

July 17, 2019

Legislative & Planning Services  
Community Planning  
1151 Bronte Road  
Oakville ON L6M 3L1  
Fax: (905) 825-0267

Mr. C. McConnell, Manager -District West  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

Dear Mr. McConnell:

**RE: Proposed Zoning By-law Amendment  
2250 Speers Road  
Town of Oakville, Halton Region  
File: Z.1628.01O, Acclaim Health and Community Care Services**

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The subject Zoning By-law Amendment (ZBA) application is to permit the development of 2250 Speers Road, to convert the existing single storey building previously used for manufacturing turbine components, into a single storey dementia care facility operated by Acclaim Health. The care center will offer eight (8) short- stay overnight respite beds, an adult day program and family caregiver support. The purpose of the ZBA is to amend the 'Office Employment' (E1) zone, to permit the additional proposed *Respite Care Facility* use.

Regional Planning Staff have reviewed the subject application within the context of our responsibilities as a commenting agency on matters of Provincial and Regional interest. The application, together with the supporting studies, have not sufficiently demonstrated that the introduction of an overnight respite care facility in area designated for employment uses, including a range of heavy industrial uses, is a compatible land use. The following comments are offered to elaborate on this statement.

**Review of Updated Information and Studies**

Regional staff has reviewed the May 2019 Bousfields Addendum Planning Justification Report (APJR).

The APJR in general provides a more thorough and comprehensive assessment than the original planning justification report. This report has also been accompanied by an *Air Quality – Land Use Compatibility* report dated May 10<sup>th</sup>, 2019, prepared by Novus Environmental. As a part of the Region's assessment, we required these reports to be peer-reviewed. Based on the results of the peer reviews, Regional staff has concerns with respect to land use compatibility and Official Plan conformity.

For example, the peer review (prepared by Dillon Consulting) of the Novus Environmental *Air Quality – Land Use Compatibility* report dated May 10<sup>th</sup>, 2019, identified that there has not been adequate technical rationale to justify the assertion that the proposed land use is compatible with the surrounding industries. The proposed land use has the potential to impact the surrounding industries ability to operate, and it has not been demonstrated that the overall

**Regional Municipality of Halton**

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air quality in the area supports the proposed development. Further assessments are required to demonstrate that the proposed land use is compatible with the surroundings. Specific details can be found in the peer review comments attached to this letter.

With respect to the Noise Feasibility Study, Proposed Dementia Care Centre, 2250 Speers Road, Oakville, Ontario, prepared by HGC Engineering, dated February 14, 2019, the peer review identified that there are some concerns from a noise perspective that should be addressed. Although the proposed development would be designed with in-operable windows, the selection of the windows should be designed to ensure there is a suitable indoor acoustic environment for the occupants, as well to protect the surrounding commercial and industrial properties from potential noise complaints. Further details can be found in the peer review comments attached to this letter.

There are also references in the APJR to considering the proposed development being a Community Use. Regional planning staff has not received formal confirmation that Town staff agree with the interpretation that the proposed development is appropriate as Community Use (Section 6.2.4) in the context of conformity to the Town's Official Plan, however, for the purposes of these comments, Regional staff have made the assumption that this interpretation is acceptable to the Town. If this is an incorrect assumption, Regional staff would request the opportunity to provide further comments in this regard.

#### **Planning Analysis relating to Land Use Compatibility**

The following summarizes some of the pertinent Provincial and Regional policy tests related to land use compatibility:

##### **Provincial Planning Statement (2014)**

The Region has reviewed this application for consistency with the Provincial Policy Statement. The following represents a summary of the Policy 1.2.6 of the Provincial Policy Statement speaks to Land Use compatibility, specifically that sensitive land uses (defined as buildings, amenity area, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects for contaminant discharges generated by a major nearby facility). Examples of sensitive land uses may include residences, daycare facilities and educational and health facilities. It is the opinion of Regional staff that the proposed facility meets the definition of a sensitive land use.

Policy 1.1.1 of the Provincial Policy Statement states that Healthy, livable and safe communities are sustained by (c) avoiding development and land use patterns, which may cause environmental or public health and safety concerns.

Policy 1.2.6.1 of the Provincial Policy Statement states that Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure long-term viability of major facilities.

