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Nyon Oil Inc.

Existing and Future Reports

Existing:

1. Fort Erie/Port Colborne Waste Management Master Plan, Site A Environmental Protection Act Studies December 7, 1995 related to the property north side of Forkes Rd.
2. Planning Rationale Report prepared by Glenn Barker, 2005.
3. December 1, 2005 Technical Standards and Safety Authority Approval for 56 storage tanks.
4. Numerous site plans Prepared by Martin Engineering Limited in 2006.
5. R plans for the property to be acquired from the City of Port Colborne being:
 - (i) Plan 59 R. -- 80 816 May 25, 1994 Parts 1, 2, 3, 4 and 5 (approximately 381.95 acres) and Plan 59R -- 12469 February 2003 (more snow the most northerly parcel consisting of approximately 90.85 acres) being the property on the north side of Forks Road; and
 - (ii) Plan 59 R. -- 12468 July 7, 2004 Parts 1 and 2 comprising approximately 344.2 acres, being the property on the south side of Forks Road.
6. Four AMEC Reports commissioned by the City of Port Colborne:
 - (i) A Hydrological Assessment;
 - (ii) A Preliminary Air Impact Study;
 - (iii) Noise Impact Feasibility study; and
 - (iv) Two Traffic Impact Assessments one with access and egress from Forks Road October 2007 and the other for access and egress from Klein Smith Road May 2007.

Future Studies & Planning Applications

1. Update the Planning Justification Report to outline the modified approach and demonstrate that the application represents good and efficient planning and is in compliance with City, Regional and Provincial requirements.
2. Coordinate required revisions to supporting studies. Studies that have previously been submitted in support of the proposed development will need to be updated to reflect the entire landholdings, revised conceptual plan and current information available to the consultants.

3. Undertake the following additional studies:

- 100 year floodplain report.
- Environmental Impact Study for surface water resources study.
- Groundwater Impact Study (including Hydrogeology investigations and updates).
- Fire and Emergency Response Management Plan.
- Fire Safety Plan.
- Confirmation of boundaries for the three surveys and conversion of the plan 59R – 12469 to digital, and conversion of planned 50 9R – 80 8162 metric and confirmation of boundaries and in digital format.
- Stormwater Management Plan.
- Environmental Management Plan.
- Tree Inventory Plan.
- Contaminant Management Plan and Risk Assessment Plan.

4. In addition to the studies, we have identified the following tasks to be completed in order to process the planning applications:

- Update the Local Official Plan and Zoning By-law Amendment applications based on current information which will be accompanied by the conceptual site plan and recirculate to approval authorities
- Conduct an Open House and Public Meeting to provide updated information to residents.
- Respond to any comments or issues as they arise from surrounding residents or the Municipality.
- Expedite approvals of the applications through attendance at staff, Council and Committee Meetings where required.
- Present to Council the application to seek support for the updated application.