

DECISION



Authority & Background:

The following is a decision respecting Site Plan Approval made by the Township of Alberton, authorized approval authority and the Township's Site Plan Control By-law 22/2025 and Sec. 41(4.0.1) of the Planning Act. The decision is considered on the basis of the information summarized below, including agency and staff review and comments.

File No.	SP2026-01
Staff Report No.	2026-04-16-SP
Property Address	PT SW ¼, Sec 23 48R3649 PT 1, Parcel 25908 Roll# 5911-000-000-26801, Township of Alberton
Proposal Description	Cardlock Fueling Station

Decision Declaration:

I, Lisa Sheppard, being the CAO/Clerk-Treasurer of the Township of Alberton, confirm the following decision was rendered by Council of the Township of Alberton on APR 16 2026 based on the facts of the application and the recommendation made in the abovementioned Staff Recommendation Report:

- Refused on the basis that a subsequent submission is required in accordance with the direction provided in Schedule 'A' of the attached staff report.
- Approved
- Approved, subject to the conditions in Schedule 'A' of the attached staff report.

Decision Date: 16 April 2026

Signature: 

I affirm that I am authorized to confirm and attest to this decision by Council of the Township of Alberton and by applicable legislation.

STAFF REPORT

Report To: Council for the Township of Alberton

Report From: Lisa Sheppard, CAO/Clerk-Treasurer

Report Date: 10 April 2026

Subject: Site Plan Application #SP2026-01 – Clearview Co-op, Highway 11/71

Background & Proposal:

A Site Plan Approval Application (SP2026-01) has been submitted by Geoff Dilts, Director Energy and Agriculture on behalf of Clearview Co-op for the construction of a cardlock fueling station including above ground storage tanks, fluid shed and washroom facilities. The subject lands are located within the Business Park Zoning of the Township of Alberton’s Official Plan. The proposed use conforms with the Township of Alberton’s Zoning By-law permitted use. The property is approximately 6.62 acres in size, with frontage on Highway 11/71, and there is a planned entrance and concurrent Highway Corridor Management System permit application underway.

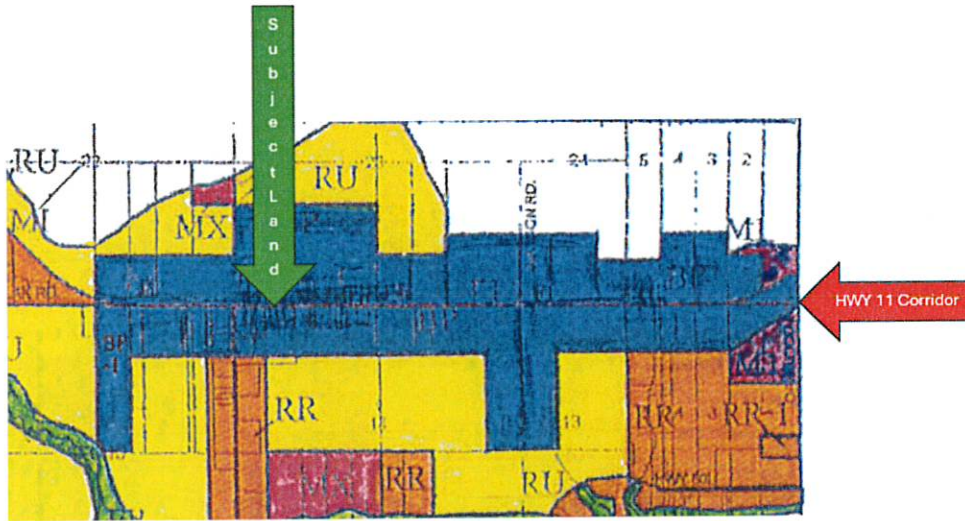
Property Description

The subject property is located at: PT SW ¼ of Section 23, Registered plan 48R 3649, PT 1, Parcel 25908 as contained in PIN 56021-0448, located in the east side of the Township. The subject lands are located along Highway 11/71 within the Business Park Zone of the Official Plan. The subject lands are designated ‘BP’ in the Township’s Official Plan and are zoned ‘Business Park’ in the Township’s Zoning By-law (10/17 as amended). The proposed development of a cardlock fueling station is a permitted use within the Zone Provisions of the Zoning By-law, Section 4.1, subsection 4.1.1 (k) motor vehicle fuel bar or service station.