Policy 1.3.1(b)(c) of the Provincial Policy Statement speaks to Planning authorities promoting economic development which takes into account the needs of existing and future business and further, encourage compatible employment uses. The proposed development may limit future employment opportunities within the immediate Employment Area by restricting future industrial operations due to the sensitive nature of the subject development.

Regional staff is not satisfied that the proposed use is consistent with the above noted policies in the Provincial Policy Statement as the current submissions with respect to land use compatibility, noise and air quality have not provided the adequate technical analysis to demonstrate consistency with the above noted policies.

### **Growth Plan for the Greater Golden Horseshoe (GGH)**

The Growth Plan of the Greater Golden Horseshoe (GGH) was updated in May 2017 and took effect July 1, 2017 replacing the former 206 Growth Plan. Recently, Amendment Number 1 to the Growth Plan was released and came into effect May 16, 2019. Section 1.2.2 of the Growth Plan (2019) directs that all decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with the 2019 Growth Plan subject to any legislative or regulatory provisions providing otherwise.

The definitions of employment area and sensitive land uses are consistent with the definition of sensitive land uses in the PPS. This development proposal fits into these policy frameworks in the 2019 Growth Plan.

Policy 2.2.5.5 states that municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities. This would be consistent with the Town and Region's Employment Area designations on the subject lands and the area surrounding the subject lands given the proximity to the highway, rail corridor and highway interchanges.

Policy 2.2.5.7 in the 2019 GGH indicates that municipalities will plan for all employment areas within settlement areas by: prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use. A new policy 2.2.5.8 in the 2019 GGH speaks to economic activity in the GGH and that the development of sensitive land uses, "will, in accordance with Provincial guidelines, avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on the industrial, manufacturing or other uses that are particularly vulnerable to encroachment."

The applicant, through the APJR suggests that because the land use compatibility study provided by Novus Environmental indicated there would be no impacts to or from the surrounding industrial uses by the proposed facility. As a result, they indicate there would be no need to prohibit the sensitive land use (2.2.5.7) or to avoid the development of such use as the existing industrial uses are already constrained by residential uses to the south. This conclusion is not supported by the peer reviews obtained by the Region (attached) and staff note that the peer reviews indicate, that a conclusion on the potential for impacts requires additional technical analysis.

With respect to the existing residential uses to the south, Regional staff would suggest that this proposal is the introduction of a new use closer to the existing and future employment uses than the existing residential lands to the south, which could result in increased impacts to the employment lands. Further, the peer review obtained by the Region indicates that, among other things, "*The dispersion of contaminants emitted from an industry – including odour – is dependant on a number of atmospheric and physical factors including: wind speed, wind direction, physical blockages (e.g. buildings), and ground cover. Odours are typically assessed based on frequency and intensity which can be predictive of complaints. Comparing two receptors based on proximity to an odour source does not provide complete analysis of the potential for odours*". That these impacts, among others, have not been addressed means, in the opinion of Halton Region staff, that conformity with the 2019 Growth Plan has not been established.

### **Regional Official Plan**

The Regional Official Plan (2009) (ROP) designates the subject property as "Urban Area" and subject to the "Employment Area" overlay. Since these lands fall within the Employment Area, the Employment policies within the PPS and GGH documents apply to this application. To this end, one of the major themes in these planning documents is to direct planning authorities to promote economic development and competitiveness by planning for and protecting *employment areas* for employment purposes. The intent of the development proposal is to permit a new sensitive land use within an employment area.

The applicant's current proposal indicates a "respite care facility" and a "dementia care facility" as the use proposed to be permitted on the subject lands which are identified as Employment Area in the Region's Official Plan and area within the Built Boundary. Institutional uses are permitted within the Region's Employment Area subject to criteria; however, residential uses are not. The introduction of residential uses as a primary use of land would be considered a conversion of employment lands.

**Other Matters of Regional Interest (Technical Comments):**

Regional Staff offer the following additional technical comments with respect to the materials and reports submitted in support of the development proposal.

**Municipal Infrastructure:**

The following is a review of the Regional infrastructure as it applies to the subject lands.

