbing fixtures, or increase in wastewater generation is proposed.

There are currently **three fuel pumps on site**, which will be **reduced to two** as part of the proposal. Under the **Ontario Building Code (OBC)**, this change results in a **lower calculated wastewater flow rate**.

As a result, the proposed development **will not place additional demand on the existing septic system**.

We have also begun discussions with local septic professionals to **evaluate options for a future septic system replacement** that will meet current standards.

## **Private Servicing Inspection Requirements for Development Applications**

Private servicing review is required for most development applications to determine whether a sewage system is in substantial compliance with Part 8 of the Ontario Building Code (OBC) and therefore functioning appropriately. Below are the standard guidelines for private servicing reviews for different development applications.

### Consent Applications/Lot Creation

New lots must have 1 acre of usable area and have enough land to support a replacement septic system if one is required in the future. The private servicing inspection ensures existing sewage systems are fully within proposed parcels and have no defects. If usable land is limited (e.g. due to existing development or environmental restrictions), a detailed septic design by a registered septic professional may be required with the development application.

### Minor Variance

The private servicing inspection is required to confirm that proposed developments will not impact existing sewage systems, that minimum setback requirements are met and that there are no system defects. If usable land is limited (e.g. due to existing development or environmental restrictions), a detailed septic design by a registered septic professional may be required with the development application.

Additional development might require upgrades to the existing septic system. Changes may not be allowed if the property cannot support a replacement Class 4 (tank and tile bed) system.

### Official Plan Amendments, Zoning By-law Amendments and/or Site Plan Applications

The private servicing inspection is required to confirm that proposed developments will not impact existing sewage systems, that minimum setback requirements are met and that there are no system defects.

A detailed sewage system design must be submitted to confirm the property can support the proposed development. The design must include specifics such as the number of employees, vehicles serviced, washrooms, office space, restaurant seats, floor plans etc. for non-residential uses and number of bedrooms, fixture units and finished floor area for residential uses.

For large projects, if total sewage flows exceed 10,000 litres/day, approval from the Ministry of Environment, Conservation & Parks (MECP) will be required, not the Township of Wainfleet.

### Inspection Requirements

The private servicing inspection shall be completed by a registered septic professional with a current BCIN. The registered septic professional shall complete the attached inspection form and the applicant shall submit as part of a complete development application along with the required septic review fee.

For more information about private servicing requirements please contact:

Ben Hopkins, Chief Building Official  
905-899-3463 ext. 272  
[bhopkins@wainfleet.ca](mailto:bhopkins@wainfleet.ca)



| Inspection Details – Class 5 |                          |  |
|------------------------------|--------------------------|--|
| Pass                         | Fail                     |  |
| <input type="checkbox"/>     | <input type="checkbox"/> | Cover in good condition (no cracks, properly sealed)           |
| <input type="checkbox"/>     | <input type="checkbox"/> | Tank appropriately sized                                       |
| <input type="checkbox"/>     | <input type="checkbox"/> | Visual alarm installed and in good working order               |
| <input type="checkbox"/>     | <input type="checkbox"/> | Audible alarm installed and in good working order (tested)     |
| <input type="checkbox"/>     | <input type="checkbox"/> | No apparent odours or leaks from tank                          |
| <input type="checkbox"/>     | <input type="checkbox"/> | Date of last pump out: _____ (if unknown – fail)               |
| <input type="checkbox"/>     | <input type="checkbox"/> | Class 5 Pump Out Agreement submitted and on file with Township |
| Notes:                       |                          |  |

**Additional Information**

Does the proposed development impact the amount of land available to support a replacement septic system if one is required in the future?  Yes (Fail)     No (Pass)

Inspector Comments or Recommendations (if applicable):

Recommend usable for temporary basis with service station only until new septic tank can be installed.

I certify that the information contained in this inspection form is complete and correct, to the best of my knowledge.

Inspector Signature: 

Date: March 5, 2026

Personal information contained on this form is collected pursuant to the Ontario Building Code Act, 1992, S.O. 1992, c. 23, as amended, and will be used for the purpose of considering your development application.

# Pressure Wurx Inc/Jww Water Haulage/Niagara Septic Pumping

830 Chantler rd

Fenwick ON L0S 1C0

service@pressurewurx.com/jwwwaterhaulage@gmail.com/info@niagarasepticpumping.ca

GST/HST Registration No.: 729793125

## INVOICE

### BILL TO

Octane One Inc  
62078 Regional Rd 24  
Wainfleet On L0S 1C0

INVOICE 3186  
DATE 04/03/2026  
TERMS Due on receipt  
DUE DATE 04/03/2026

PAYMENT METHOD  
Direct Debit

| DATE       | ACTIVITY        | DESCRIPTION                        | QTY | RATE   | AMOUNT |
|------------|-----------------|------------------------------------|-----|--------|--------|
| 26/02/2026 | Septic Pump Out | Pump out septic tank/Holding tank. | 1   | 384.96 | 384.96 |

Septic tank is a single chamber system.  
No baffle is able to be installed due to location of lid, inlet and outlet pipes are to far from opening to reach without entering the tank.  
Riser is not able to be installed due to a drainage line and copper line crossing the opening of the tank. The two lines would have to be removed prior to riser install.

|                |                 |
|----------------|-----------------|
| SUBTOTAL       | 384.96          |
| HST (ON) @ 13% | 50.04           |
| TOTAL          | 435.00          |
| BALANCE DUE    | <b>\$435.00</b> |

### TAX SUMMARY

|                | RATE | TAX   | NET    |
|----------------|------|-------|--------|
| HST (ON) @ 13% |      | 50.04 | 384.96 |

## **Schedule E – Stormwater Management / Lot Grading**

The proposed development will not result in any increase in paved area or changes to the existing site grading. The work is limited to resurfacing the existing forecourt, and the proposed canopy will be located entirely within the current paved footprint.

No grading or drainage modifications are proposed as part of this development, and existing drainage patterns across the site will remain unchanged.

Accordingly, the proposed work is **not expected to impact stormwater quantity or quality**, nor will it affect existing municipal drainage infrastructure.

