## REPORT



## 1995 DUNDAS STREET EAST

MISSISSAUGA, ONTARIO

NOISE IMPACT STUDY RWDI #2403758 December 6, 2024

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#### NOISE IMPACT STUDY 1995 DUNDAS STREET EAST

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## **VERSION HISTORY**

Index	Date	Description	Prepared by	Reviewed by
1	July 22, 2024	Draft Report	Junchao Ma	Slavi Grozev
2	September 26, 2024	Draft Report	Junchao Ma	Jacquie Kelton
3	November 6, 2024	Draft Report	Junchao Ma	Khalid Hussein
4	December 6, 2024	Final Report	Junchao Ma	Khalid Hussein

RWDI#2403758 December 6, 2024



## **EXECUTIVE SUMMARY**

RWDI was retained to prepare a Noise Impact Study for the proposed mixed-use development located at 1995 Dundas Street East in Mississauga, Ontario. This assessment was completed to support the Zoning By-Law Amendment (ZBA) and Official Plan Amendment (OPA) submission as required by the City of Mississauga.

The following noise control measures are recommended for the proposed development:

- 1. Installation of central air-conditioning so that all suites' windows can remain closed.
- 2. The inclusion of noise warning clauses related to:
  - a. Transportation sound levels at the building façade and in the outdoor amenity areas
  - b. Proximity to commercial/industrial land-use
- 3. Minimum sound isolation performance:
  - a. Suite bedroom window glazing with sound isolation performance of STC-29 for the southeast façade.
  - b. Suite exterior balcony door with sound isolation performance of STC-28 for the southeast façade.
- 4. Construction of perimeter noise barriers along the outdoor amenity areas if feasible, with the applicable warning clause.

The potential noise levels from stationary sources of sound were evaluated. Based on the noise modeling results and setback distances, the land use compatibility of the proposed development with respect to the nearby industrial land-uses is considered acceptable from the noise assessment perspective. However, due to the proximity of the proposed development to the commercial and industrial facilities, a warning clause is recommended to inform prospective occupants of the potential for audible noise from these facilities.

At this stage in design the noise levels produced by the development on itself and its surroundings could not be quantitatively assessed. However, the effect on both the building itself and its surroundings is expected to be feasible to meet the applicable criteria. We recommend that the building design is evaluated prior to building permit to ensure that the acoustical design is adequately implemented in order to meet the applicable criteria.

Based on the results of the analysis including implementation of the recommendations included with this assessment, the proposed development is feasible to meet the applicable sound criteria.

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## 1 INTRODUCTION

RWDI was retained to prepare a Noise Impact Study for the proposed mixed-use development located at 1995 Dundas Street East in Mississauga, Ontario. The proposed development site is on the northwest corner of the intersection of Dundas Street East and Universal Drive.

The proposed development will consist of two residential towers, ranging from 24 to 25 storeys, with retail stores on the ground floor and three levels of podium parking. The context site plan is shown in **Figure 1**.

The site is exposed to noise from road traffic from Dundas Street East, Universal Drive and Highway 427 mostly from northeast and southeast directions.

A screening level assessment of nearby stationary sources was conducted. Conservative assumptions for potential noise emissions from significant stationary sources and nearby permitted facilities were included in the stationary source assessment.

This assessment was completed to support the Zoning By-Law Amendment (ZBA) and Official Plan Amendment (OPA) submission as required by the City of Mississauga. This assessment was based on design drawings dated November 20, 2024. A copy of the drawings is included in **Appendix A**.

## 2 APPLICABLE CRITERIA

Applicable criteria for transportation noise sources and stationary noise sources are adopted from the Ontario Ministry of the Environment, Conservation and Parks (MECP) NPC-300 Environmental Noise Guideline (MOE, 2013), with a summary of the applicable criteria included with **Appendix B**. Chapter 6.10 (Noise) of the City of Mississauga Official Plan (Mississauga 2023) was also used, as applicable.

The proposed development site would be characterized as a "Class 1 Area", which is defined according to NPC-300 as an area with an acoustical environment typical of a major population centre, where the background sound level is dominated by the activities of people, usually road traffic, often referred to as "urban hum."

# 3 THE EFFECTS OF THE ENVIRONMENT ON THE PROPOSED DEVELOPMENT

### 3.1 Transportation Source Assessment

#### 3.1.1 Road Traffic Volume Data

The Dundas Street East ultimate traffic volume, daytime/nighttime split and heavy/medium truck split was obtained from the City of Mississauga.

The Highway 427 traffic volume and truck percentage was obtained from the Ontario Ministry of Transportation (MTO) iCorridor website as recommended by the MTO. The traffic volume was grown to 2034 to represent the predicted 10-year horizon volumes based on the historical iCorridor data. A 67%/33% daytime/nighttime freeway



split and a 3:1 heavy/medium truck split were applied for Highway 427 as per MTO's Environmental Guide for Noise (MTO 2022).

The Universal Drive ultimate traffic volume was not available at the time of this assessment, thus was assumed based on Peel Region's General guidelines for the preparation of acoustical reports (Peel 2020). The truck percentage and heavy/medium truck split were assumed based on Ottawa's Environmental Noise Control Guidelines (Ottawa 2016) which provides details on commercial vehicle mixes for a variety of roadway types and levels of service. A 90%/10% daytime/nighttime local road split was applied for Universal Drive.

A summary of the traffic data used is included in **Table 1** below with more detailed information included in **Appendix C**.

**Table 1: Road Traffic Volumes** 

Roadway	Segment	2034 Future Traffic (AADT) or Ultimate Traffic	% Day/Night	Speed Limit (km/hr)	% Medium Trucks	% Heavy Trucks
Dundas Street East	Wharton Way to Etobicoke Creek	47,900	90% /10%	60	3.3%	2.7%
Universal Drive	Dundas Street East to Lenworth Drive	16,200	90%/10%	40	7.0%	5.0%
Highway 427	Dundas Street West to Queen Elizabeth Way	529,948	67%/33%	100	2.0%	6.0%

#### 3.1.2 Representative Receptors

The selection of receptors affected by transportation noise sources was based on the drawings reviewed for this assessment. Using the "building evaluation" feature of Cadna/A, each façade of the residential buildings was assessed.

Outdoor Living Areas (OLAs) would include outdoor areas intended and designed for the quiet enjoyment of the outdoor environment and which are readily accessible from the building. OLAs may include any common outdoor amenity spaces associated with a multi-unit residential development (e.g. courtyards, roof-top terraces), and/or private backyards and terraces with a minimum depth of 4m provided they are the only outdoor living area for the occupant. Daytime sound levels were assessed at the following identified OLAs:

• OLA\_01: Level 3 outdoor amenity

• OLA\_02a: Level 5 outdoor amenity north

OLA\_02b: Level 5 outdoor amenity south

OLA\_03: Level 13 outdoor amenity

• OLA 04: Level 17 outdoor amenity

The OLAs are indicated in Figure 2.

### 3.1.3 Transportation Source Assessment - Analysis and Results

Sound levels due to the adjacent transportation sources were predicted using Cadna/A software package. Roads were modelled as line sources with reference sound power levels calculated with MECP's ORNAMENT algorithm



(MOE 1989). The predictions were equivalent to those predicted with STAMSON v5.03 road traffic noise model. STAMSON validation files are included in **Appendix C** and **Figure C-1**.

To assess the effect of transportation noise on suites, the maximum sound level on each façade was determined with the results summarized in **Table 2**. Façades and floors with no noise sensitive spaces were excluded from the assessment.

Table 2: Predicted Ground Transportation Source Sound Levels - Plane of Window

		Roa	ıd	
Building	Façade	Day L <sub>EQ</sub> , 16hr	Night L <sub>EQ</sub> , 8hr	Notes
	NE	69	65	2
Podium	SE	70	65	2
Lv1-Lv4	SW	65	58	1
	NW	66	62	2
	NE	65	63	2
Phase A	SE	63	60	2
Tower	SW	60	53	1
	NW	60	55	1
	NE	69	65	2
Phase B	SE	69	65	2
Tower	SW	65	58	1
	NW	63	58	1

#### Note(s):

- 1. Applicable for high density developments: Installation of air-conditioning to allow for windows and doors to remain closed, warning clause "Type D". Refer to **Appendix D** for guidance regarding air-conditioning as a noise mitigation measure.
- 2. The acoustical performance of building components must be specified to meet the indoor sound level criteria. Installation of air conditioning to allow for windows and doors to remain closed, warning clause "Type D". Refer to **Appendix D** for guidance regarding air-conditioning as a noise mitigation measure.

To assess the effect of transportation noise on the qualifying OLAs for the development, predicted sound level results are summarized in **Table 3**.

**Table 3: Transportation Sound Levels in Outdoor Living Areas (OLAs)** 

Receptor	Description	Daytime L <sub>EQ</sub> , 16hr	Notes
OLA_01	Level 3 outdoor amenity	44 dBA	1
OLA_02a	Level 5 outdoor amenity north	63 dBA	3
OLA_02b	Level 5 outdoor amenity south	58 dBA	2
OLA_03	Level 13 outdoor amenity	61 dBA	3
OLA_04	Level 17 outdoor amenity	60 dBA	2

#### Note(s):

- 1. The predicted sound level meets the NPC-300 criterion for OLAs. Noise control measures are not required.
- 2. For OLA sound levels >55 dBA and ≤60 dBA, noise controls may be applied to meet the 55 dBA criterion. If noise control measures are not provided, a warning clause "Type A" is recommended.



3. Noise mitigation is recommended to meet the ≤55 dBA OLA sound level criterion. If noise controls are not feasible to meet the 55 dBA criterion for technical, economic or administrative reasons, an exceedance of 5 dB may be acceptable (to a maximum sound level of 60 dBA). In this case, a warning clause "Type B" is recommended.

## 3.2 Stationary Source Assessment

Stationary sources could be grouped into two categories: Those that have a permit with the Ontario Ministry of the Environment, Conservation and Parks (MECP) through an Environmental Compliance Approval (ECA) or Environmental Activity and Sector Registry (EASR); and those that are exempt from ECA or EASR permit requirements.

In the case where a stationary source has an ECA or an EASR permit with the MECP, and would be put in a position where it is no longer in compliance with the applicable sound level criteria due to the encroachment of the proposed new development, source specific mitigation and/or formal classification of the proposed development lands as a "Class 4 Area" (refer to C.4.4.2 "Class 4 Area" in NPC-300) would be required. In this case, coordination and agreements between the stationary source owner, proposed new development owner, the land-use planning authority and potentially the MECP would be needed.

In the case where a stationary source is exempt from ECA or EASR permit requirements with the MECP, the noise provisions of the applicable Municipal Code and guidance from NPC-300 would be applicable. In this case, mitigation of sound levels due to stationary sources would be from a due diligence perspective to avoid nuisance complaints from future occupants of the proposed new development. Mitigation could be in the form of mitigation at the source (with agreement from the stationary source owner) and/or mitigation at the receptor through site and building element design (building orientation, acoustical barriers, façade sound insulation design).

### 3.2.1 Surrounding Stationary Source Review

A site visit was completed on June 25<sup>th</sup>, 2024, to review the surrounding area. There were commercial buildings within the immediate surrounding area along Dundas Street East and industrial buildings to the northwest of the development. A Metro distribution centre was identified approximately 500m east of the development across Etobicoke Creek. Three permitted industrial facilities were identified within the potential Class II industry influence area of 300 m from the proposed development, which are summarized in **Table 4** below.

**Table 4: Permitted Industrial Facilities** 

Name	Address	Industry Class	ECA Registration #
Dominion Colour Corporation	2615 Warton Glen Avenue. Mississauga	Class I	8429-A35QP5
Ideal Railings Ltd.¹	3076 Lenworth Drive. Mississauga	Class I	1254-7HBJ4B
Perola Kitchens Interiors Limited¹	3151 Lenworth Drive. Mississauga	Class I	9781-7HFHM4

#### Note(s):

1. The business name might be changed since the issuance of the ECA permit. Stationary sources have been modelled based on the site visit observation and aerial imagery.

Based on the observations, a noise assessment of the nearby stationary sources was completed to evaluate the sound levels on the proposed development. The assessment included facilities with and without environmental permits.



#### 3.2.2 Stationary Source Modeling

Stationary sources of noise surrounding the proposed development were identified using a combination of field observations during the site visit conducted on June 25<sup>th</sup>, 2024, publicly available aerial and street-level imagery, business listing and the MECP Access Environment database.

#### 3.2.2.1 Representative Receptors

Stationary source noise modelling was carried out using the Cadna/A software package, a commercially available implementation of the ISO 9613 (ISO, 1994 and ISO, 1996) algorithms. Using the "building evaluation" feature of Cadna/A, each façade of the residential buildings was assessed to evaluate the potential stationary source noise impact. In addition to evaluating each façade, the worst-case outdoor points of reception (OPORs) were also assessed. These are different from the OLAs assessed for transportation noise. The OPORs are indicated in **Appendix E, Figure E-2**.

#### 3.2.2.2 Assumed Sources and Sound Power Levels

On-site field measurement data was used for the sound power levels of reefers. Where measurements could not be completed during the site visit, typical equipment sound levels were applied in the noise modelling, taken from RWDI's historical database.

The assumed sound power levels included in the screening level stationary source assessment are presented in **Table 5**. The locations of the sources summarized in **Table 5** included in the stationary source assessment are illustrated in **Appendix E**, **Figure E-1**.

**Table 5: Stationary Source Sound Power Level Assumptions** 

	Manageral	Sound Power	Duty Cycle		
Source	Measured / Proxy Data	Level (dBA)	Daytime and Evening (07:00h - 23:00h)	Nighttime (23:00h - 07:00h)	
Reefers	Measured Data	82	Continuous	30 min/hr	
HVAC_1Fan	Proxy Data	82	Continuous	30 min/hr	
HVAC_2Fan	Proxy Data	85	Continuous	30 min/hr	
HVAC_3Fan	Proxy Data	87	Continuous	30 min/hr	
HVAC_4Fan	Proxy Data	88	Continuous	30 min/hr	
HVAC_6Fan	Proxy Data	90	Continuous	30 min/hr	
Compressor	Proxy Data	84	Continuous	Off	
Hammer	Proxy Data	107	10 min/hr	Off	
Wrench	Proxy Data	94	1 min/hr	Off	
Kitchen Exhaust	Proxy Data	78	Continuous	30 min/hr	
Dust Collector	Proxy Data	102	Continuous	30 min/hr	
Makeup Air Unit	Proxy Data	75	Continuous	30 min/hr	
Chiller	Proxy Data	92	Continuous	30 min/hr	
Cooling Tower	Proxy Data	100	Continuous	30 min/hr	
School Bus Movement	Proxy Data	94	60 movements/hr	30 movements/hr	
Metro Truck Movement	Proxy Data	104	60 movements/hr	30 movements/hr	



The assumed sound power level values and duty-cycles for the stationary sources are based on reasonable assumptions for the source type. Note that the stationary sources associated with a night club (1989 A Dundas St E), a meat processing plant (3123 Lenworth Dr) and the Metro distribution centre were modelled as full duty cycle rather than half duty cycle during nighttime listed in the table.

#### 3.2.2.3 Analysis and Results

The predicted sound levels are assessed against both the Class 1 Area limits (refer to **Appendix B**) and predicted background sound level. The background roadway sound level was calculated using the ORNAMENT algorithm. The lowest hour of traffic volumes during daytime-evening and nighttime were determined based on the ITE distribution (ITE, 2010).