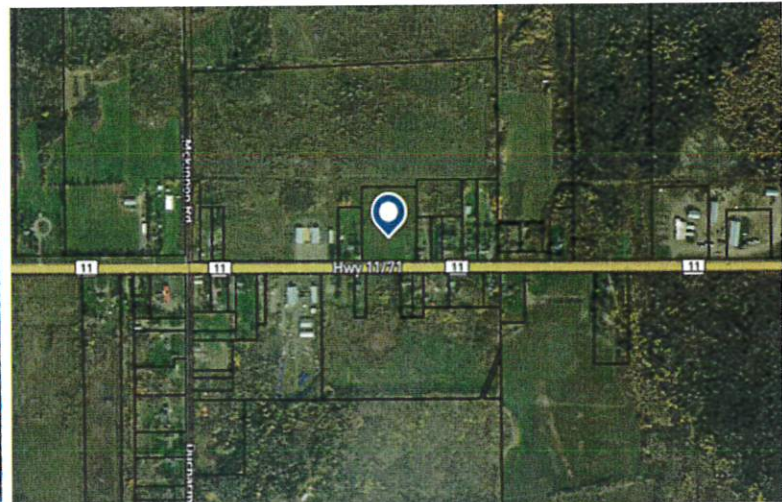
Surrounding land uses include:

North	Vacant Commercial
East	Mix of commercial and residential
South	Mix of commercial and residential

West	Mix of commercial and residential
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LEGEND	
BUSINESS PARK ZONE	BP
ENVIRONMENTAL PROTECTION ZONE	EP
EXTRACTIVE INDUSTRIAL ZONE	MX
INSTITUTIONAL ZONE	I
LIGHT INDUSTRIAL ZONE	M1
MOBILE HOME RESIDENTIAL ZONE	RMH
OPEN SPACE ZONE	OS
RURAL ZONE	RU
RURAL RESIDENTIAL ZONE	RR
WASTE DISPOSAL ZONE	MD



The Proposal

As part of a complete application, the applicant has submitted the following materials for consideration:

Submission Item Title	Submission Item Detail
Supporting Information Cover Document	Cover Document received summarizing the applicant's concept plan for developing the site that included: <ol style="list-style-type: none"> 1. Description of the proposed site 2. A written report of the context within the existing area and the current Official Plan policy

	<ol style="list-style-type: none"> 3. A map to contextualize the site/layout with the area 4. Intention and objectives of the proposed site plan 5. Serving assumptions for the site 6. Statement demonstrating and outlining that the proposal confirms ad is consistent with local and Provincial Planning policy
Site Plan Application	A signed Site Plan Application was received on March 9, 2026
Concept Site Plan Drawings	Included a dimensional plan illustrating the proposed concept for development of the site and showing key existing and proposed site features on the face of the plan, such as location of building(s), significant vegetation, access, any fencing, lighting, signage, loading/service areas, noise mitigation, entrance(s) and exit(s)
Concept Elevations	Application included concept elevations and photos of a similar development for visualization
Legal Plan of Survey	Legal Plan (survey) included, PIN 56021-0448, prepared by Rugged Geomatics
Emergency Response Plan	An Emergency Response Plan prepared by Clearview Co-op received
Traffic Impact Study	A Traffic Impact Study received as prepared by North Rock Engineering
Geotechnical Investigation	A Geotechnical Investigation Report received as prepared by WSP Canada Inc.
Washroom Building	Conceptual drawing received for the proposed Washroom building
Security Cameras	Drawing received for proposed security cameras for the site

Subsequently, the process relating to the formal application has proceeded as follows:

Date	Step
February 19, 2026	Pre-consultation meeting with Staff

March 6, 2026	Submission of application fee
March 9, 2026	Submission of signed Application
March 19, 2026	Submission deemed complete, and circulated for review

Analysis:

The subject lands are approximately 6.62 acres and located along the north side of the Highway 11 corridor within the Township of Alberton, with the legal description as: PT SW ¼ Sec 23 48R3649 PT 1, Parcel 25908, and contained in roll number 5911-000-000-26801-0000.

