



September 4, 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 Temporary Use Bylaw  
2250 Speers Road  
Town of Oakville, Halton Region  
Related File: Z.1628.01O, Acclaim Health and Community Care Services**

The current proposal 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 on a temporary basis.

Regional comments provided in our letter dated July 17, 2019, are focussed on the principle of establishing a sensitive land use next to existing and planned industrial uses. The approved public policy framework speaks to avoiding development and land use patterns which may cause concerns from a compatibility perspective – this involves managing and restricting uses through separation and buffering to address land use compatibility. That said, despite further information from the proponent, Regional staff comments outlining our concerns and our position on this application have not fundamentally changed.

A revised Air Quality/ Land Use Compatibility study/response document, dated August 21, 2019 has been provided by the applicant and subsequently peer- reviewed by the Region as well as being reviewed by Regional staff with respect to the applicable Regional and Provincial legislation. We offer additional comments on the technical aspects as provided by the peer review for your information.

The peer review was generally in agreement with the updated noise information provided and is not of significant concern to Regional staff. However, with respect to the air quality the peer review highlighted the following:

- *Many of the industrial processes conducted at facilities near 2250 Speers Rd have the potential to generate nuisance impacts (e.g. odour and fugitive dust), including: injection moulding, food processing, and vehicular traffic over unpaved surfaces. Individual facilities may have process controls in place to manage emissions, however reliance on these facilities complying with the Environmental Compliance Approvals (ECA) and conditions contained therein as a basis for determining land use compatibility is not appropriate as compliance with an ECA does not mean that a facility will not generate odour or nuisance impacts. Additionally, it is well established that odour and nuisance impacts from a single source may be insignificant, but if multiple sources are combined the resulting impact may be significant. This is common in the case of odour impacts, and therefore land use compatibility studies should consider the potential cumulative impacts on the proposed development.*

#### Regional Municipality of Halton

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- *The Response has assessed the potential for odours based on existing commercial and institutional uses in the area (i.e. an event centre and a sporting facility). This approach is not appropriate, as these existing land uses and the proposed development are not comparable receptor types. The proposed development will provide overnight care to individuals with health issues. The proposed development is likely to be more sensitive to nuisance impacts than the event centre or sporting facility.*
- *The Response provided an assessment of the potential for fugitive dust impacts which suggests that such impacts are unlikely.*
- *The Response has not assessed the likelihood of odours at the proposed development, but rather has relied primarily on past history as a reflection of future conditions. The Response has provided documentation that suggests it is unlikely that fugitive dust impacts will occur.*
- *It should be noted that the Novus report has not guaranteed that adverse effects will not be experienced at the proposed development. The MECP has included nuisance impacts in their definition of adverse effects, which includes dust, odour, and noise. While good planning practices will reduce the likelihood of adverse effects, nuisance impacts are subjective and there may always a risk of complaints.*

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)