The predicted sound levels during the worst-case 1-hour from the permitted stationary sources (i.e., with ECAs) are presented in **Table 6**.

Table 6: Predicted Sound Levels at Worst-case Receptor Locations – Permitted Continuous Stationary Sources

Façade	Time Period	Sound Level (dBA)	Class 1 Limit (dBA) <sup>1</sup>	Meets Criteria
Podium Lv1-Lv4	Day-Evening	45	57	Yes
All Facades	Night	34	46	Yes
Phase A Tower	Day-Evening	45	56	Yes
All Facades	Night	33	45	Yes
Phase B Tower	Day-Evening	43	57	Yes
All Facades	Night	31	46	Yes
OPOR <sup>2</sup>	Day-Evening	Up to 45 <sup>3</sup>	50	Yes

#### Note(s):

- 1. Higher of the Class 1 default limit or the background sound level.
- 2. Outdoor areas are not assessed during the nighttime period.
- 3. Most impacted OPOR is 45 dBA. Lower sound levels have been modelled at other OPORs.

As shown in **Table 6**, the daytime-evening and nighttime continuous sound levels at the façade and in the OPOR due to permitted stationary sources are predicted to meet the applicable Class 1 sound level criteria based on screening level noise modelling analysis.

The predicted sound levels during the worst-case 1-hour from all existing stationary sources are presented in **Table 7**. This includes the stationary sources with environmental permits and those without the permits.

Table 7: Predicted Sound Levels at Worst-case Receptor Locations - All Continuous Stationary Sources

Façade	Time Period	Sound Level (dBA)	Class 1 Limit (dBA)	Meets Criteria
Podium Lv1-Lv4	Day-Evening	59	57	No
All Facades	Night	53	46	No
Phase A Tower	Day-Evening	57	56	No
All Facades	Night	52	45	No
Phase B Tower	Day-Evening	56	57	Yes
All Facades	Night	51	46	No
OPOR01_a	Day-Evening	53	65	Yes
OPOR01_b	Day-Evening	60	57	No



Façade	Time Period	Sound Level (dBA)	Class 1 Limit (dBA)	Meets Criteria
OPOR_02	Day-Evening	56	60	Yes
OPOR_03	Day-Evening	56	59	Yes

#### Note(s):

1. Outdoor areas are not assessed during the nighttime period.

As shown in **Table 7**, the daytime-evening and nighttime continuous sound levels at the façade in the OPOR due to all existing stationary sources are predicted to exceed the applicable Class 1 sound level criteria based on screening level noise modelling analysis.

#### 3.3 Recommendations

Based on the noise assessment results, the following recommendations were determined for the project. Recommendations are provided for both transportation sources and stationary sources.

#### 3.3.1 Transportation Sources

The following recommendations are provided to address transportation sources.

#### 3.3.1.1 Building Façade Components

Due to the elevated transportation sound levels in the area, acoustical design of the façade components including spandrel, window glazing, and exterior doors, are recommended to be specified for the proposed development.

To assess the development's feasibility, preliminary window glazing, and exterior balcony door sound isolation requirements were determined. These were based on following assumptions:

- Typical residential living room:
  - o Glazing 60% of façade, Door: 20% of façade
  - 55% Façade to floor area Ratio
- Typical residential bedroom:
  - Glazing 80% of façade, Door: N/A
  - o 81% Façade to floor area Ratio
- Acoustical character of rooms: High absorption finishes/furniture for bedrooms and intermediate absorption finishes/furniture for living rooms.

Based on the predicted plane of window sound levels and the assumptions listed above, recommendations for the minimum sound insulation ratings for the building components were determined using the National Research Council of Canada "BPN-56 method" (NRCC, 1985). The reported results are in terms of Sound Transmission Class (STC) ratings as summarized in **Table 8**.

Table 8: Recommended Facade Component Minimum Sound Insulation Rating

Building	Façade	Window Glazing	Exterior Door	Façade Wall
Podium	NE	STC 29	STC 27	OBC
Lv1-Lv4	SE	STC 29	STC 28	OBC



Building	Façade	Window Glazing	Exterior Door	Façade Wall
	SW	OBC (STC 25)	OBC (STC 25)	OBC (STC 45)
	NW	STC 26	OBC	OBC
Phase A Tower	NE	STC 27	OBC	OBC
	SE	STC 24	OBC	OBC
	SW	OBC	OBC	OBC
	NW	OBC	OBC	OBC
Phase B Tower	NE	STC 29	STC 27	OBC
	SE	STC 29	STC 27	OBC
	SW	OBC	OBC	OBC
	NW	OBC	OBC	OBC

#### Note(s):

1. "OBC" denotes that the noise insulation design is not required to be specified. Building envelope assemblies meeting the minimum Ontario Building Code (OBC) requirements will also exhibit sufficient noise reduction to meet the interior sound level criteria.

The maximum requirement for the window glazing was determined to be STC 29, and STC 28 for the exterior doors, which are considered feasible as this can be achieved by various double-glazed configurations of insulated glazing units.

Taking into account the assumptions used as a basis to determine the glazing requirements, the applicable indoor transportation source sound level criteria are predicted to be achieved.

We recommend that the façade construction is reviewed during detailed design to ensure that the indoor sound level limits will be met, and that the window/door supplier is requested to provide STC laboratory test reports as part of shop drawing submittal to confirm that the glazing/door components will meet the minimum STC requirements.

#### 3.3.1.2 Ventilation Recommendations

Due to the transportation sound levels at the plane of the façade, central air conditioning is recommended for the proposed development to allow for windows and doors to remain closed as a noise mitigation measure. Further, prospective purchasers or tenants should be informed by a warning clause "Type D".

#### 3.3.1.3 Outdoor Living Areas

Due to exposure to transportation sources along the nearby Dundas Street East, Highway 427 and Universal Drive, sound levels in OLAs are predicted to be elevated. The daytime average sound levels for the OLAs included in the assessment are in the range of 55-63 dBA. To reduce the transportation sound levels in OLAs to meet the applicable criteria, noise barriers are recommended.

The recommended geometry of the noise barriers to meet 60 dBA are included with **Figure 3**. The barrier heights are summarized in **Table 9**. General guidance with respect to noise barrier design is included with **Appendix D**. It is not practical or feasible to meet 55 dBA since the barriers need to have minimum heights of at least 6m.



**Table 9: Barrier Height Recommendations for OLAs** 

Receptor	Description	Predicted OLA Sound Level Daytime Leq, 16hr	Barrier Height (m) to Meet Sound Level Criterion ≤ 60 dBA¹
OLA_01	Level 3 outdoor amenity	44 dBA	-
OLA_02a	Level 5 outdoor amenity north	63 dBA	1.4m
OLA_02b	Level 5 outdoor amenity south	58 dBA	-
OLA_03	Level 13 outdoor amenity	61 dBA	0.7m
OLA_04	Level 17 outdoor amenity	60 dBA	-

#### Note(s):

#### 3.3.2 Stationary Sources

Based on the noise modeling results and setback distances, the proposed development is not anticipated to infringe on the compliance of any industrial operations with environmental noise permits (ECA or EASR), nor cause infractions against Chapter 6.10 of the Mississauga Official Plan (Mississauga 2023). Nearby stationary sources not associated with a permit are assessed as due diligence, exceed the Class 1 targets, however, the ventilation requirements to mitigate transportation noise will also provide a comfortable indoor living environment by significantly reducing noise from stationary source. As such, the land use compatibility of the proposed development with respect to the nearby permitted industries is considered acceptable from the noise assessment perspective.

Due to the proximity of the proposed development to the commercial and industrial facilities, a warning clause "Type E" is recommended to inform prospective occupants of the potential for audible noise from these facilities.

#### 3.3.3 Warning Clauses

The following warning clauses are recommended for the proposed development:

- 1. NPC-300 Type B to address transportation sound levels in Outdoor Living Areas (OLAs)
- 2. NPC-300 Type D to address transportation sound levels at the plane of window
- 3. NPC-300 Type E to address proximity to commercial/industrial facilities

Warning clauses are recommended to be included on all development agreements, offers of purchase and agreements of purchase and sale or lease. The wording of the recommended warning clauses is included with **Appendix F**.

# 4 THE EFFECTS OF THE PROPOSED DEVELOPMENT ON ITS SURROUNDINGS AND ON ITSFLE

<sup>1.</sup> Refer to Figure 3 for barrier geometry to meet 60 dBA. A warning clause "Type B" is recommended in cases where the OLA sound level is >55 dBA (to a maximum of 60 dBA).

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On-site stationary sources for the development are expected to consist of HVAC related equipment in the roof-top mechanical penthouse as well as various exhaust fans. Further, consideration should be given to control airborne and structure-borne noise generated within the proposed development.

Within the development itself the main sources of noise that are likely to affect the uses of the building are the mechanical systems. The potential noise effect of the commercial component of the development is recommended to be reviewed during detailed design, to ensure the applicable criteria will be met.

Provided that best practices for the acoustical design of the building are followed, noise from building services equipment associated with the development are expected to be feasible to meet the applicable sound level criteria due to the nature (residential/mixed-use) of the proposed development.

We recommend that the potential noise effect of the proposed development is reviewed during detailed design to ensure the applicable sound level criteria will be achieved.

## 5 CONCLUSIONS

RWDI was retained to prepare a Noise Impact Study for the proposed mixed-use development located in Mississauga, Ontario.

The following noise control measures are recommended for the proposed development:

- 1. Installation of central air-conditioning so that all suites' windows can remain closed.
- 2. The inclusion of noise warning clauses related to:
- a. Transportation sound levels at the building façade and in the outdoor amenity areas
- b. Proximity to commercial/industrial land-use
- 3. Minimum sound isolation performance:
  - a. Suite bedroom window glazing with sound isolation performance of STC29 for the southeast façade.
  - b. Suite exterior balcony door with sound isolation performance of STC-28 for the southeast façade.
- 4. Construction of perimeter noise barriers along the outdoor amenity areas if feasible, with the applicable warning clause.

The potential noise levels from stationary sources of sound were evaluated. Based on the noise modeling results and setback distances, the land use compatibility of the proposed development with respect to the nearby industrial land-uses is considered acceptable from the noise assessment perspective. However, due to the proximity of the proposed development to the commercial and industrial facilities, a warning clause is recommended to inform prospective occupants of the potential for audible noise from these facilities.

At this stage in design the noise levels produced by the development on itself and its surroundings could not be quantitatively assessed. However, the effect on both the building itself and its surroundings is expected to be feasible to meet the applicable criteria. We recommend that the building design is evaluated prior to building permit to ensure that the acoustical design is adequately implemented in order to meet the applicable criteria.

Based on the results of the analysis including implementation of the recommendations included with this assessment, the proposed development is feasible to meet the applicable sound criteria.



## 6 REFERENCES

- 1. Ontario Ministry of the Environment (MOE), August 2013, Publication NPC-300, Environmental Noise Guideline Stationary and Transportation Sources Approval and Planning (MOE, 2013).
- 2. Ontario Ministry of the Environment (MOE), 1989, ORNAMENT Ontario Road Noise Analysis Method for Environment and Transportation, Technical Publication (MOE, 1989)
- 3. Ontario Ministry of the Environment (MOE) Publication Guideline D-6, "Compatibility Between Industrial Facilities and Sensitive Land Uses", July 1995 (MOE, 1995).
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- 8. Ontario Ministry of Transportation (MTO), 2022, Environmental Guide for Noise (MTO, 2033)
- 9. Peel Region (Peel), 2020, General guidelines for the preparation of acoustical reports (Peel, 2020)
- 10. City of Ottawa (Ottawa), 2016, Environmental Noise Control Guidelines (Ottawa, 2016)
- 11. City of Mississauga (Mississauga), 2023, Mississauga Official Plan Chapter 6 Value the Environment (Mississauga, 2023)



## 7 STATEMENT OF LIMITATIONS

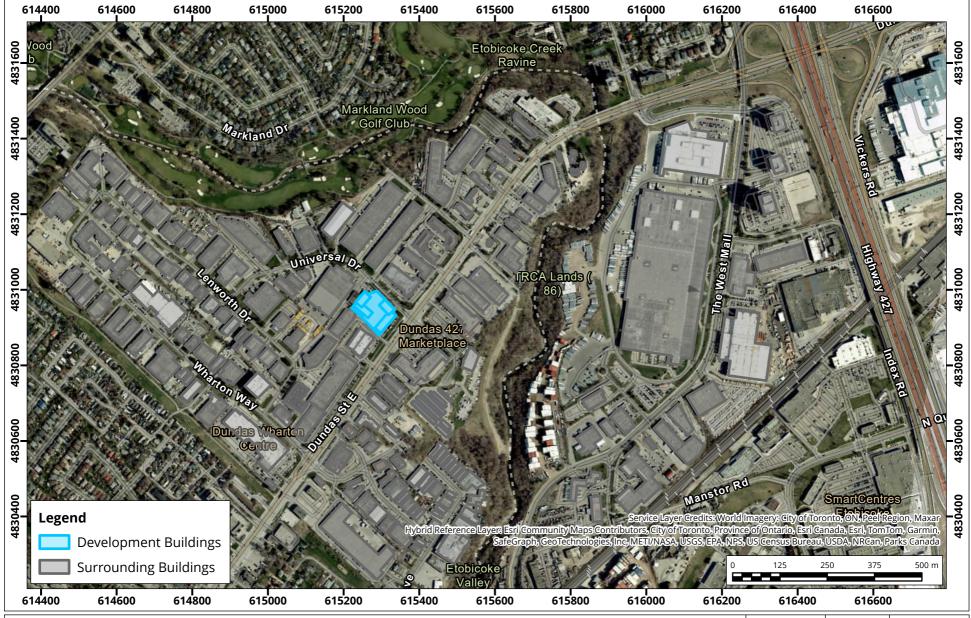
This report entitled 1995 Dundas Street East was prepared by RWDI AIR Inc ("RWDI") for Landeal Asset Management Inc. ("Client"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.