The overall development vision for the site is a five lane and five fuel dispenser Cardlock Fueling Station, including a small separate building for two (2) washrooms and mechanical area, a Diesel Exhaust Fluid (DEF) shed and dispenser, a cardlock terminal (a small kiosk for credit card purchases of fuel) and three (3) above ground storage tanks with a total capacity of 200,000 litres, The washroom building will also house mechanical and electrical equipment and a garbage enclosure.

The site servicing assumptions submitted are private water and septic services and it is noted the Applicant has concurrently submitted application for confirmation and approval for site servicing of septic to the Northwestern Health Unit (NWHU). The NWHU is the approving authority for private septic and provides guidance and resources to property owners to ensure their well water is safe and compliant with health regulations.

The Applicant has also submitted concurrent applications to the following external agencies:

- Hydro One – for electricity for the site
- Bell Canada – for communication services for the site
- Ministry of Transportation Highway Corridor Management System for entrance and signage permits
- A Traffic Control Plan is concurrently underway

It is noted that external agencies have their own processes, procedures and requirements to follow, and confirmation reports, any necessary utility easements and approvals from external agencies will be subject to those agency timeframes.

The site access assumptions submitted indicate accommodation for large transport vehicles and as such, emergency response vehicles will have room to enter, respond and navigate the site.

During the pre-consultation meeting with the Applicant on February 19, 2026, staff identified that a simple landscape plan identifying species, quantity and location of plantings would likely be required. Following a staff site visit to the property, in addition to the vegetation/tree landscaping barrier, for health and safety, a fence on both the east and west sides of the property will provide further barrier and buffering protection for mitigating noise reduction to the neighbouring adjacent

properties to the east and the west. A fence can significantly reduce noise pollution and provide privacy to the neighbouring properties.

While the type of fencing material cannot be prescribed by the municipality, perhaps the Applicant will consider: vinyl, composite or treated wood as potential fencing material - due to their proven sound dampening capabilities.

An essential requirement of proper due diligence requires municipalities to thoroughly review the *Provincial Planning Statement, 2024 (PPS, 2024)* when analyzing proposals. Municipalities must ensure that their decisions and planning documents conform, and are consistent with, the minimum standards set out in the *PPS, 2024* and do not conflict with those standards or the purpose and vision of the *PPS, 2024*.

PPS 2024, Vision “Ontario’s land use planning framework, and the decisions that are made, shape how our communities grow and prosper. Prioritizing compact and transit-supportive design, where locally appropriate, and optimizing investments in infrastructure and public service facilities will support convenient access to housing, quality employment, services and recreation for all Ontarians.” (page 1, paragraph 4 – Provincial Planning Statement, 2024)

PPS 2024, Strategic Growth and Employment Vision – the Applicant’s proposal, and the Township’s vision align with *Section 2.1.6 of the Provincial Planning Statement (PPS 2024)*; “planning authorities should support the development of complete communities”. The infrastructure and public washroom facilities support growth within the Township as well as along the provincial northern route Highway 11. A complete community is generally defined as the ability to meet the needs of residents and transportation planning, employment opportunities, and tourism are vital to the district and future sustainability. Transportation planning is an important focus across northern Ontario at both the municipal and provincial levels, helping to ensure the safe and efficient movement of people and goods across the province.

Our district is well known for its tourism and our residents’ fondness for recreational activities. The Applicant’s proposal supports the vision to meet tourist demand for fuel, and a safe clean restroom facility, along with providing fuel and washroom facilities for local residents’ recreational sports that include fishing, boating, and snowmobiling. The proposal aligns with *Section 2.5.1 (f) of the PPS, 2024* in supporting opportunities for sustainable and diversified tourism.

PPS 2024, Employment Opportunities – Section 2.8.1 of the Provincial Planning Statement, 2024 encourages where appropriate and feasible, the intensification of employment uses and compatible, mixed-use development, to support the achievement of complete communities. The Applicant’s proposal will support employment in the immediate area (staff daily checks for waste/garbage removal, tidying & cleaning of washroom facilities) and overall maintenance of the station. This secure 24/7 cardlock fuel station will also provide an essential service for emergency first responders such as police, ambulance and fire. Our Rainy River District encompasses a large area of approximately 20, 000 square kilometres. Our emergency services cover a vast response area, and a reliable 24-hour fuel and washroom facility further supports our first responders and our communities in access to critical services when needed. Beyond our immediate local area,

employment will be further enhanced for: long-distance drivers/haulers, tourism travel, buses (sports teams, tourism and regular bus routes), fuel staff, camera and alarm monitoring staff, occasional maintenance staff, utility staff and seasonal landscaping and winter snow maintenance staff. The Applicant's proposal supports [Section 2.5.1 \(e\) of the PPS, 2024](#) and promotes "diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources."

