

March 02, 2021

Christina Basan
551 Avonhead Road Limited Partnership
20 Adelaide Street East, Suite 800
Toronto, ON M5C 2T6

Dear Ms. Basan,

**Re: Noise Study Requirement
Proposed Warehousing Development, 551 Avonhead Road, Mississauga**

As requested, this letter has been prepared to address a request from the City of Mississauga to consider providing a Noise Study for the proposed warehousing development at 551 Avonhead Road in Mississauga, within a heavy industrial area.

The City's Terms of Reference for noise studies states, "A noise study is required for all proposed developments with, or near a noise sensitive land use as defined by the Ministry of the Environment, Conservation and Parks, NPC-300 Environmental Noise Guideline." This site itself has no noise-sensitive uses - small shipping/receiving offices and tiny outdoor amenity area to be used by the staff of the commercial facility are not considered to be noise-sensitive uses under NPC-300. Further, there are no sensitive uses nearby; the nearest residences are almost 1 km away, east of Southdown Road.

Accordingly, we do not expect a Noise Study to be necessary for this development. The City may request the inclusion of one or more warning clauses in the development agreement, to advise the occupants that no noise-sensitive uses are expected or have been considered in the design of this facility. We do not have suggested wording for such a clause, but anticipate that any reasonable wording mutually acceptable to you and the City will suffice.

We trust that this information is sufficient for your purposes. Please let us know if you have any questions or concerns.

Yours very truly,
Howe Gastmeier Chapnik Limited



Brian Chapnik, PhD, PEng