Site Context Plan

Map Projection: NAD 1983 UTM Zone 17N 1995 Dundas Street East- Mississauga, Ontario

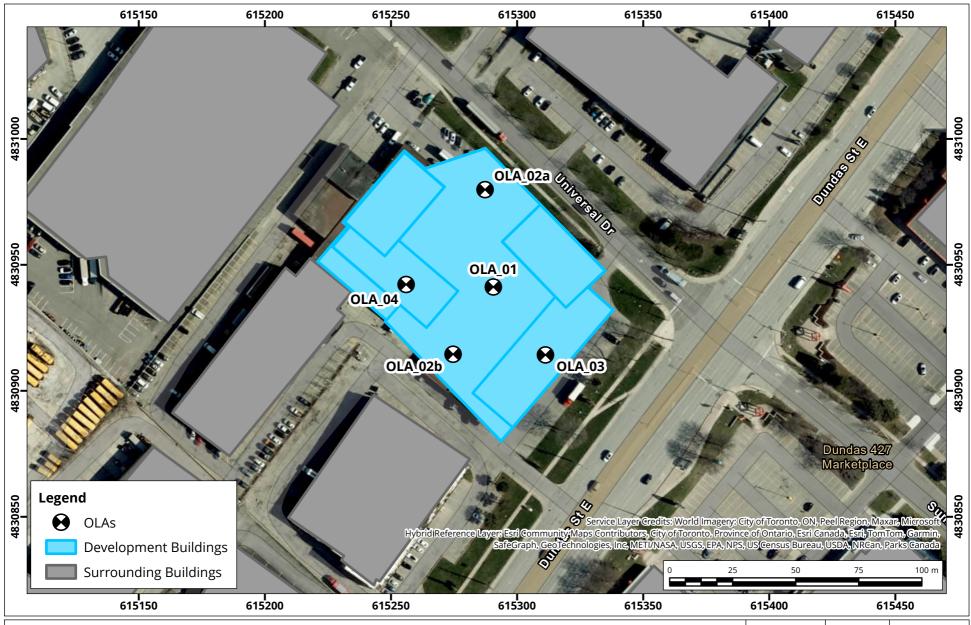
Project #: 2403758 L

True North Drawn by: JM Figure:

Approx. Scale: 1:10,000

Date Revised: Sep 24, 2024





Outdoor Living Areas (OLAs) Locations Location of Common Outdoor Amenity Areas

1

Project #: 2403758

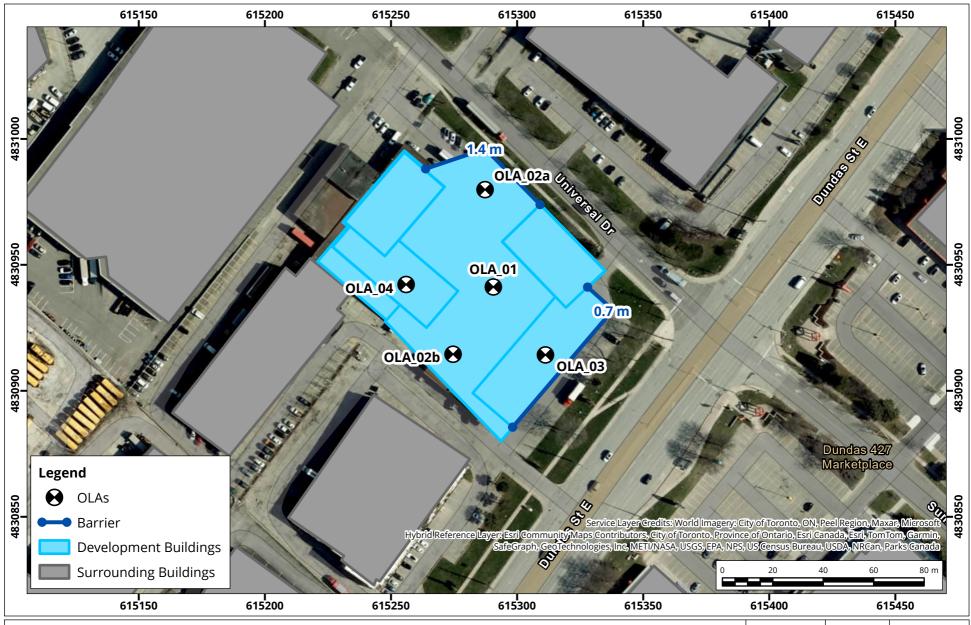
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Approx. Scale: 1:1,500

Date Revised: Dec 6, 2024

Map Projection: NAD 1983 UTM Zone 17N

1995 Dundas Street East- Mississauga, Ontario



Outdoor Living Areas (OLAs) Mitigation to 60 dBA Recommended Barrier Geometry and Height to meet 60 dBA

True North

Drawn by: JM Figure:

Approx. Scale: 1:1,500

Date Revised: Dec 6, 2024

Map Projection: NAD 1983 UTM Zone 17N

1995 Dundas Street East- Mississauga, Ontario

Project #: 2403758





## APPENDIX A

# PROPOSED DEVELOPMENT

# 1995 DUNDAS

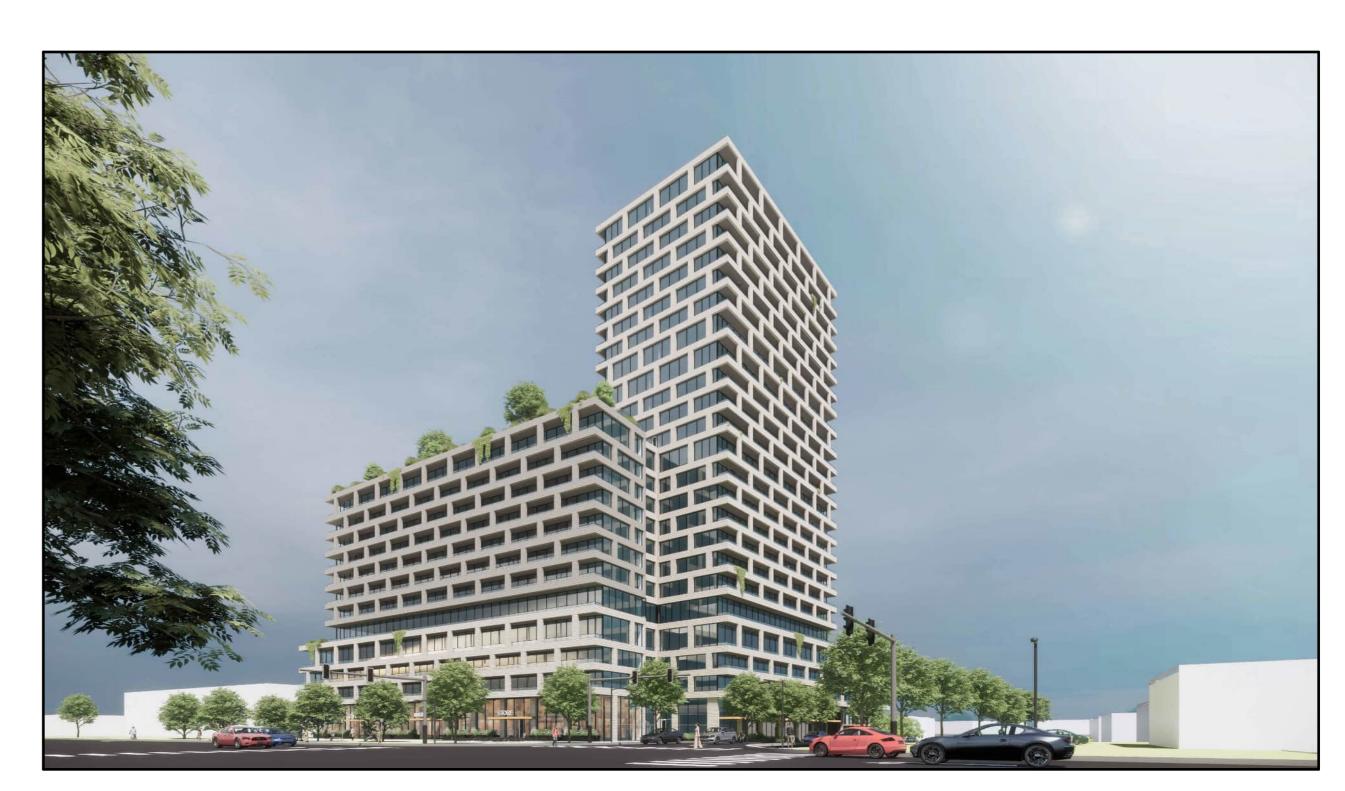
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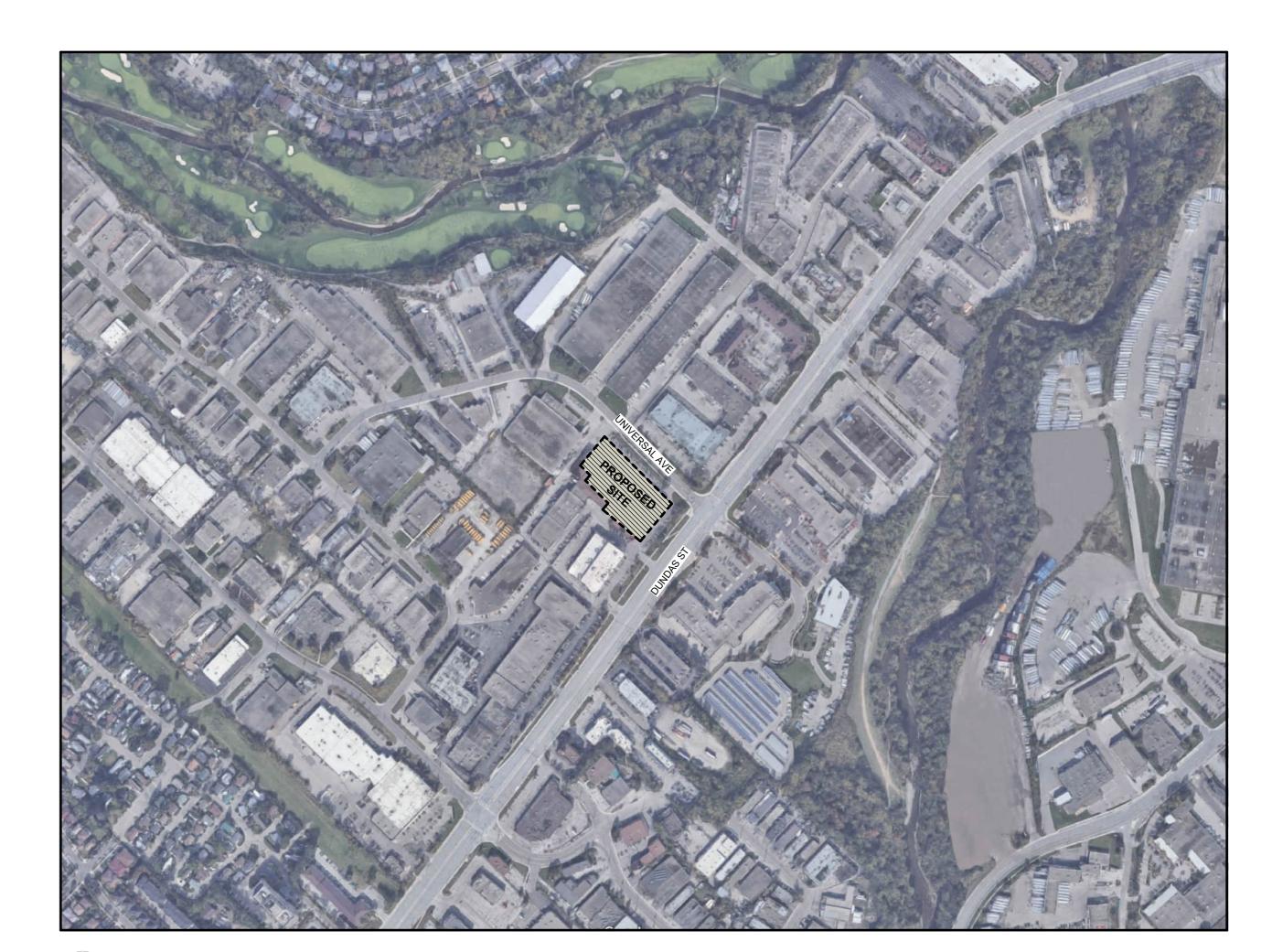
Project: 22072 Date: 20241120

Issued for: DESIGN OPTION

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A000	COVER / DRAWING LIST		
A100-200 - FLOOR PL			
A100	CONCEPTUAL SITE PLAN		
A101	CONCEPTUAL PARKING LEVEL1 FLOOR PLAN		
A201	CONCEPTUAL GROUND FLOOR PLAN		
A201b	CONCEPTUAL MEZZANINE FLOOR PLAN		
A202	CONCEPTUAL 2ND FLOOR PLAN		
A203	CONCEPTUAL 3RD FLOOR PLAN		
A204	CONCEPTUAL 4TH FLOOR PLAN		
A205	CONCEPTUAL 5TH FLOOR PLAN		
A206	CONCEPTUAL 6TH-12TH FLOOR PLAN		
A213	CONCEPTUAL 13TH FLOOR PLAN		
A214	CONCEPTUAL 14TH-16TH FLOOR PLAN		
A217	CONCEPTUAL 17TH FLOOR PLAN		
A218	CONCEPTUAL 18TH FLOOR PLAN		
A225	CONCEPTUAL 25TH LEVEL FLOOR PLAN		
A226	CONCEPTUAL MPH LEVEL FLOOR PLAN		
A227	CONCEPTUAL ROOF PLAN		
A400 - BUILDING ELE	VATIONS		
A 401	BUILDING ELEVATION NORTH		
A 402	BUILDING ELEVATION WEST		
A 403	BUILDING ELEVATION SOUTH		
A 404	BUILDING ELEVATION EAST		
A500 - SECTIONS	·		
A501	BUILDING SECTION		
A 502	BUILDING SECTION		



CONCEPTUAL RENDERING





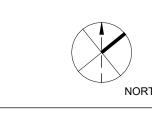
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ISSUE RECORD

2024-10-31 ISSUED FOR REZONING

EVISION RECORD

NO. DATE DESCRIPTION



405-317 ADELAIDE STREET WEST TORONTO CANADA M5V 1P9 +1 416 599 9729 WWW.RAWDESIGN.CA

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1995 DUNDAS ST E MISSISSAUGA