A 300mm dia. watermain is located on Speers Road adjacent to the property. A 750mm dia. watermain is located on Speers Road adjacent to the property. Please note that the applicant should undertake their own fire flow testing in the area in order to confirm the design requirements for domestic water supply and fire protection. A 525mm dia. sanitary sewer is located on Speers Road adjacent to the property.

A Functional Servicing Report (FSR) prepared by MTE Consultants Inc. was submitted in support of this application. The FSR notes that no additional municipal water and/or sewer connections will be required for the proposed property. The FSR demonstrates that the new building conversion will have negligible impact to the sanitary drainage flow generated from this site. The FSR demonstrates what the water demand will be that is required to service the new use of the building, however, no fire flow tests were included in the report to confirm if the existing water system can support the new use. The FSR should be revised to include fire flow testing results and the corresponding hydraulic analysis to demonstrate that the existing water system in the area can accommodate the change in use of the building. Once the FSR is revised and it is demonstrated that the existing water system can accommodate the re-development of this site then Halton Region will have no objection to the zoning amendment from a Regional servicing perspective. If the FSR is not revised then it is recommended that this zoning amendment be approved with a holding provision applied to it concerning the revised FSR.

Due to the Region's above noted concerns related to the FSR, we recommend that this zoning amendment not proceed until it has been revised and completed to the satisfaction of Halton Region. A condition within the Holding Provision has been included to address this matter.

**Site Contamination:**

Section 147(17) of the ROP requires that prior to the Region considering any development application proposals, the proponent must identify whether there is any potential for soils on the site to be contaminated. The proponent has submitted a Phase 1 Environmental Site Assessment (PLG, September 2018) and a Phase 2 ESA (PLG, June 2018). Regional staff note that these ESA's were completed based upon CSA standards and not O.Reg 153/04 requirements which is the standard of the Region (as per the Region's Guidelines). An updated Phase 1 and Phase 2 ESA based upon O. Reg. 153/04 standards is required in order to address ROP policy direction in this regard. Please note the proposed use is changing to a more sensitive land use as per the definitions of O. Reg 153 /04 and therefore a Ministry of Environmental Parks and Conservation acknowledged Record of Site Condition (RSC) is mandatory. A condition within the Holding Provision has been included to address this matter.

**Archaeological Resources:**

According to Regional mapping, the subject lands are not identified as having archaeological potential. The proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ontario Ministry of Tourism, Culture and Sport must be notified immediately (416-212-8886 or

[archaeology@ontario.ca](mailto:archaeology@ontario.ca)). In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.

**Conclusion:**

As noted above, Regional staff have identified concerns through our review of this proposal meeting Provincial and Regional policy. To this end, **Regional staff are of the opinion that the proposal does not conform with land use compatibility requirements in Provincial and Regional policies noted above.**

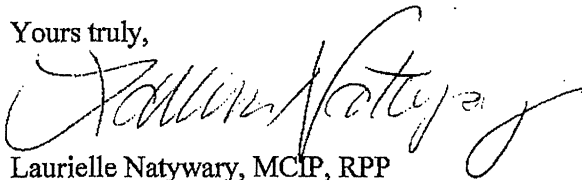
The opinion above would not apply to a zoning amendment that removed the overnight respite care component. The additional information required to determine support for an overnight respite care facility could be pursued by the applicant and submitted through a future planning application.

Should Oakville Town Council choose to pass the by-law amendment, which does not include overnight accommodation, Halton Region requires a Holding (H) provision being applied to the zoning. The "H" Provision shall, upon application by the landowner, may be removed by way of an amending zoning by-law from all or part of these lands, when Halton's Commissioner of Legislative and Planning Services or his or her designate, has confirmed that:

1. *That an updated Functional Servicing Report (FSR) has been submitted to the satisfaction of Halton Region.*
2. *That a Ministry of Environment, Conservation and Parks Acknowledged Record of Site Condition (RSC), has been submitted to the satisfaction of Halton Region.*

Should you have any questions or require additional information in this regard, please do not hesitate to contact me directly.

