

Purpose

The purpose of the Terms of Reference (ToR) is to assist developers and their consultants in scoping and preparing a Rail Assessment Report (Report) as part of a comprehensive Land Use Compatibility Study, in support of a development planning application submission proposing *sensitive land uses* within, adjacent to, or near Employment Areas or within the area of influence of *major facilities*. Any resulting study may be subject to an independent peer review at the discretion of the City of Mississauga (City), and at the cost of the developer.

The objective of the Report is to identify and assess the impacts associated with rail lines in proximity to proposed land uses introducing new land uses, including *sensitive land uses*, and any associated existing and potential rail related compatibility issues.

The Report will further identify and evaluate options to achieve appropriate design, buffering and/or separation distances should new land uses, including *sensitive land uses* such as residential, be permitted. Recommended measures intended to eliminate or mitigate negative impacts and *adverse effects* must also be identified. The findings from the Report will be used to assist City Staff and Council in making its decision regarding the suitability of allowing for new proposed land uses.

Applicability

A Report may be required for any one of the following development planning applications, depending on site specific circumstances and context:

- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision
- Site Plan
- Minor Variance

It is recommended that applicants of all proposed developments participate in pre-application consultation meetings with City staff. During the pre-application meeting, Staff will work with the proponent and proponent's consultants to confirm the requirement for a Report based on the nature of the proposed application and the context of the study area.

Upon completion, City staff will assign an independent peer reviewer through pre-authorized consultants, as required.

Report Requirements

The required Report will provide a written description of the assessment and impacts associated with rail and rail lines in proximity to new *sensitive land uses*, such as residential. There will be a clear description of the existing context for the site and area including distance and location of rail lines and rail operations in proximity to the subject site.

1. The Report is to be prepared by a consultant(s) that is fully accredited, qualified and/or certified in the relevant matters being evaluated and recommended (i.e. licensed Professional Engineer).
2. As part of the rail assessment, the Report will include:
 - a) An analysis of the potential impacts from rail lines, rail operations and rail related infrastructure impacts that may cause an *adverse effect* on new *sensitive land uses*;
 - b) The STEAM methodology for rail noise modelling will be required as implemented in the STAMSON program for the model assessment as per Ministry of the Environment Conservation and Parks (MECP) requirements.
 - c) Data comprised of operations for at least 1 week that identify the number of passing trains during the daytime and nighttime, the number of cars and engines in each train, and the speed of the trains on the line.
 - d) Any rail line with an overlap on any parcel within 300m for noise and 75m for vibration will be considered, as per the required “Guidelines for New Development in Proximity to Railway Operations”, May 2013 (Guidelines for New Development).
 - e) Vibration measurements are recommended within 75m of the rail line and as per the Guidelines for New Development.

Further Information

- While a Rail Assessment Report is a requirement of a complete application where a rail line operates in proximity to the subject site, in some instances, the City may waive the requirement at its discretion.
- If the technical Provincial requirements for rail assessment should change, the new applicable requirements would supersede those noted in this ToR.
- There may be additional area-specific land use compatibility requirements that should be addressed.
- Italicized text in this ToR are as defined in the Provincial Planning Statement
- There may be other applicable development application terms of reference (e.g., Air Quality Study, Traffic, Noise Study) that will need to be consulted for additional details on technical study requirements. Please consult City staff to confirm the applicable requirements to your application.