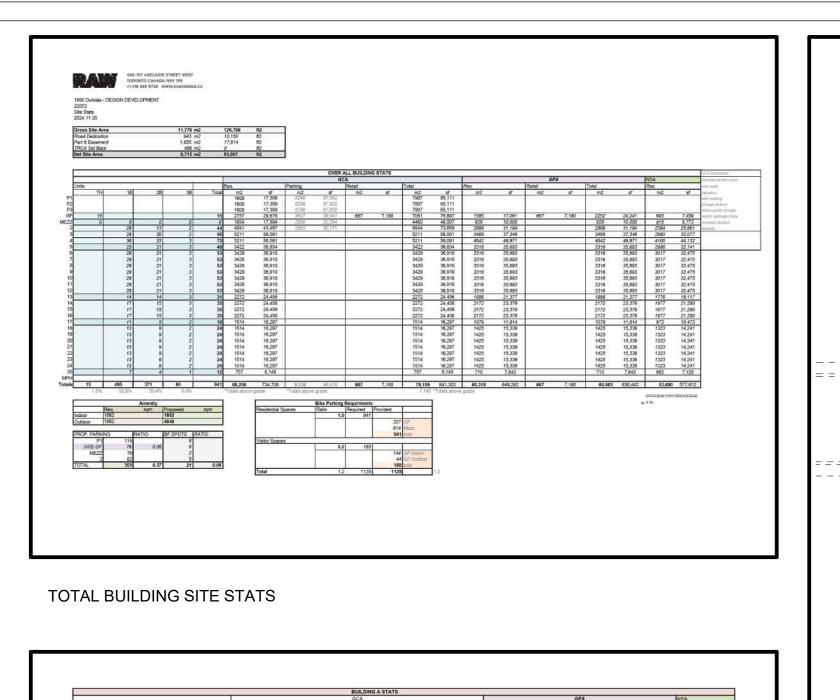
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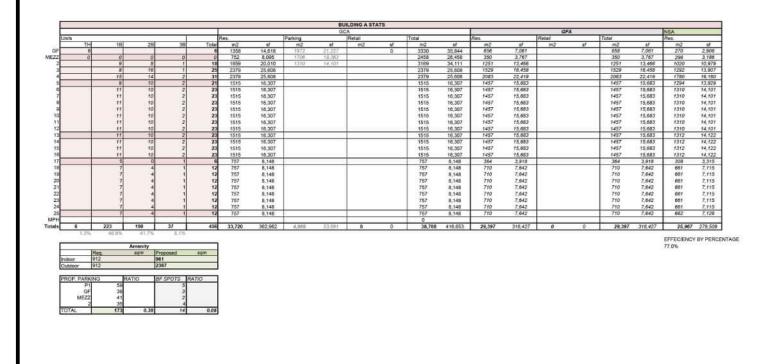
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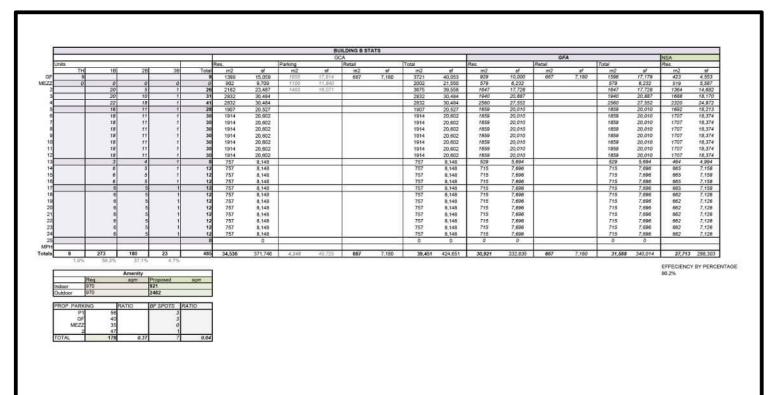
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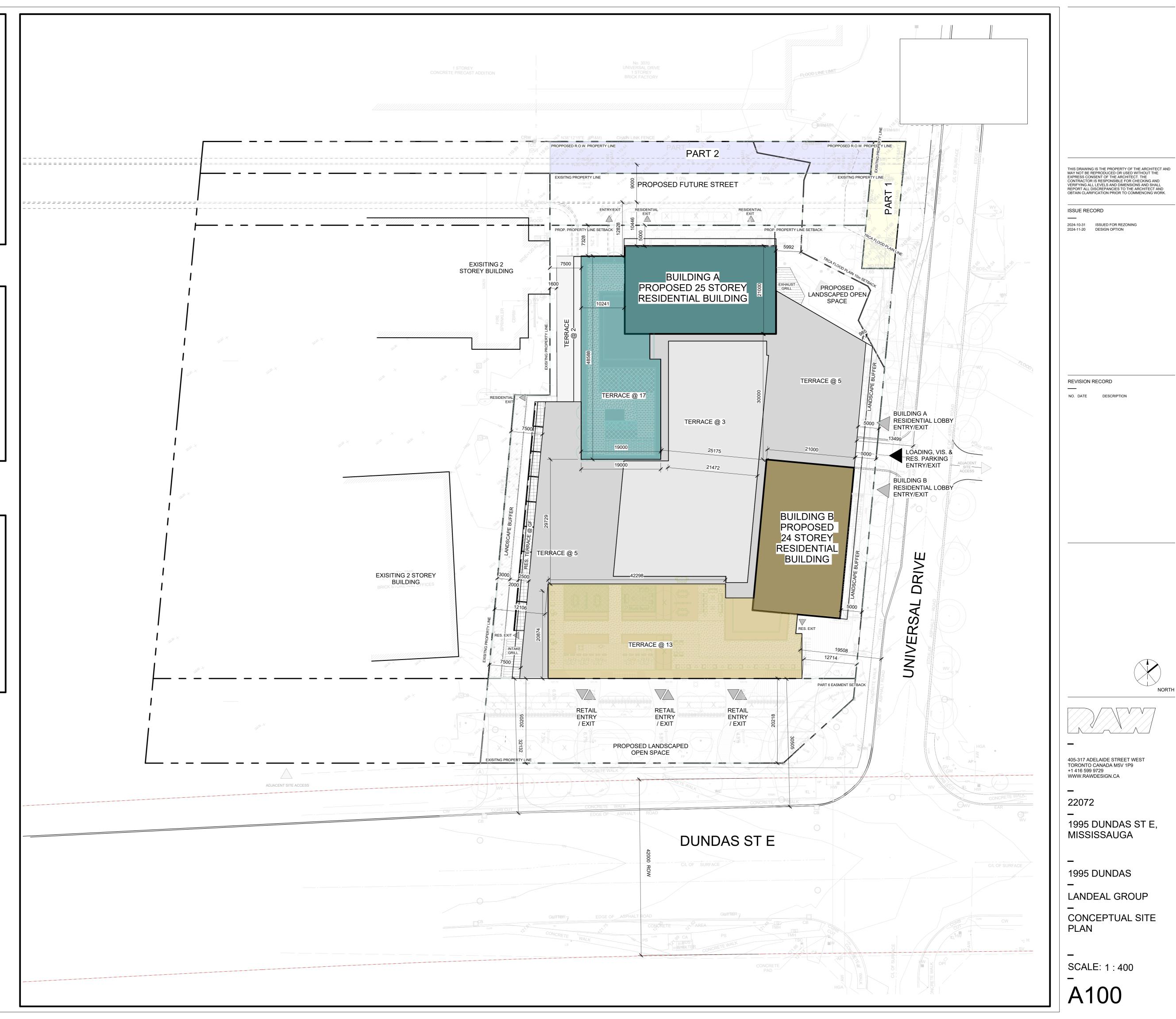


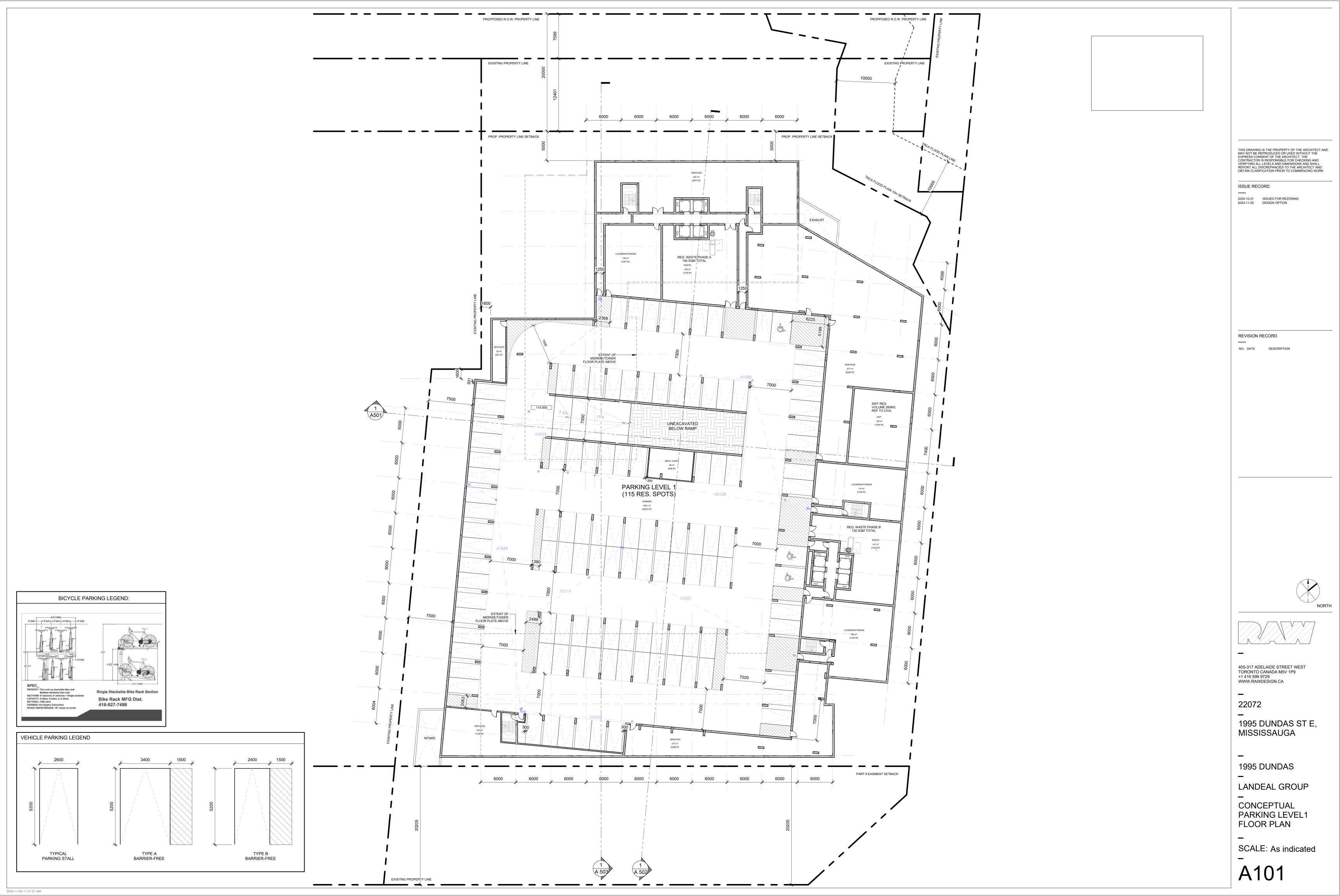
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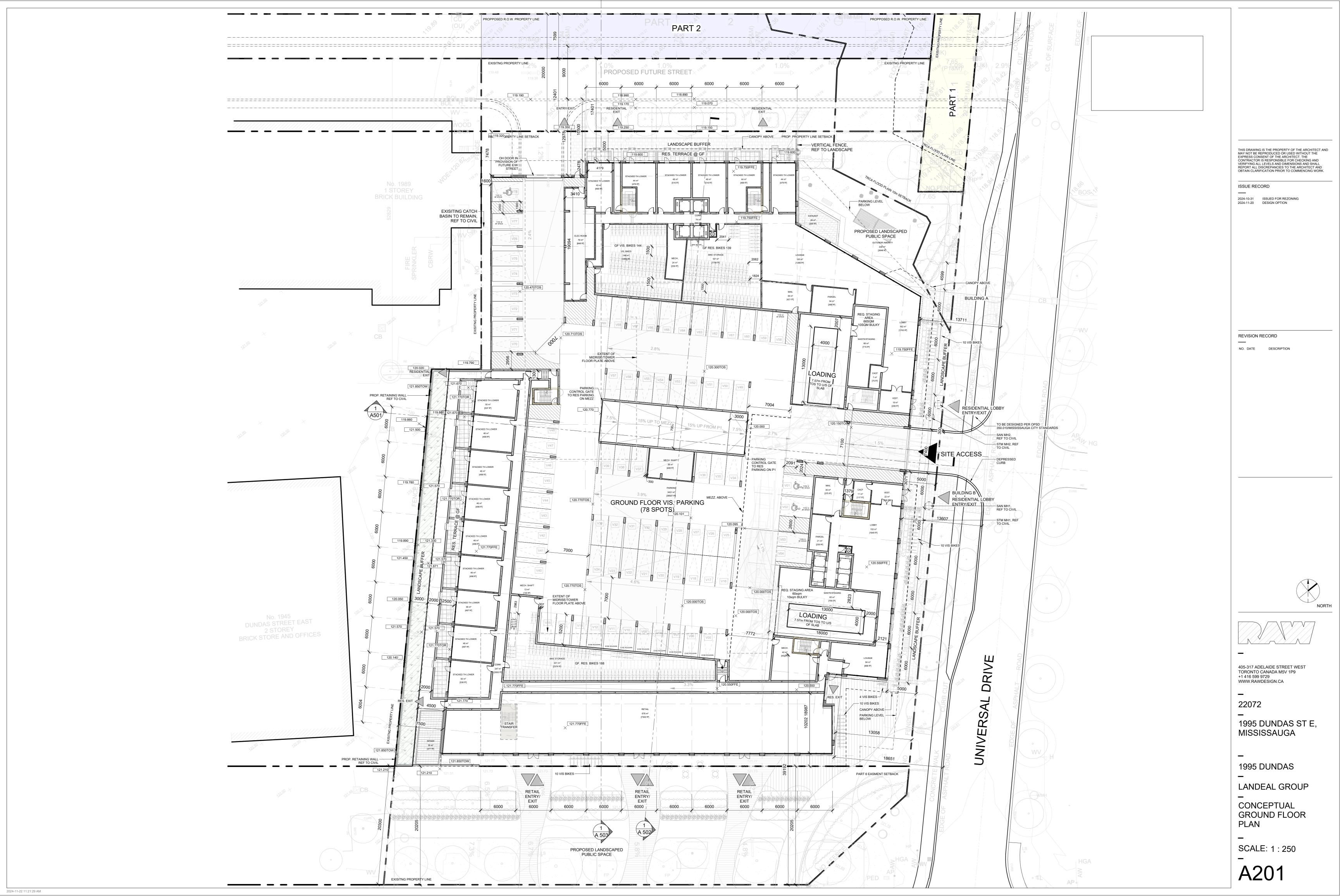