Yours truly,



Laurielle Natywary, MCIP, RPP  
Senior Planner, Halton Region

cc: Joe Nethery, Manager, Community Planning, Halton Region (via email)  
Anne Gariscsak, Intermediate Planner, Halton Region (via email)  
Ron Mackenzie, Development Project Manager, Halton Region (via email)



# MEMO

**TO:** Laurielle Natywary, Senior Planner, Halton Region  
**FROM:** Hamish Corbett-Hains, P.Eng., Dillon Consulting Limited  
**DATE:** June 20, 2019  
**SUBJECT:** 2250 Speers Road Air Quality Study Peer Review  
**OUR FILE:** 19-1020

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Dillon Consulting Limited (Dillon) was retained by Halton Region (the Region) to perform a peer review of the *Air Quality Study – Land Use Compatibility* report dated May 10<sup>th</sup>, 2019, (the Report) prepared by Novus Environmental with respect to a proposed development at 2250 Speers Road in Oakville, Ontario. The Report assesses the land use compatibility between the proposed land use – a dementia care facility with overnight accommodations – and the surrounding industrial facilities in support of a zoning by-law amendment. This review has considered the following guidelines, regulations, and statements:

- Ontario Regulation 419/05 – Local Air Quality
- The Ontario Environmental Protection Act
- Ontario Ministry of the Environment, Conservation and Parks Guideline D-6 (Land Use Compatibility)
- The Region’s Air Quality Guideline
- The Region’s Land Use Planning Guideline
- Ontario’s Provincial Policy Statement

In addition to the above and as requested by the Region, this review also considers best practices with respect to land use compatibility assessments. The following summarize the findings of the review.

1. In general, the Report assesses compliance on the basis of Guideline D-6 and Ontario Regulation 419/05 which consider compatibility between sensitive land uses and nearby industries on an individual basis (i.e. each industry is assessed individually against the proposed development). This approach is intended to prevent the proposed development from impacting the surrounding industries ability to operate in accordance with their environmental approvals. This approach does not address the relevant sections of the Provincial Policy Statement, which are stated below:

*“1.1.1 Healthy, liveable and safe communities are sustained by:  
c. avoiding development and land use patters which may cause environmental or public health and safety concerns.”*

*“1.2.6.1 Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure long-term viability of major facilities.”*

In light of the above, best practice would include consideration of the air quality at the proposed lands including the ambient concentration of selected contaminants in addition to the potential impacts from surrounding industry. At a minimum the Report should comment on the overall air quality – including existing ambient conditions – at the proposed development with respect to Ontario’s Ambient Air Quality Criteria.

2. The Report does not consider transportation sources associated with any of the industries surrounding the proposed development. Guideline D-6 states that when industries and sensitive land uses are proposed with less than the recommended minimum separation distance, an assessment should be performed which considers *“the types and levels of contaminant discharges being generated by current industrial facilities, including those associated with transportation facilities which serve the industries.”*
3. Many of the findings in the Report are based on a comparative assessment of odours, which relies on an absence of odour complaints at existing receptors. It is unclear if Novus submitted Freedom of Information (FOI) requests to support the claim that there are not currently issues with respect to odours from the industries assessed.
4. The International Union of Operating Engineers facility located directly across from the proposed development has been identified in the Report as within the Potential Area of Influence as defined by Guideline D-6. The Report does not provide an assessment of the industry to evaluate potential compliance issues. The industry is a training yard for heavy industrial crane operators and is largely unpaved which may result in significant levels of dust. Considering the separation distance and nature of the industry, the potential for fugitive dust impacts from the industry should be considered.
5. With respect to Class 1 facilities and the proposed development, Section 6.1 of the Report states *“If there are currently no compatibility issues from an air quality or odour perspective to the existing residences, then the 2250 Speers site should also be compatible.”* The following discussions of odours illustrates that this is an inappropriate conclusion without a detailed assessment to support the finding.

Odour is a nuisance contaminant which the Ministry of the Environment, Conservation and Parks (MECP) only regulates at locations where human activities are likely to occur, excluding commercial and industrial lands.

The dispersion of contaminants emitted from an industry – including odour – is dependent on a number of atmospheric and physical factors including: wind speed, wind direction, physical blockages (e.g. buildings), and ground cover. Odours are typically assessed based on frequency and intensity which can be predictive of complaints. Comparing two receptors based on proximity to an odour source does not provide a complete analysis of the potential for odours.