[PPS 2024, Section 2.9.1](#) of the *Provincial Planning Statement, 2024* supports active transportation with a mindful approach to our climate and lowering greenhouse gas emissions. The Township of Alberton respects the economic, social and environmental well-being of the municipality and is committed to reducing greenhouse gas emissions. Township of Alberton By-law 23/25, Excessive Idling of Vehicles, demonstrates commitment to reducing emissions and reducing noise pollution. The Applicant was made aware of the Township's commitment at the pre-consultation meeting, and supports the Township's vision, and will post the required signage on the development.

[Frequent Transit Corridor, PPS 2024, Section 2.4.3.1](#) - the Applicant's proposal; is in alignment with the PPS, 2024, planning for intensification on lands that are adjacent to existing and planned frequent transit corridors. Professional truck drivers, residents, tourists, first responders, sports teams, buses, emergency vehicles and utility vehicles all travel our roadways daily. Highway 11 is a frequent transit corridor; a highway as defined under the Highway Traffic Act and is a well-travelled integral transit route for the movement of goods and services across the province. With the return and expansion of the Ontario Northland Bus Service, valuable community connections across the north are supported, including connections to Timmins and Toronto. Frequent corridor transportation planning should consider further possible public transit expansion options for Northwestern Ontario, supporting northern economic growth and connection.

[PPS 2024, Section 3.2 and the Province of Ontario](#) – the Province of Ontario and the Northern Economic Development and Growth's commitment to improve safety and make targeted investments in northern Ontario highways are evidenced in recent government announcements and media releases focusing on safety and northern highways. A recent provincial announcement by the Hon. George Pirie, Minister for Northern Economic Development and Growth, illustrates a key focus of the Ontario government is upgrading the provincial rest area network. The Applicant's proposal is a thoughtful and progressive development, supporting Ontario's commitment to northern highways. The proposed cardlock fueling station and washroom facility will provide a much-needed fuel and restroom facility along the northern highway route (Highway 11). Limited fuel and restrooms have historically plagued northern Ontario and the proposal's vision addresses that need. The economic viability of northern highways is critical to support the safe transport of people and goods across the province. The proposal supports [Section 3.2.1 of the PPS, 2024](#) that "transportation systems should be provided that are safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs." Northern route highways have limited fuel and rest areas (evidenced by highway corridor signage warning motorists of same) and securing the supply chain, safe travel, supporting aggregate mining production and connecting

communities is a priority, and aligns with the Township’s Strategic Plan for economic development and enhancing opportunities for diversification.

It is staff’s opinion that the Application is consistent with the *PPS, 2024* and the Township of Alberton’s Zoning By-law and Official Plan.

Design Aspect	Policy Context/ Staff Comments
<p>Health and Safety; Noise reduction, Barrier and Buffering</p>	<p>Staff: Applicant has indicated in cover document that Clearview Co-op will provide a buffer zone with added vegetation to reduce any possible health and safety and noise concerns from the neighbours to the east and west.</p> <ul style="list-style-type: none"> • Applicant to submit a simple Landscape Plan detailing the low-maintenance vegetation; with location, quantity and species to be planted. <i>Not a prescribing note but a suggestion:</i> it is advisable that the vegetation chosen be (a) hardy to withstand our harsh winters and (b) low maintenance and not requiring intensive care/pruning. • To provide further health and safety barrier and buffering measures – the Applicant erect a wooden fence, 6 feet in finished height along the east and west sides of the subject property. The fence shall not be erected within the provincial highway right-of-way and shall begin 18 feet off the provincial highway right-of-way and run 160 feet to the north (rear) on both the east and west sides. <p><i>Recommendation: The above be incorporated within a Site Plan Agreement, and the execution of a Site Plan Agreement will be a condition of Approval.</i></p>
<p>Asset Retirement Obligations/End of Useful Life Plan for the Property</p>	<p>Staff: Applicant to submit an Asset Retirement Obligation Plan (ARO) (sometimes referred to as End of Useful Life Plan or a Decommissioning Plan) to address:</p> <ul style="list-style-type: none"> • Site Remediation – ensuring adherence to environmental regulations and standards • End of Useful Life Plan for soil testing and responsibilities to remediate site and cleaning up any hazardous materials • Decommissioning of equipment, buildings, etc. <p><i>Recommendation: The above be incorporated within a Site Plan Agreement, and the execution of a Site Plan Agreement will be a condition of Approval.</i></p>
<p>Water and Septic</p>	<p>Staff: The assumption for the site is private Water and Septic. Water and septic services are privately owned within the Township, with location and approvals of septic under the jurisdiction of the Northwestern Health Unit (NWHU).</p>