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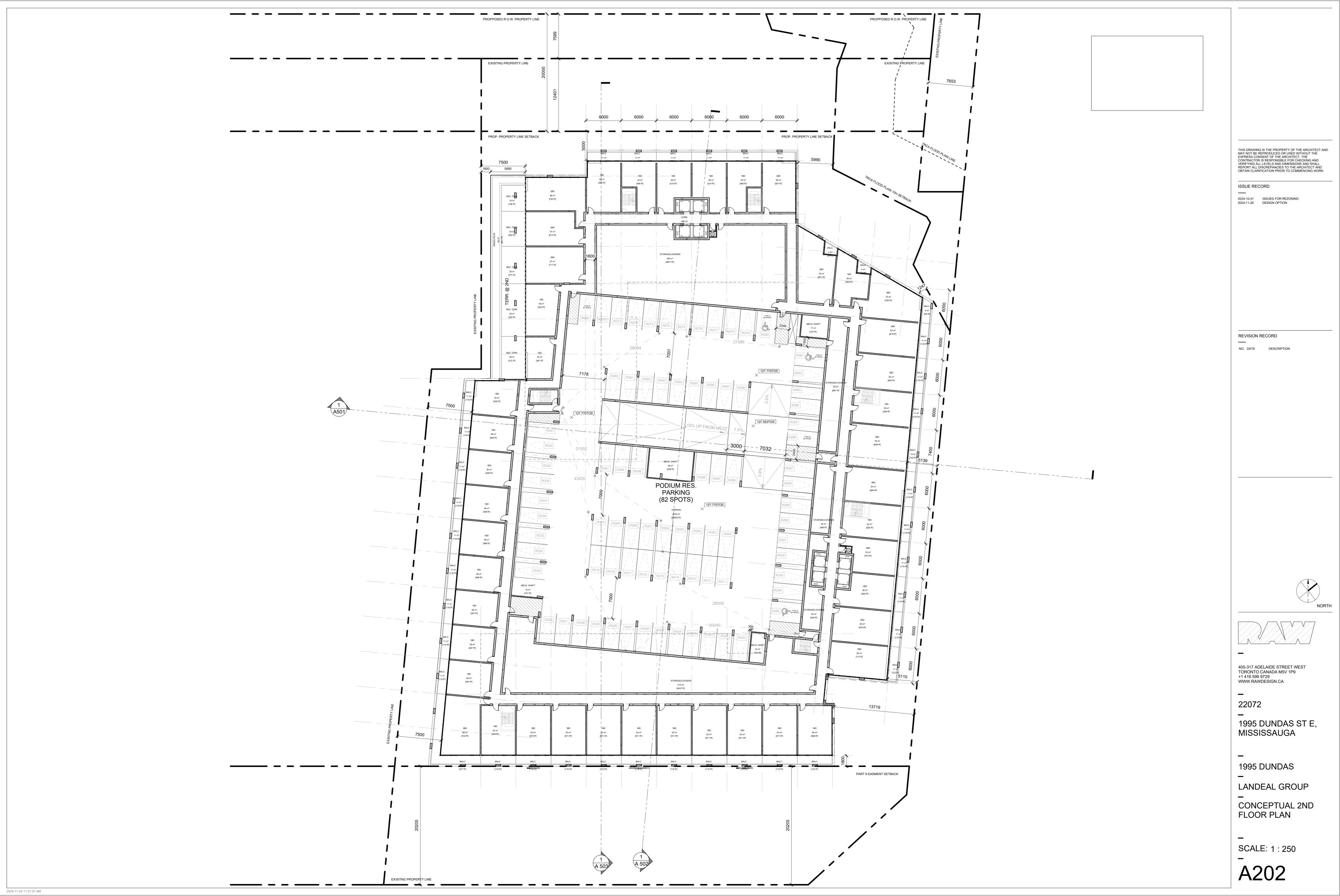
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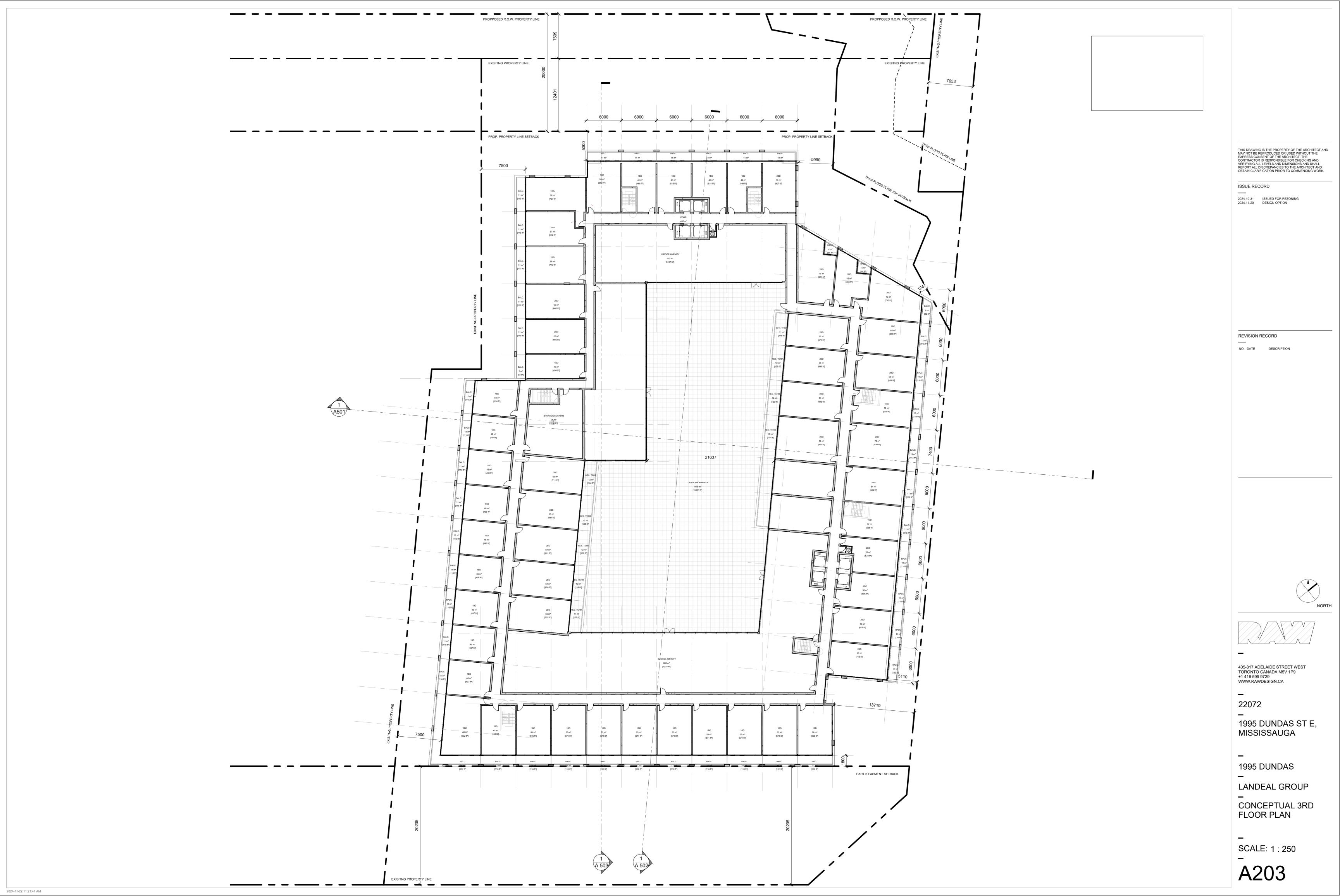