This approach is only valid when the receptors are located in the same downwind direction from a source, in which case the closer receptor would in most cases be expected to experience more frequent and intense odours. In the case of two receptors in different downwind directions from a source, dispersion modelling should be performed to evaluate the frequency and intensity of odours at each receptor.

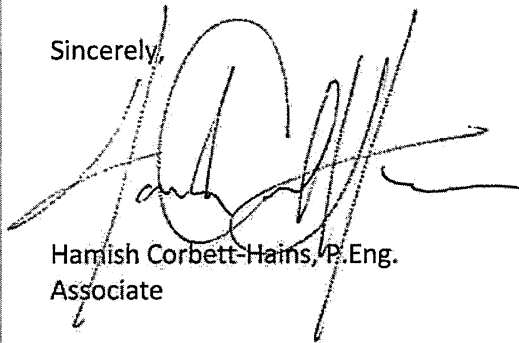
The report has not provided dispersion modelling or wind frequency analysis justifying the conclusion that no odour compatibility issues are expected at the proposed development due to Class 1 industries.

6. The Report states that M&G Steel Holdings is in a similar proximity to existing residences as the proposed land use, and as such odour issues are not expected. The proposed development is approximately 200 m from the industry, while the nearest residences in a similar downwind direction are 285 m or further. In addition, the proposed development has a line-of-sight view of the industry while the comparable residences do not. An unobstructed view of the industry can indicate that dispersion of odours and contaminants may be limited. A technical assessment should be performed to determine the potential for impacts at the proposed development.
7. The Report states that Monarch Plastics Ltd. is required to operate under an odour management procedure, meaning that odours may occasionally be released from the industry. The Report concludes that there are existing residences at a similar distance from the industry. These receptors are located southeast of the facility while the proposed development is northeast from the facility. As discussed in (5), proximity cannot be used to compare receptors which are located in different directions from an industry. A technical assessment should be performed to determine the potential for impacts at the proposed development.
8. The Report states that Ropak Canada operates under an odour management procedure, meaning that odours may occasionally be released from the industry. The Report concludes that based on the distance between the industry and the proposed development odours are unlikely to pose a compatibility concern. While the separation distance between the Industry and the proposed development may be sufficient to promote adequate dispersion of odours, the proposed development would represent the nearest sensitive receptor to the industry with respect to wind direction. As such, a technical assessment should be performed to determine the potential for impacts at the proposed development.
9. The Report states that Caravan Logistics Inc. currently operates without approval from the MECP. The Report lists an air stripper for the removal of VOCs from wastewater as the primary source of emissions. The Report concludes that the industry's awareness of Ontario Regulations (as demonstrated by their Waste Management System Certificate of Approval) is sufficient to demonstrate compliance between the industry and the proposed development. As a technical assessment has not been performed for the industry, either for this assessment or in support of an Environmental Compliance Approval, it is inappropriate to suggest that the Industry is compatible with the proposed development. The types of contaminants which may be emitted from the facility, and the dispersion of these contaminants with respect to the proposed development should be considered in formulating conclusions.



Land use compatibility studies are performed to identify conflicts between land uses. These studies should consider the impacts of the local industries on a sensitive receptor, and the impact of the sensitive receptor on the local industries. In this case, the Report has not provided adequate technical rationale to justify the assertion that the proposed land use is compatible with the surrounding industries. The proposed land use has the potential to impact the surrounding industries ability to operate (through complaints), and it has not been demonstrated that the overall air quality in the area supports the proposed development. Further assessments are required to demonstrate that the proposed land use is compatible with the surroundings.

Sincerely,



Hamish Corbett-Hains, P. Eng.  
Associate





# MEMO

**TO:** Laurielle Natywary, Senior Planner – Planning Services  
**FROM:** Lucas Arnold  
Amir Iravani  
**DATE:** June 21, 2019  
**SUBJECT:** Peer Review of Noise Feasibility Study – Proposed Dementia Care Centre, 2250 Speers Road Oakville, Ontario  
**OUR FILE:** File # 19-1020

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Dillon Consulting Limited (Dillon) was retained by Halton Region to conduct a technical peer review of a Noise Feasibility Study for the proposed Dementia Care Centre, located at 2250 Speers Road in Oakville, Ontario. The study was completed by HGC Engineering in support of the relevant Zoning By-Law Amendment (ZBA) Application for the proposed development.