	<ul style="list-style-type: none"> NWHU Report to be submitted by Applicant and that the report submission be a condition in the Site Plan Agreement. <p><i>Recommendation: The above incorporated within a Site Plan Agreement, and the execution of a Site Plan Agreement will be a condition of Approval.</i></p>
Communications	<p>Staff: The assumption for the site is Bell Canada communication infrastructure.</p> <ul style="list-style-type: none"> Applicant to submit an approval or report from Bell Canada regarding communication infrastructure for the site, and that the report submission be a condition in the Site Plan Agreement. <p><i>Recommendation: The above be incorporated within a Site Plan Agreement, and the execution of a Site Plan Agreement will be a condition of Approval.</i></p>
Electrical/Power	<p>Staff: The assumption for the site is Hydro One electrical power infrastructure.</p> <ul style="list-style-type: none"> Applicant to submit and approval or report from Hydro One regarding electrical and power servicing for the site, and that the report submission be a condition in the Site Plan Agreement. <p><i>Recommendation: The above be incorporated within a Site Plan Agreement, and the execution of a Site Plan Agreement will be a condition of Approval.</i></p>
Buildings	<p>Staff: the Chief Building Officer (CBO) has reviewed the application and submitted the following comments:</p> <p>“I have reviewed the following information regarding the Cardlock Proposal:</p> <ul style="list-style-type: none"> Site Plans Buildings (general concept not for construction) Zoning Compliance for Proposed Uses Zoning Compliance for Proposed site development Soils/Geotechnical Report and recommendations <p>All the above items are in compliance with Alberton Bylaws.”</p> <p>The CBO further commented: “The items remaining to be reviewed/approved by the appropriate Agency/Group/person are:</p> <ul style="list-style-type: none"> Site Plan Agreement Building Permit Application Highway Corridor Management Septic System Design and Installation Water Supply provision Emergency Management Plan Fuel Supply Depot - TSSA

	<ul style="list-style-type: none"> • Electrical Supply”
Emergency Management Plan	<p>Staff: the Fire Chief has reviewed the application and submitted the following comments:</p> <p>“I have reviewed the Emergency Plan submitted within the application, with one highlighted area of concern requiring correction in the Emergency Plan:”</p> <ul style="list-style-type: none"> • As the site will be remotely monitored by alarms and planned security cameras – The alarm company MUST call 911 immediately. This will ensure a proper and swift page out to first responders. The alarm company should <u>not</u> attempt calling the Firehall or the Owners first as every second matters in a response. Further to this point; alarm monitoring companies are often located hundreds of miles away or in another province and calling 911 immediately will ensure resources are dispatched appropriately. • Staff Note to UPDATE the HIRA: Any and all new development should be included and updated in our municipal Hazard Identification Risk Assessment (HIRA) that is filed and submitted annually to Emergency Management Ontario. <p><i>Recommendation: The above correction to the Emergency Plan be resubmitted and that the change/adjustment requirement be incorporated within the Site Plan Agreement, and the execution of a Site Plan Agreement will be a condition of Approval.</i></p>
TSSA Fuel Depot	<p>The Technical Standards and Safety Authority (TSSA) carries out inspections and licensing approvals for new cardlock fueling stations. TSSA will inspect the new equipment and approve all licensing. TSSA will require a Risk Safety and Management Plan. The Fire Chief of Alberton will be consulted and part of this process with TSSA. Ongoing training, safety and signage are requirements of a TSSA Risk Safety and Management Plan.</p> <ul style="list-style-type: none"> • Applicant will submit copies of reports, licensing and the Risk Safety and Management Plan to the Township. <p><i>Recommendation: The above be incorporated within a Site Plan Agreement, and the execution of a Site Plan Agreement will be a condition of Approval.</i></p>
MTO – Highway Corridor Management System	<p>Staff circulated the Site Plan Application to the Highway Corridor Management System (HCMS) for review and planning purposes regarding entrance and signage permits. The property’s frontage and proposed entrance is along the Highway 11 corridor within the Township, and the province (HCMS) has jurisdiction for entrances, exits, and signage along provincial highways.</p> <ul style="list-style-type: none"> • As of April 10th, 2026 – HCMS has not yet completed its review or commenting on the application.