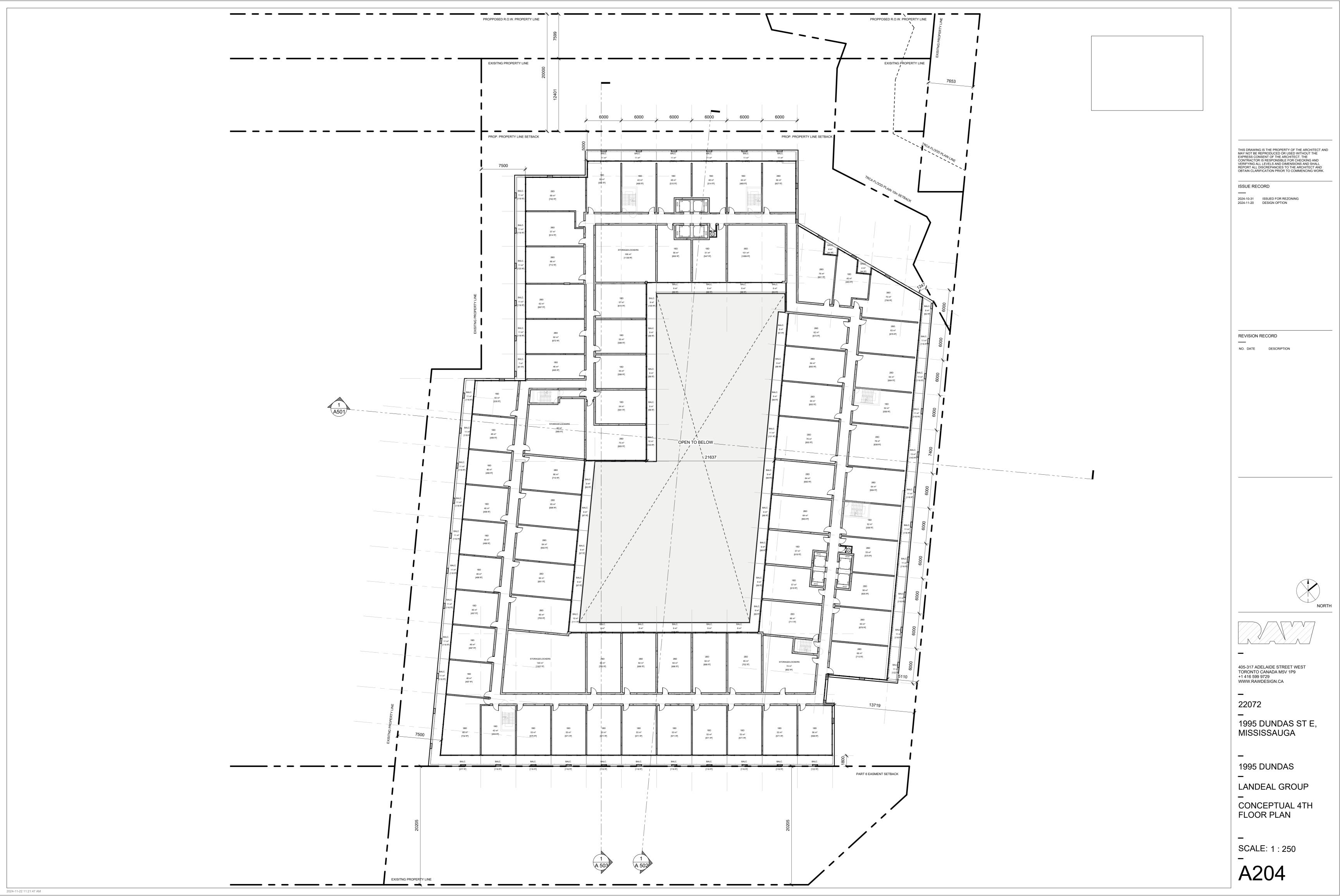










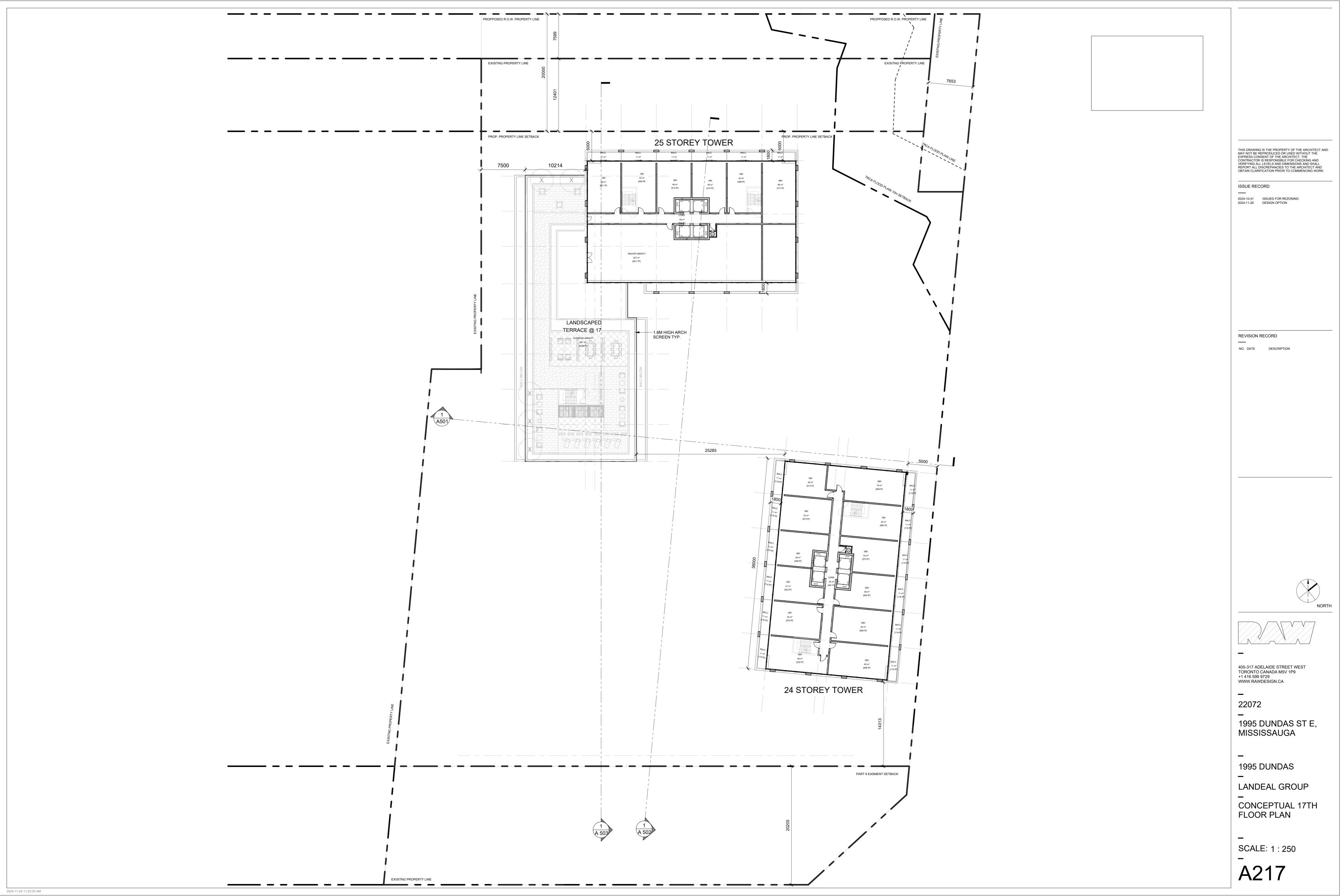




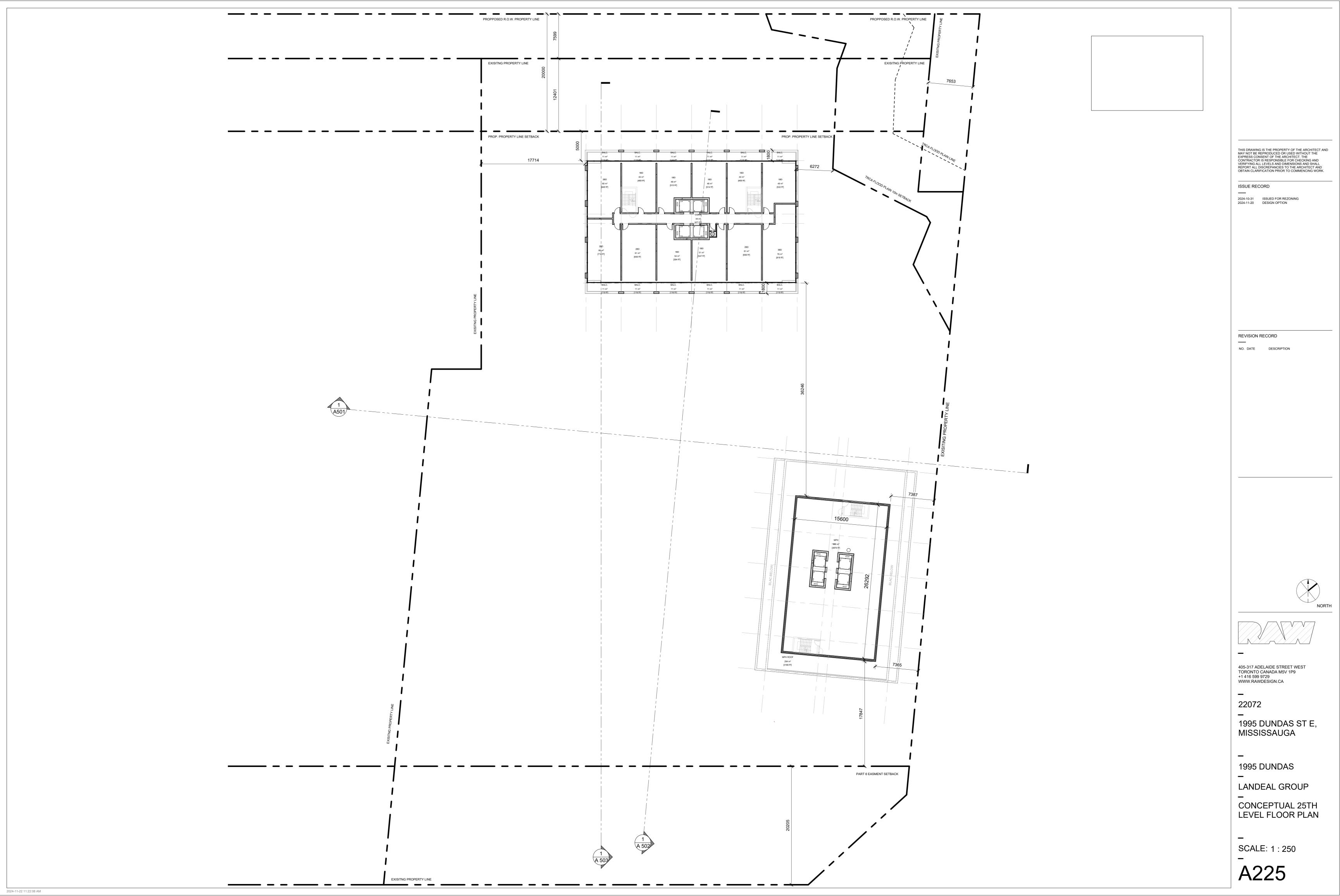


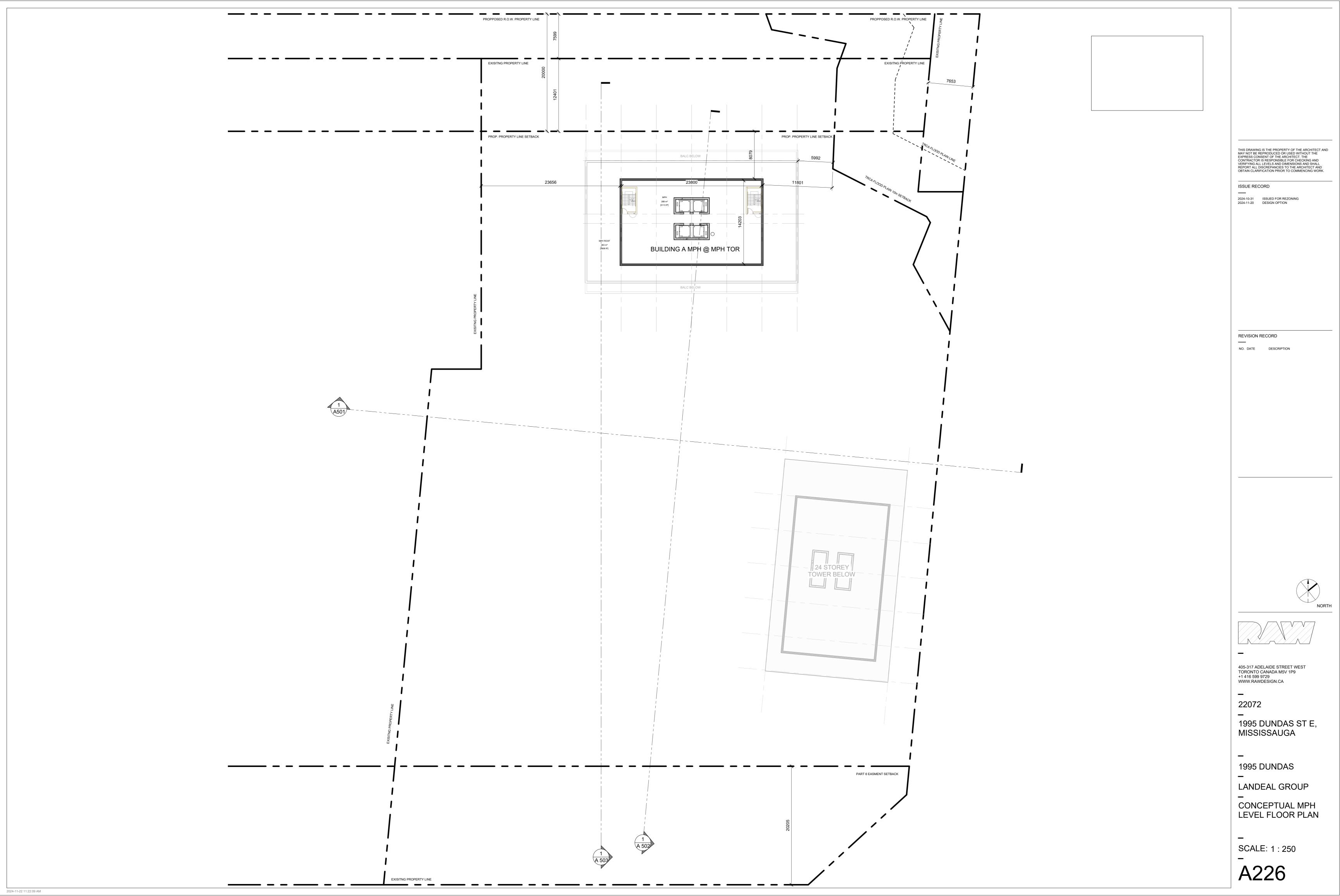


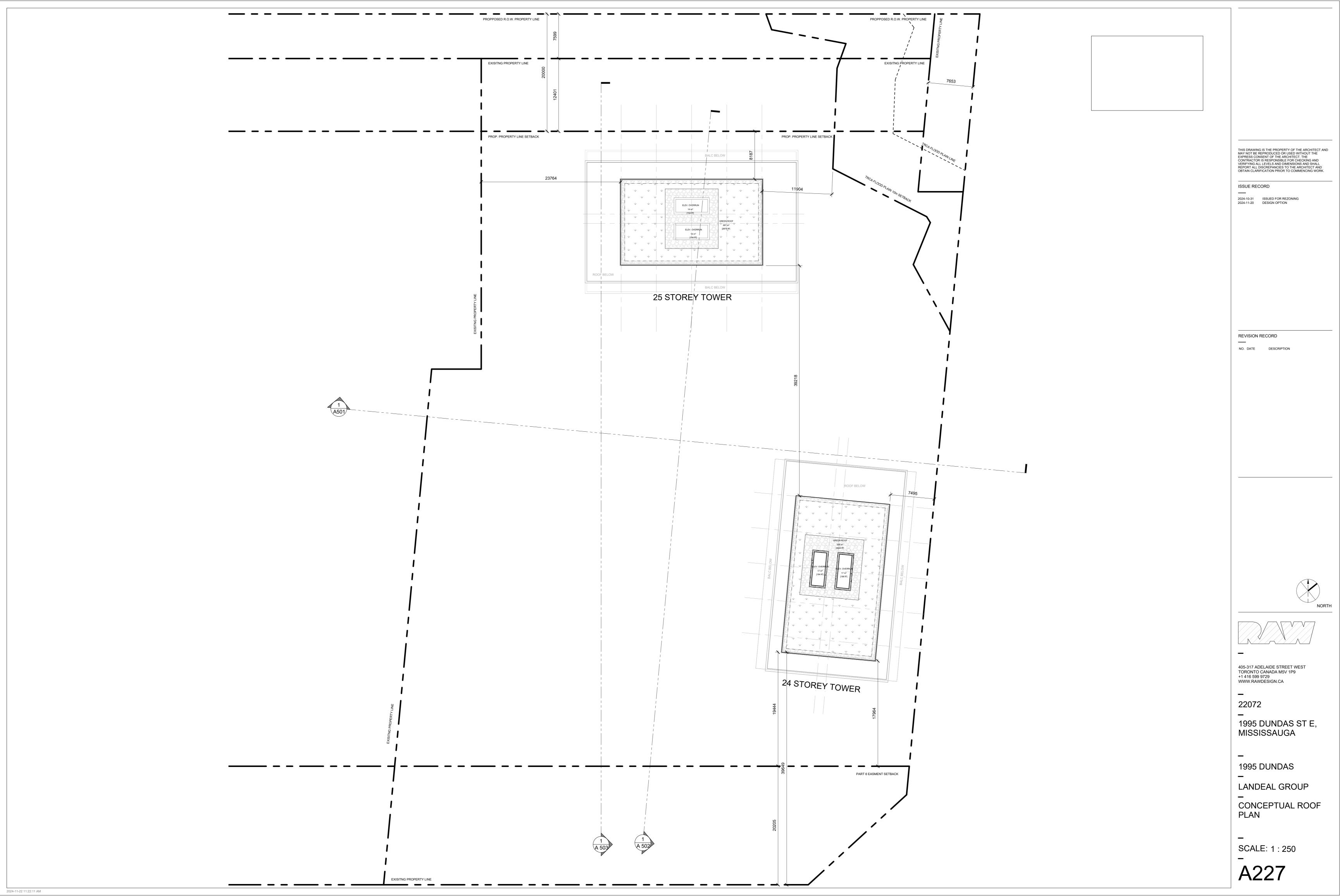


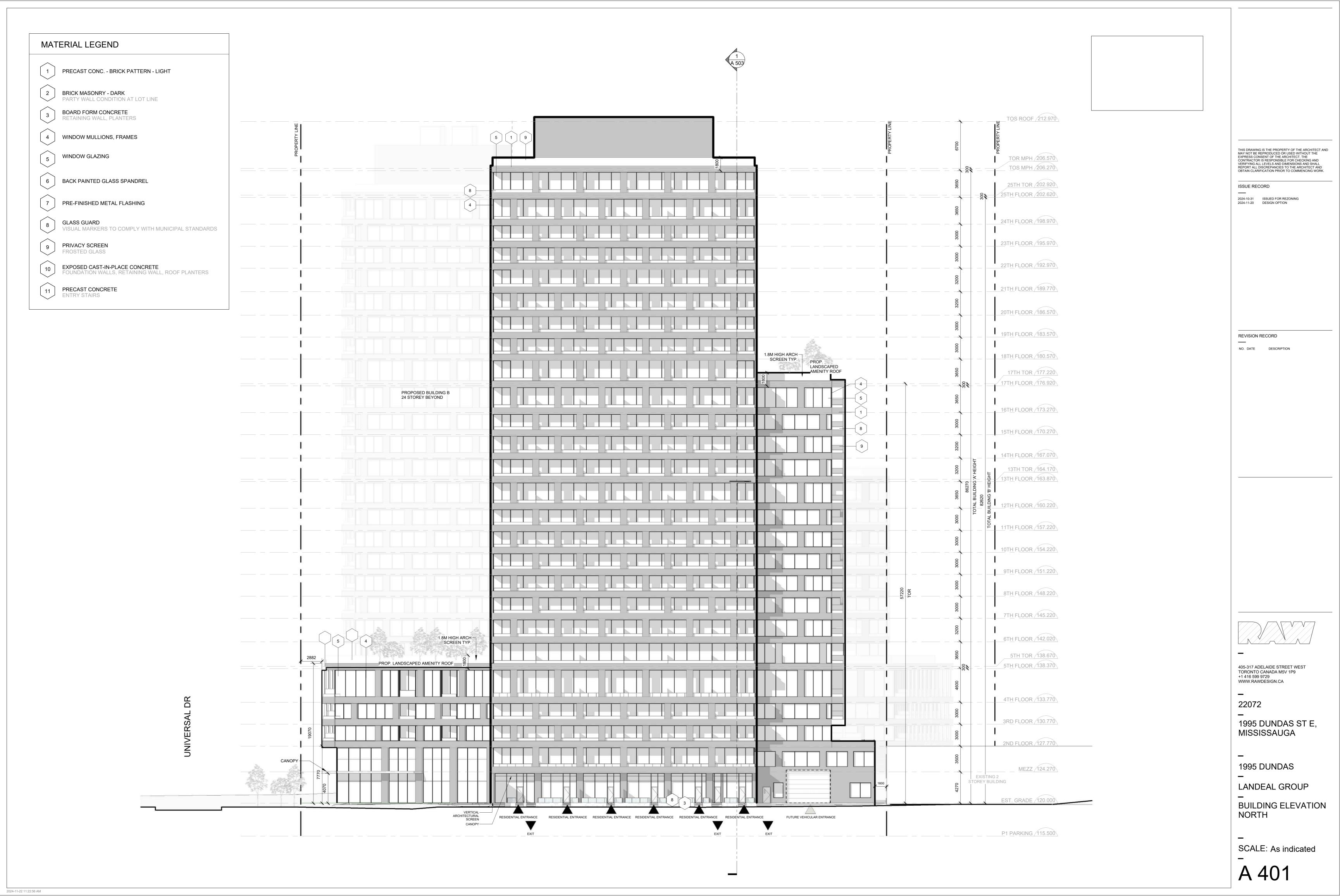


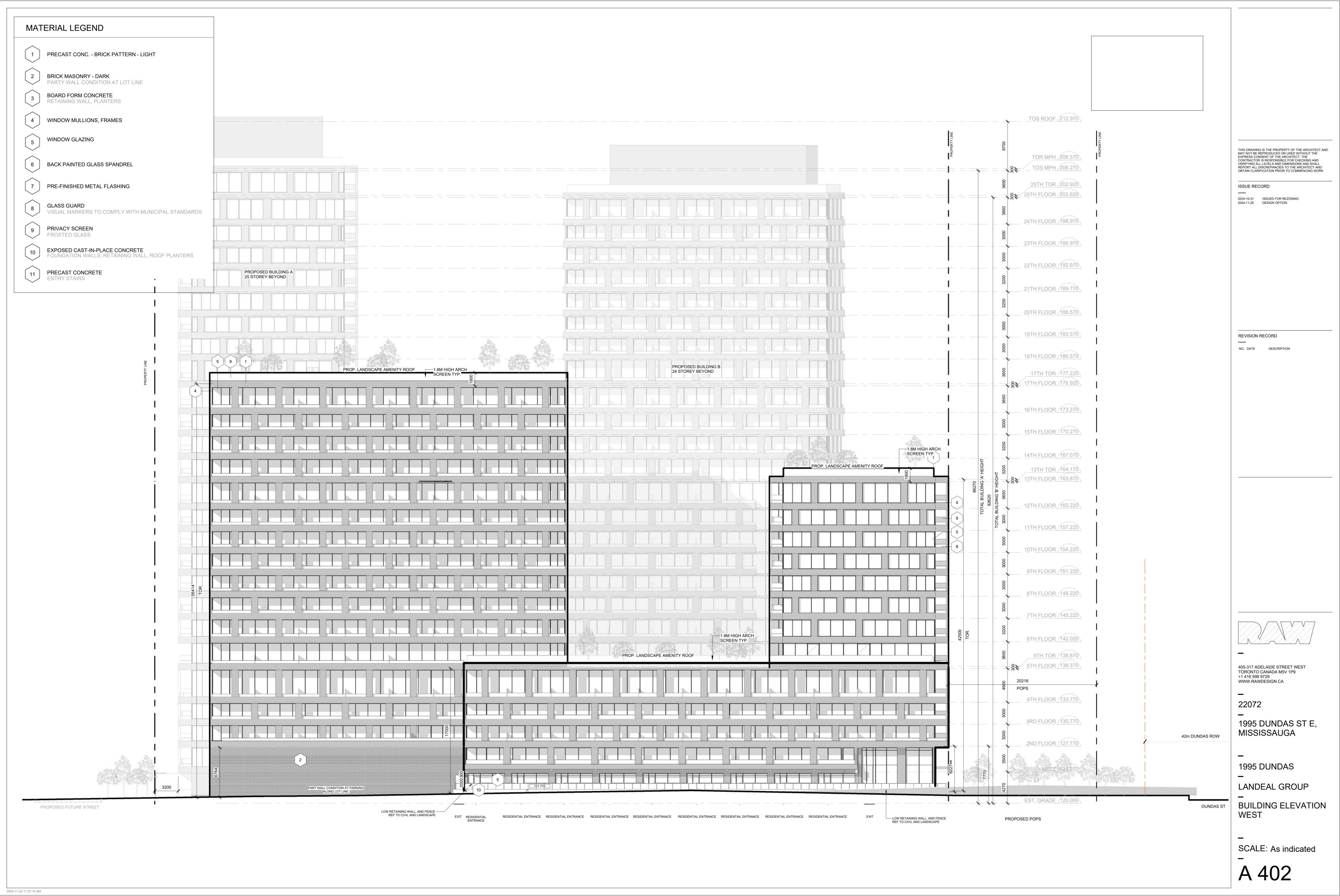


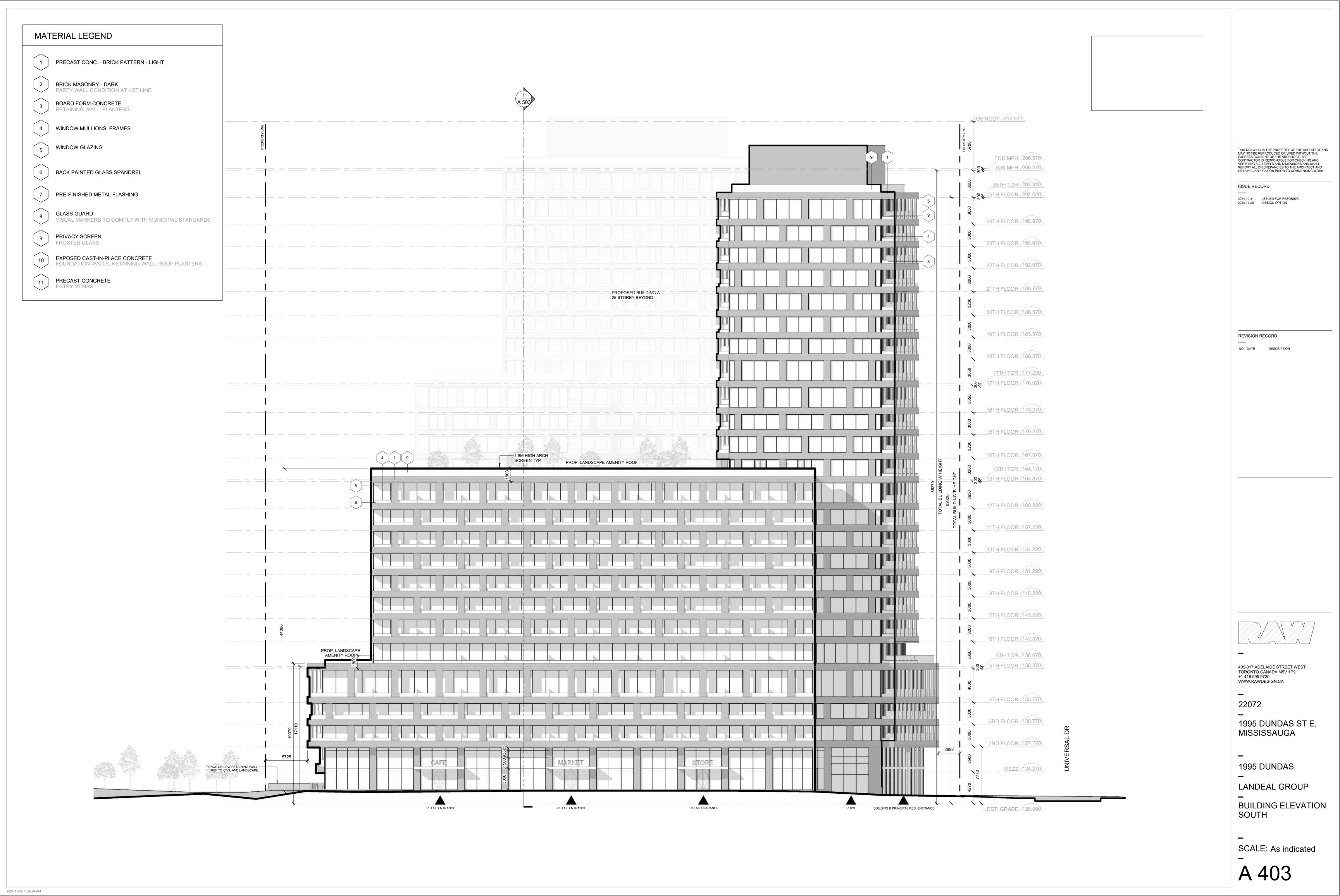


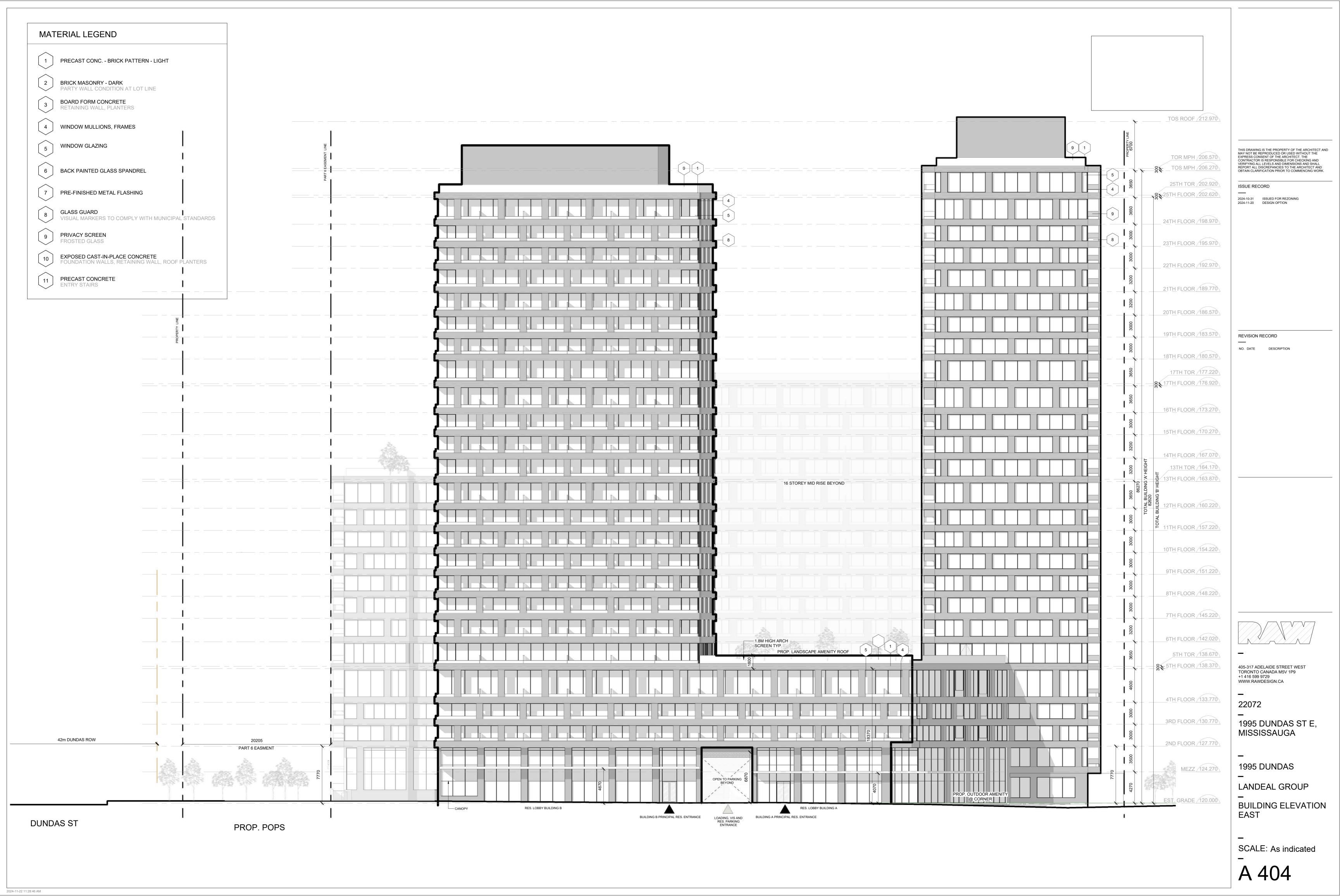


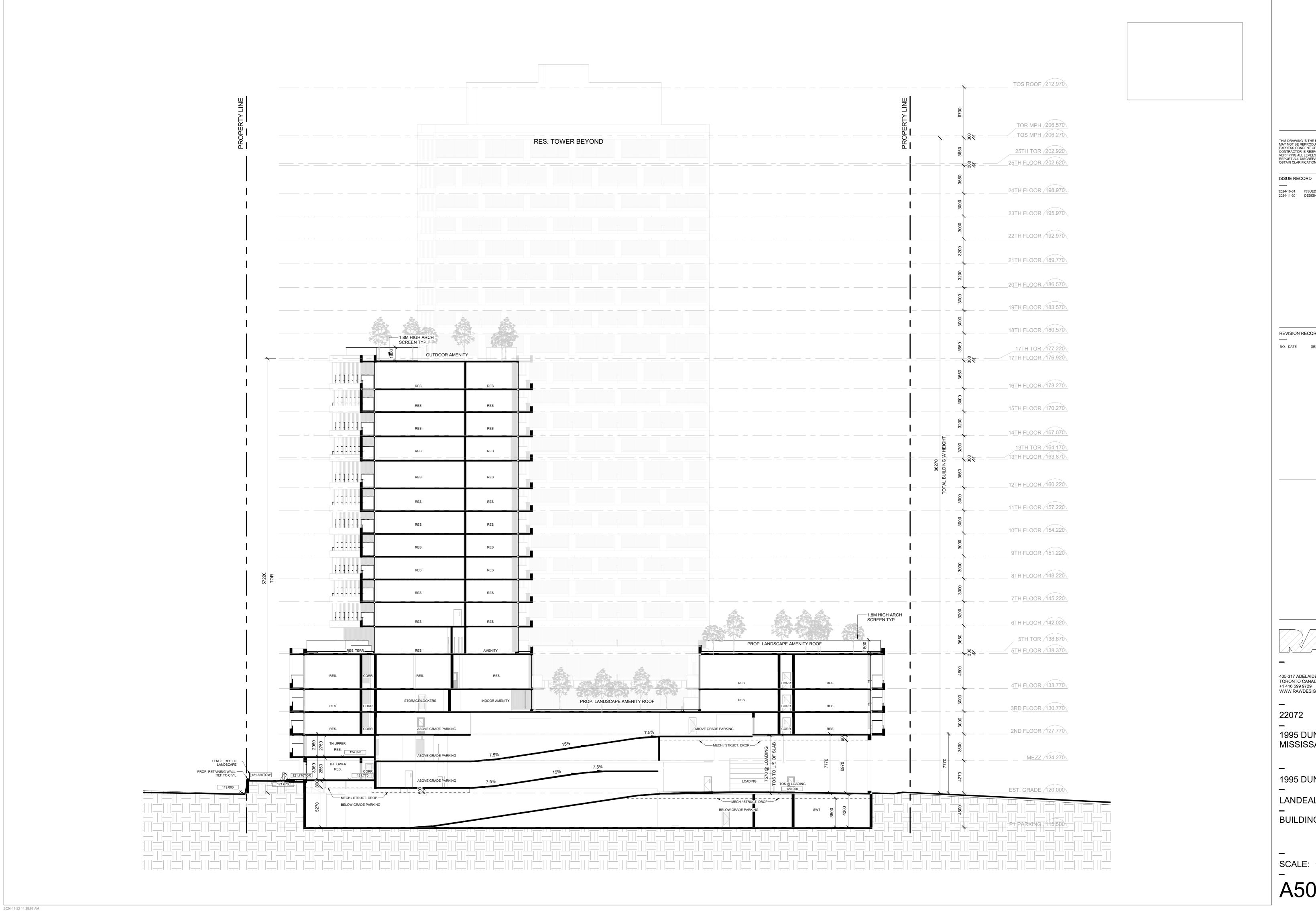












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2024-10-31 ISSUED FOR REZONING 2024-11-20 DESIGN OPTION

REVISION RECORD

NO. DATE DESCRIPTION

405-317 ADELAIDE STREET WEST TORONTO CANADA M5V 1P9 +1 416 599 9729 WWW.RAWDESIGN.CA

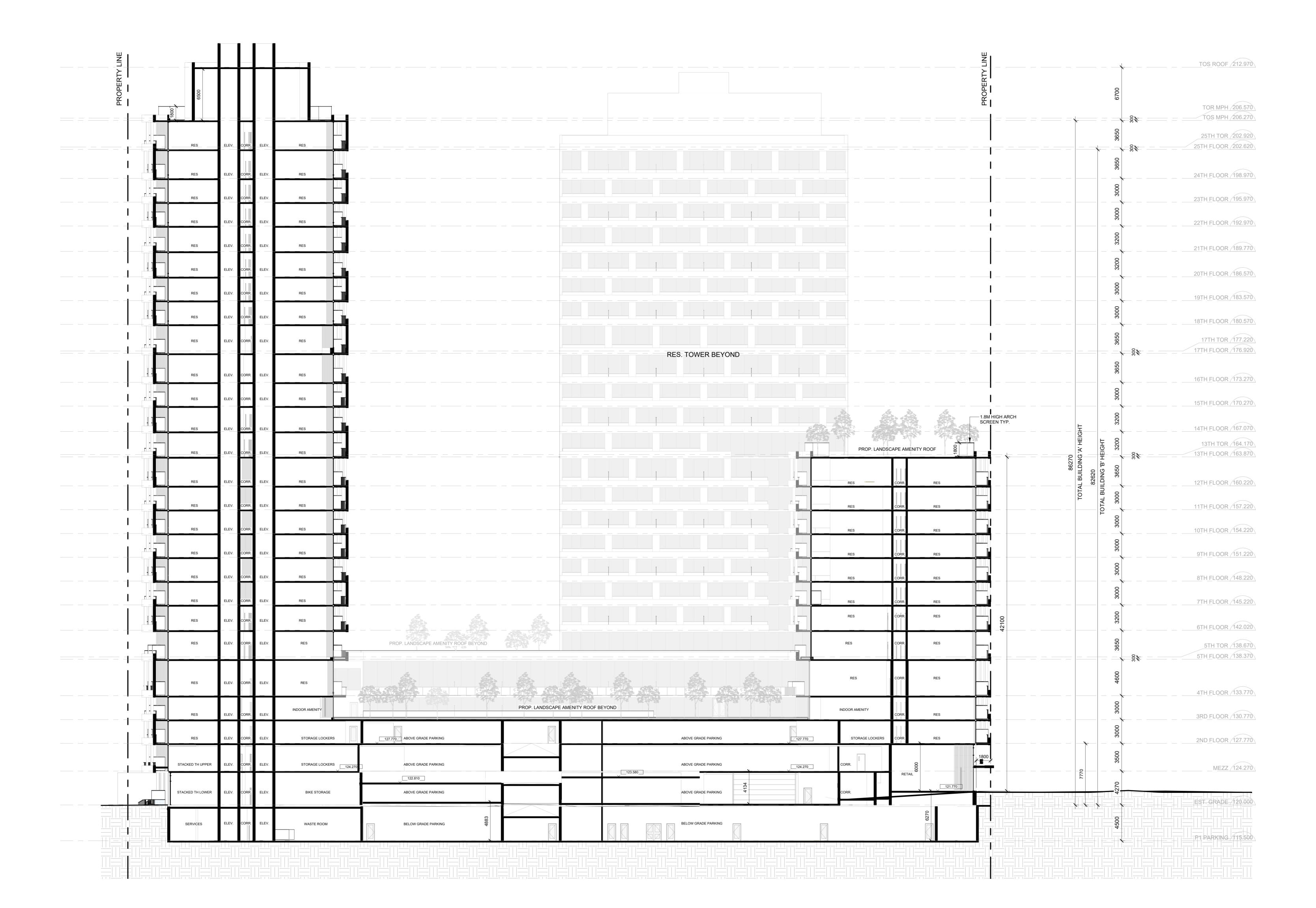
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1995 DUNDAS

LANDEAL GROUP **BUILDING SECTION** 

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# **APPENDIX B**



# **CRITERIA**

## **Transportation Sources**

Guidance from the Ontario Ministry of the Environment, Conservation and Parks (MECP) NPC-300 Environmental Noise Guideline was used to assess environmental noise generated by transportation-related sources. There are three aspects to consider, which include the following:

- Transportation source sound levels in indoor living areas (living rooms and sleeping quarters), which
  determines building façade elements (windows, exterior walls, doors) sound insulation design
  recommendations.
- ii. Transportation source sound levels at the plane of the window, which determines air-conditioning and ventilation system recommendations and associated warning clauses which inform the future occupants that windows and doors must be closed in order to meet the indoor sound level criteria.
- iii. Transportation source sound levels in Outdoor Living Areas (OLAs), which determines OLA noise mitigation and related warning clause recommendations.