The site is located along the south side of Speers Road, currently zoned as Office Employment. Directly to the north of the proposed development, across Speers Road, are lands zoned as Industrial, with lands zoned for low-rise residential located directly to the south. To the east and west of the site are existing commercial and light industrial properties.

Dillon has reviewed the following report:

- *Noise Feasibility Study, Proposed Dementia Care Centre, 2250 Speers Road, Oakville, Ontario – Prepared by HGC Engineering, dated February 14, 2019 (HGC report)*

The HGC report has been reviewed in accordance with:

- The Ministry of the Environment, Conservation and Parks (MECP) D-Series Guidelines for Land-Use Compatibility (D-6);
- The MECP's NPC-300 Guideline (NPC-300);
- The Ministry of Municipal Housing and Affairs' Provincial Policy Statement (PPS); and
- Halton Region's policies and guidelines – The Region's Official Plan Policies (ROP)

Generally, the HGC report addresses the key requirements under the relevant guidelines for a ZBA Application. Dillon has the following key review comments:

1. **Section 1** and **Section 4** of the HGC report discuss and analyze noise impacts from the environment (i.e., surrounding transportation sources, industrial, and commercial properties) on the proposed development, as well as noise impacts from the proposed development on the surrounding environment (i.e., residential receptors to the south). According to the *Professional Engineers Providing Acoustical Engineering Services in Land-Use Planning Guideline*, as well as land-use compatibility best practices, noise impacts from the proposed development on itself (primarily the Respite rooms) should also be assessed.

2. **Section 3.2.2, Table III**, of the HGC Report outlines the rail traffic data used in the analysis. **Appendix B** includes correspondence from 2017 with GO-Metrolinx summarizing the anticipated rail traffic data within a 10-year horizon. As GO operations are subject to change from year-to-year, this data request should be updated/confirmed with GO-Metrolinx to ensure this data remains accurate for 2019 and therefore the 2029 projection.

Additionally, correspondence with CN has not been included. Updated rail traffic data from 2019, as well as a letter from CN outlining rail traffic information, should be confirmed and included in the report. Whistle noise was not included in the transportation assessment, it is unclear if there is an anti-whistling by-law in effect in the area.

3. The sample STAMSON 5.04 output in **Appendix C** indicates that an absorptive ground surface ( $\alpha=1$ ) was used in the transportation analysis. As per ORNAMENT Section 5.5.1 and STEAM Section 5.2.1, if more than half of the ground surface between the centre line of the traffic lanes and the point of reception is reflective (e.g., all pavements, hard packed gravel, earth, etc.), the ground absorption coefficient ( $\alpha$ ) is assumed to be zero. Based on review of aerial imagery, the analysis should be updated to represent reflective ground. Change in ground absorption can have noticeable impact on the predicted receptor sound levels.
4. **Section 3.3.3** indicates that the required acoustic insulation of the wall and window components was determined using methods developed by the National Research Council (NRC). It is unclear which algorithm was used to determine the required acoustic insulation, the methods should be clarified (i.e., BPN56).

Additionally, this section indicates that any glazing construction meeting the requirements of the Ontario Building Code (OBC) will provide sufficient indoor insulation. The assumed STC value of an OBC window should be clearly stated in the study.

Sample calculations for the acoustical requirements of the glazing should be provided in the HGC report, so that the analysis and the façade construction recommendations can be verified.

5. **Section 4.2.1** outlines the nearby significant commercial and industrial properties with the associated noise sources that were assessed. The report indicates that the modelling is based on an assumed operational profile and that noise data is from other similar sources, measured at other facilities. **Table V** of the HGC report outlines the source power levels used in the stationary noise assessment.

Noise data for the forklift (North American Chrome) is not presented in the table. Additionally, **Figure 4** and **Figure 5** show modelled noise sources which were not included in the stationary assessment discussions (2245 Speers Road). **Table V** should be expanded to include all noise sources assessed.

6. The MECP's land-use compatibility guidelines (D-6) outline methods to ensure the requirements of the PPS (Section 1.2.6.1 Land use compatibility) and ROP (Section 2.2 Provincial Policy Statement, Employment) are met, with respect to noise.