	<ul style="list-style-type: none"> • Consideration must be given to any planning comments submitted by MTO/HCMS • Planning comments and/or recommendations and/or requirements from MTO/HCMS regarding the Application must be acknowledged by the Applicant and any requirements implemented into the project. <p><i>Recommendation: The above HCMS/MTO planning comments & any potential restrictions and/or requirements be received, incorporated and supplemented to the application. MTO/HCMS's planning comments and requirements must be considered within the Site Plan, and the execution of a Site Plan Agreement will be a condition of Approval.</i></p>
<p>Development On-site Works, Communication, and Property Appearance</p>	<p>The Township is the approval authority for all Site Plan Applications and must ensure that all planning decisions, including Site Plan Applications are consistent with the Official Plan and Zoning By-laws. The Township must also review the PPS, 2024 to ensure the proposal conforms and is not in conflict with the PPS, 2024.</p> <p>Public posting of any Decision rendered on a Site Plan Application is a requirement under the Planning Act.</p> <p>Owners of property must comply with permitted use, municipal zoning by-laws, and the Ontario Building Code requirements. The Township of Alberton is committed to open and transparent sharing of public information and encourages the Applicant to share information with their immediate neighbours, keeping them informed of their construction plans, the planned duration of construction and how they (the Applicant) can be contacted.</p> <p><i>Recommendation: On-Site Works as a condition within a Site Plan Agreement - If, when and during development of the property begins or is ongoing; the Property must be kept clean with construction noise and disturbances to cease after 8:00 p.m. daily.</i></p>
<p>Traffic Control Plan</p>	<p>Staff: The Applicant has indicated that preparation of a Traffic Control Plan is underway and concurrent with the Application.</p> <p>A traffic control plan for a proposed new development is crucial for ensuring the safety of workers and the public during construction activities. It provides a structured approach to managing traffic flow around the development, which includes:</p> <ul style="list-style-type: none"> ○ Traffic Hazards: Identifying potential hazards that could affect traffic flow and safety. ○ Traffic Control Measures: Developing strategies to mitigate these hazards, such as traffic signals, lane closures, and signage, all of which will be at the discretion of and under the jurisdiction of Ministry of Transportation (MTO). ○ Work Zone Management: Planning the layout of the work zone to minimize disruption and ensure worker safety. ○ Public Access: Ensuring that public traffic has priority over construction activities, which is essential for the smooth operation of the development.

	<ul style="list-style-type: none"> • Applicant to submit the Traffic Control Plan at the time of any Building Permit Application and that receipt of the Traffic Control Plan be a condition in the Site Plan Agreement and of the Building Permit Application process. <u>Note: if the Traffic Control Plan is complex in nature – the MTO must receive a copy and provide approval.</u> <p><i>Recommendation: The above be incorporated within a Site Plan Agreement, and the execution of a Site Plan Agreement will be a condition of Approval.</i></p>
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NOTE: Any Approval Conditions considered must be reasonable, attainable by the Applicant and must be related and pertinent to the Application and the development of the site.

Financial Implications:

- Preparation of a Site Plan Agreement – staff resources
- Solicitor review of the Site Plan Agreement – Solicitor fee
- Solicitor registering the executed Agreement on property title – Solicitor fee
- The Site Plan Agreement fee as per the User Fee By-Law #30/26 is \$2,500.00
- It is noted and is the intent of the \$2,500.00 user fee; that the user fee should substantially cover the above preparation, solicitor review and registering on title. The intent of the User Fee is to help ensure that there are no additional costs to the taxpayers for the development of any particular site, as per the *Planning Act*, Section 41(7)(a) 1. Conditions for Site Plan approval and entering into a Site Plan Agreement, “provide to the satisfaction of and at no expense to the municipality...”

