

Committee of Adjustment

From: Preston Sorenson [REDACTED]
Sent: Saturday, October 24, 2020 11:49 AM
To: Committee of Adjustment
Subject: A-22/20 455 Watson Parkway North Comments

Hello,

I am writing you regarding concerns I have for a proposed development at 455 Watson Parkway North. Currently a vehicle gas station, convenience store and automatic car wash are proposed along with a restaurant with outdoor patio and drive-through. I am a resident adjacent to the proposed development. My wife and I own and reside at 238 Severn Drive.

When we bought the property we recognized and understood that 455 Watson Parkway North would eventually be developed as a commercial property. I don't have an issue with commercial development in general at this property.

My specific concerns come from the proposed gas station and carwash. I spent a decade working as an environmental consultant in Alberta prior to moving to Guelph, and frankly it is the rare gas station that does not have contamination issues. Considering the groundwater gradients that likely arise from the adjacent landfill, there are the increased risks of soil and groundwater contamination at our property if a gas station development occurs at that location. Even if it doesn't flow on our property, the alternative path for contamination migration would be into the neighboring on the other side of Watson (Hadati Creek). The developer should be providing the following to address the risks associated with this development:

- Bond of some sort or financial assurity that contamination can be addressed if it occurs. Having managed a number of soil remediation projects I can assure you the costs will be beyond what the average small business owner can afford. If they go bankrupt, who will clean up the contamination? The City or the Province?
- A remedial action plan outlining how typical gas station contamination would be addressed, along with the associated costs to ensure the financial securities provided are sufficient.
- Groundwater and soil monitoring to ensure that if contamination develops it is caught before it affects neighboring properties. Given the location of the landfill and how that affects groundwater in the area, it should be the responsibility of the developer to prove that the risk is manageable and acceptable. It is not sufficient to assume there won't be an issue, and it will only be dealt with in the event it occurs.
- Air quality monitoring due to both the fuel storage and the idling vehicles at the car wash and drive through. Our younger son has a number of health concerns and is quite sensitive to air quality concerns. The reason the bylaw restrictions exist for the waiting spaces at the car wash is for exactly this reason. I do not support the by-law amendment.

The application number for the project is A-22/20.

Regards

Dr. Preston Sorenson, P.Ag.