As per Section 1.1 of D-6, the guideline is intended to prevent or minimize the encroachment of sensitive land uses upon industrial land use and vice versa, as these two types of land uses are normally incompatible, due to possible adverse effects (noise) on sensitive land use created by industrial operations.

To minimize the potential of adverse effects (noise) on the proposed sensitive institutional development, commercial and industrial properties within the specified area of influence and/or recommended minimum separation distance, as outlined in D-6 (see table below), should be considered.

| Industrial Classification* | Area of Influence | Recommended Minimum Setback |
|----------------------------|-------------------|-----------------------------|
| Class I                    | 70 m              | 20 m                        |
| Class II                   | 300 m             | 70 m                        |
| Class III                  | 1000 m            | 300 m                       |

\*Industrial classification are outlined in Guideline D-6-1.

Based on a review of the surrounding area, there are multiple Class II and Class III industrial properties within the D-6 area of influence of the proposed development (in addition to those already assessed: Jelinek Cork Ltd., HPG Inc., and North American Hard Chrome) which should be considered in the assessment of stationary noise impacts.

Furthermore, as the adjacent properties to the proposed development all have loading bays (2270, 2260, 2240, and 2230 Speers Road), impulsive noise impacts from these sources should be evaluated, or at a minimum assessed qualitatively. The HGC report should also investigate if the neighbouring facilities have adopted an anti-idling policy for trucks.

7. **Section 4.2.1, North American Hard Chrome (2230 Speers Road)** – As per their ECA (No. 2824-6PARNH), there is a large exhaust stack which extends 7.93 metres above grade with an exit diameter of 0.96 metres. The stack can be seen in satellite imagery, and is located on the southeast corner of the roof. This stack, and any other building exhaust / ventilation system, should be considered in the stationary noise assessment.
8. **Section 4.2.2 Stationary Source Assessment** – Cadna/A modelling parameters/assumptions should be outlined in report (e.g., order of reflections, global ground absorption coefficient, etc.).
9. **Section 4.2.3** summarizes the results of the Stationary Source Assessment at the proposed development. The report states that *“The building is designed with inoperable windows for all spaces (as required due to the intended institutional use) which is considered an acceptable noise control measure per NPC-300 to control noise from stationary sources at windows associated with noise sensitive spaces in an institutional purpose building.”* Although this statement is accurate, due to the sensitive nature of the proposed use, best engineering practices, and the general requirements in NPC-300, indoor sound levels (specifically within the Respite rooms) from the surrounding commercial and industrial operations should be assessed to determine if

the indoor acoustic environment is suitable.

Additionally, as outlined in NPC-300, assurance will need to be provided to the surrounding commercial and industrial properties that the inoperable windows will remain inoperable for as long as the stationary sources continue to operate. The ability of the commercial and industrial properties to maintain compliance with MECP requirements and obtain MECP approvals is not to be compromised by the use of inoperable windows.

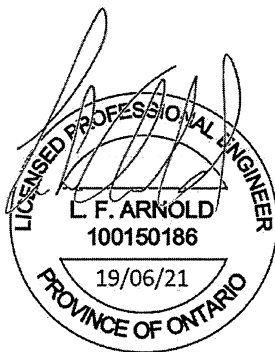
10. **Section 4.3.1** outlines the sensitive representative receptors in close proximity to the proposed development (residential houses to the south). The analysis only assesses impacts at the nearest plane of window, the OLAs (backyards) of the adjacent residential homes should also be assessed.

As per the comments above there are some concerns that should be addressed. Although the proposed development will be designed with inoperable windows, the selection of the windows should be designed to ensure there is a suitable indoor acoustic environment for the occupants, as well as to protect the surrounding commercial and industrial properties from potential noise complaints.

Please do not hesitate to contact us should there be any questions or requirements for additional information.

Respectfully Submitted:

**DILLON CONSULTING LIMITED**



Lucas Arnold, P.Eng.  
Associate

A handwritten signature in black ink, appearing to read "Amir A. Iravani".

Amir A. Iravani, Ph.D., P.Eng.  
Associate

**DILLON CONSULTING LIMITED**