Consultation:

- Township of Alberton Chief Building Officer
- Township of Alberton Fire Chief
- Ministry of Transportation Highway Corridor Management System
- Community Emergency Management Coordinator

Attachments:

- Schedule A – Conditions of approval
- Schedule B - Draft diagram of Fencing on the east and west sides of the property

Recommendations:

THAT in consideration of a Staff Report respecting Application File # SP2026-01 for Site Plan Approval for new development of a cardlock fueling station on the property legally described as PT SW ¼ Section 23, 48R 3649 PT 1, Parcel 25908; that the approval authority, the Corporation of the Township of Alberton:

1. Approves the Site Plan Control application, received March 9, 2026, subject to the conditions outlined in Schedule A and Schedule B;
2. Authorize the execution of a Site Plan Agreement for Clearview Co-op PT SW ¼ Section 23, 48R 3649 PT 1, Parcel 25908, Roll# 5911-000-000-26801-0000.

SCHEDULE A

Conditions of Approval - That prior to finalization of the Site Plan Agreement, **modification of the site plan package and the following conditions (marked by an asterisk*)** will be required to include the following to the satisfaction of the Township:

#	Condition	Date	Sign
a.	Northwestern Health Unit Report confirming the site servicing of private water and septic to the property. <i>Note: The Applicant has undertaken this concurrently and is subject to approving agency's processes and timelines</i>		
b.	Ministry of Transportation Highway Corridor Management System's report, approval and any planning comments and recommendations regarding the Application, and copies of permit approvals for entrance(s) off a provincial highway and signage. <i>Note: The Applicant has undertaken the permit & approval processes for entrance and signage concurrently and is subject to approving agency's processes and timeline. The Township has submitted the application to MTO/HCMS for any planning comments and those comments are subject to MTO/HCMS processes and timelines.</i>		
c.	Technical Standards and Safety Authority Fuel Supply Depot Report, including copies of equipment inspection and licensing. <i>Note: The Applicant has undertaken this concurrently and is subject to approving agency's processes and timelines</i>		
d.	Bell Canada confirmation regarding telephone and internet infrastructure. <i>Note: The Applicant has undertaken this concurrently and is subject to approving agency's processes and timelines</i>		
e.	Hydro One confirmation regarding site power supply. <i>Note: The Applicant has undertaken this concurrently and is subject to approving agency's processes and timelines</i>		
f. *	Asset Retirement Obligations and End of Useful Life Plan (commonly referred to as the 'end of service life's stage): Submit a Decommissioning Report for end-of-life processes for the infrastructure; including site remediation, decontamination (hazardous materials), dismantling, removal, sorting, disposal, repurposing and recycling components and materials.		
g.	Traffic Control Plan <i>Note: The Applicant has undertaken this concurrently and is subject to the Professional Firm's processes and timelines</i>		
h. *	Health and Safety (On-site works and buffering) - Submission of a simple Landscape and Fencing Plan, detailing low-maintenance vegetation (quantity and species) and fencing along the east and west sides of the property. On-site works safety; when and during development of the property begins or is ongoing; the Property must be kept clean with construction noise and disturbances to cease after 8:00 p.m. daily.		
i.	TSSA Fuel Depot Risk Safety and Management Plan, the Plan to be submitted to the Township of Alberton for Fire Chief's review and recommendations. <i>Note: The Applicant has undertaken this concurrently and is subject to approving agency's processes and timelines.</i>		
j. *	The Emergency Management Plan is corrected and adjusted to instruct the Alarm monitoring agency to dial 911 immediately (rather than contact property owners or a firehall directly). Immediate 911 contact ensures resources are dispatched. In an emergency, every second counts.		

SCHEDULE B

Fencing:

Buffering for Health and Safety: Construct 6-foot-high fencing, on both the east and west sides, from front of the property to the rear. Length suggested for each side is 49 metres (or 160 feet in length). Along with the planned low maintenance vegetation landscaping, this will further assist with noise reduction buffering measures.