#### **Road and Rail**

#### **Indoor Sound Level Criteria**

For assessing sound originating from transportation sources, NPC-300 defines sound level criteria as summarized in **Table 1** for indoor areas of sensitive uses. The specified values are maximum sound levels and apply to the indicated indoor spaces with the windows and doors closed.

Table 1: Indoor Sound Level Criteria for Road and Rail Sources

		Sound Level Criteria (Indoors)		
Type of Space	Source	Daytime L <sub>eq,16-hr</sub> 07:00h – 23:00h	Nighttime L <sub>eq,8-hr</sub> 23:00h - 07:00h	
Living Quarters		45 dBA		
Examples: Living, dining and den areas of residences, hospitals, nursing homes, schools and daycare centres	Rail	40 dBA		
Sleeping Quarters	Road	45 dBA	40 dBA	
Sieeping Quaiters	Rail	40 dBA	35 dBA	

NPC-300 also provides guidelines for acceptable indoor sound levels that are extended to land uses and developments which are not normally considered noise sensitive. The guideline sound level criteria presented in **Table 2** are provided to inform good-practice design objectives.



Table 2: Supplementary Indoor Sound Level Criteria for Road and Rail Sources

		Sound Level Criteria (Indoors)		
Type of Space	Source	Daytime L <sub>eq,16-hr</sub> 07:00h – 23:00h	Nighttime L <sub>eq,8-hr</sub> 23:00h - 07:00h	
General offices, reception areas, retail stores, etc.	Road	50 dBA	-	
General offices, reception areas, retail stores, etc.	Rail	45 dBA	-	
Theatres, places of worship, libraries, individual or semi-	Road	45 dBA	-	
private offices, conference rooms, reading rooms, etc.	Rail	40 dBA	-	
Sleeping quarters of residences, hospitals,	Road	-	40 dBA	
nursing/retirement homes, etc.	Rail	-	35 dBA	
Sleeping quarters of hotels/motels	Road	-	45 dBA	
Sicephilis qualiters of noters/moters	Rail	-	40 dBA	

#### **Outdoor Living Areas (OLAs)**

Outdoor Living Areas (OLAs) would include outdoor areas intended and designed for the quiet enjoyment of the outdoor environment and which are readily accessible from the building.

OLAs may include any common outdoor amenity spaces associated with a multi-unit residential development (e.g. courtyards, roof-top terraces), and/or private backyards and terraces with a minimum depth of 4m provided they are the only outdoor living area for the occupant. The sound level criteria for outdoor living areas is summarized in **Table 3**.

Table 3: Sound Level Criteria - Outdoor Living Area

	Sound Level Criteria (Outdoors)		
Assessment Location	Daytime L <sub>eq,16-hr</sub> 07:00h – 23:00h	Nighttime L <sub>eq,8-hr</sub> 23:00h - 07:00h	
Outdoor Living Area (OLA) (Combined Road and Rail)	55 dBA	-	

#### **Outdoor and Plane of Window Sound Levels**

In addition to the sound level criteria, noise control measures and requirements for ventilation and warning clauses requirements are recommended for residential land-uses based on predicted transportation source sound levels incident in the plane of window at bedrooms and living/dining rooms, and/or at outdoor living areas. These recommendations are summarized in **Table 4** below.

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Table 4: Ventilation, Building Component, and Warning Clauses Recommendations for Road/Rail Sources

	Transportation Sou	ind Level (Outdoors)	dises recommendations for road/rail sources	
Assessmen Location	Daytime L <sub>eq,16-hr</sub> 07:00h – 23:00h	Nighttime L <sub>eq,8-hr</sub> 23:00h - 07:00h	Recommendations	
			Installation of air conditioning to allow windows to remained closed.	
wo	> 65 dBA	> 60 dBA	The sound insulation performance of building components must be specified and designed to meet the indoor sound level criteria.	
Minc ad)			Warning clause "Type D" is recommended.	
Plane of Window (Road)	> 55 dBA	> 50 dBA	Applicable for low and medium density development: Forced-air ventilation system to allow for the future installation of air-conditioning. Warning clause "Type C" is recommended.	
			Applicable for high density development: Air conditioning to allow windows to remained closed. Warning clause "Type D" is recommended.	
Plane of Window (Rail <sup>1, 2</sup> )	> 60 dBA	> 55 dBA	The acoustical performance of building façade components should be specified such that the indoor sound level limits are predicted to be achieved.	
e of Wind (Rail <sup>1, 2</sup> )			Warning clause "Type D" is recommended.	
Plane (		L <sub>eq, 24hr</sub> ) and	Exterior walls consisting of a brick veneer or masonry equivalent for the first row of dwellings.	
	< 100m fr	rom tracks	Warning clause "Type D" is recommended.	
(-)	≤ 60 dBA		If sound levels are predicted to exceed 55 dBA, but are less than 60 dBA, noise controls may be applied to reduce the sound level to 55 dBA.	
Living Area oad and Rail ³)	> 55 dBA		If noise control measures are not provided, a warning clause "Type A" is recommended.	
r Living Road a			Noise controls (barriers) should be implemented to meet the 55 dBA criterion.	
Outdoor Living Area (Combined Road and Ra	> 60 dBA	-	If mitigation is not feasible to meet the 55 dBA criterion for technical, economic or administrative reasons, an exceedance of 5 dB may be acceptable (to a maximum sound level of 60 dBA). In this case a warning clause "Type B" would be recommended.	

#### Note(s):

- 1. Whistle noise is included (if applicable) in the determination of the sound level at the plane of window.
- 2. Some railway companies (e.g. CN, CP) may require that the exterior walls include a brick veneer or masonry equivalent for the façade facing the railway line, regardless of the sound level.
- Whistle noise is not included in the determination of the sound level at the OLA.



#### **Rail Layover Sites**

NPC-300 provides a sound level limit for rail layover sites to be the higher of the background sound level or 55 dBA Leq,1-hr, for any one-hour period.

#### **Rail Vibration Criteria**

An assessment of rail vibration is generally recommended for developments within 75m of a rail corridor or rail yard, and adjacent to or within a setback of 15m of a transit (subway or light-rail) rail line.

The generally accepted vibration criterion for sensitive land-uses is the threshold of perception for human exposure to vibration, being a vibration velocity level of 0.14 mm/s RMS in any one-third octave band centre frequency in the range of 4 Hz to 200 Hz.

This vibration criterion is based on a one-second exponential time-averaged maximum hold root-mean-square (RMS) vibration velocity level and is consistent with the Railway Associations of Canada (RAC, 2013) guideline, the U.S. Federal Transit Authority (FTA, 2018) criterion for residential land-uses, the Toronto Transit Commission (TTC) guidelines for the assessment of potential vibration impact of future expansion (MOEE/TTC, 1993).

#### Aircraft

Land-use compatibility in the vicinity of airports is addressed in Ministry of the Environment, Conservation, and Parks (MECP) Guideline NPC-300 (MOE, 2013). The guideline provides recommendations for ventilation, and noise control for different Noise Exposure Forecast (NEF) values, which would be based on NEF contour maps available from the airport authority. The NEF values can be expressed as  $L_{A,eq,24hr}$  sound levels by using the expression NEF =  $L_{Aeq,24hr}$  -32 dBA.

Table 5: Indoor Sound Level Criteria for Aircraft Sources

Assessment Location	Indoor Sound Level Criteria NEF (L <sub>eq, 24hr</sub> ) <sup>1</sup>
Living/dining/den areas of residences, hospitals, schools, nursing/retirement homes, daycare centres, etc.	NEF- 5 (37 dBA)
Sleeping quarters	NEF-0 (32 dBA)

NPC-300 also provides guidelines for acceptable indoor sound levels that are extended to land uses and developments which are not normally considered noise sensitive. The guideline sound level criteria presented in **Table 6** are provided to inform good-practice design objectives.

Table 6: Supplementary Indoor Sound Level Criteria for Aircraft Sources

Assessment Location	Indoor Sound Level Criteria <sup>1</sup>
General offices, reception areas, retail stores, etc.	NEF-15 (47 dBA)
Individual or semi-private offices, conference rooms, etc.	NEF-10 (42 dBA)
Sleeping quarters of hotels/motels, theatres, libraries, places of worship, etc.	NEF-5 (37 dBA)



Table 7: NPC-300 Sound Level Criteria for Aircraft (Outdoors)

Assessment Location	Outdoor Sound Level Criteria <sup>1</sup>
Outdoor areas, including OLA	NEF-30 (62 dBA)

Table 8: Ventilation, Building Component, and Warning Clauses Recommendations for Aircraft Sources

Assessment	Aircraft Sound Level	NPC-300 Requirements		
Location	NEF (LEQ,24-hr)			
		Air conditioning to allow windows to remained closed.		
	≥NEF 30	The sound insulation performance of building components must be specified and designed to meet the indoor sound level criteria.		
		Warning clauses "Type D" and "Type B" are recommended.		
Outdoors		The sound insulation performance of building components must be specified and designed to meet the indoor sound level criteria.		
< NEF 30 ≥ NEF 25		Applicable for low and medium density development: Forced-air ventilation system to allow for the future installation of air-conditioning. Warning clause "Type C" is recommended.		
		Applicable for high density development: Air conditioning to allow windows to remained closed. Warning clause "Type D" is recommended.		
	< NEF 25	Further assessment not required		

## **Stationary Sources**

## **NPC-300 Sound Level Criteria – Stationary Sources**

Guidance from the MECP NPC-300 Environmental Noise Guideline is used to assess environmental noise generated by stationary sources, for example industrial and commercial facilities.

Noise from stationary sources is treated differently from transportation sources and requires sound levels be assessed for the predictable worst-case one-hour average sound level (L<sub>eq</sub>) for each period of the day. For assessing sound originating from stationary sources, NPC-300 defines sound level criteria for two types of Points of Reception (PORs): outdoor and plane of window.

The assessment criteria for all PORs is the higher of either the exclusion limit per NPC-300 or the minimum background sound level that occurs or is likely to occur at a POR. The applicable exclusion limit is determined based on the level of urbanization or "Class" of the area. The NPC-300 exclusion limits for continuously operating stationary sources are summarized in **Table 9**.



Table 9: NPC-300 Exclusion Limits - Continuous and Quasi-Steady Impulsive Stationary Sources (LAeq-1hr)

Time	Class 1 Area		Class 2 Area		Class 3 Area		Class 4 Area	
Period	Outdoor	Plane of Window						
Daytime 0700-1900h	50 dBA	50 dBA	50 dBA	50 dBA	45 dBA	45 dBA	55 dBA	60 dBA
Evening 1900-2300h	50 dBA	50 dBA	45 dBA	50 dBA	40 dBA	40 dBA	55 dBA	60 dBA
Nighttime 2300-0700h		45 dBA		45 dBA		40 dBA		55 dBA

#### Note(s):

- 1. The applicable sound level criterion is the background sound level or the exclusion limit, whichever is higher.
- 2. Class 1, 2 and 3 sound level criteria apply to a window that is assumed to be open.
- 3. Class 4 area criteria apply to a window that is assumed closed. Class 4 area requires formal designation by the land-use planning authority.
- 4. Sound level criteria for emergency backup equipment (e.g. generators) operating in non-emergency situations such as testing or maintenance are 5 dB greater than the applicable sound level criteria for stationary sources.

For impulsive sound, other than quasi-steady impulsive sound, from a stationary source, the sound level criteria at a POR is expressed in terms of the Logarithmic Mean Impulse Sound Level (L<sub>LM</sub>), and is summarized in **Table 10**.



Table 10: NPC-300 Exclusion Limits – Impulsive Stationary Sources (LLM)

Table 10: NFC-30	Number of	Class 1 and		Class 3		Class 4	Areas
Time Period	Impulses in Period of One-Hour	Outdoor	Plane of Window	Outdoor	Plane of Window	Outdoor	Plane of Window
Daytime (0700-2300h)	9 or more	50 dBAI	50 dBAI	45 dBAI	45 dBAI	55 dBAI	60 dBAI
Nighttime (2300-0700h)	9 of more	-	45 dBAI	-	40 dBAI	-	55 dBAI
Daytime (0700-2300h)	7 to 8	55 dBAI	55 dBAI	50 dBAI	50 dBAI	60dBAI	65 dBAI
Nighttime (2300-0700h)	7 10 8	-	50 dBAI	-	45 dBAI	-	60 dBAI
Daytime (0700-2300h)	E to 6	60 dBAI	60 dBAI	55 dBAI	55 dBAI	65 dBAI	70 dBAI
Nighttime (2300-0700h)	5 to 6	-	55 dBAI	-	50 dBAI	-	65 dBAI
Daytime (0700-2300h)	4	65 dBAI	65 dBAI	60 dBAI	60 dBAI	70 dBAI	75 dBAI
Nighttime (2300-0700h)	4	-	60 dBAI	-	55 dBAI	-	70 dBAI
Daytime (0700-2300h)	3	70 dBAI	70 dBAI	65 dBAI	65 dBAI	75 dBAI	80 dBAI
Nighttime (2300-0700h)	3	-	65 dBAI	-	60 dBAI	-	75 dBAI
Daytime (0700-2300h)	2	75 dBAI	75 dBAI	70 dBAI	70 dBAI	80 dBAI	85 dBAI
Nighttime (2300-0700h)	2	-	70 dBAI	-	65 dBAI	-	80 dBAI
Daytime (0700-2300h)	4	80 dBAI	80 dBAI	75 dBAI	75 dBAI	85 dBAI	90 dBAI
Nighttime (2300-0700h)	1	-	75 dBAI	-	70 dBAI	-	85 dBAI

Note(s):

<sup>1.</sup> The applicable sound level criterion is the background sound level or the exclusion limit, whichever is higher.



#### **D-Series Guidelines**

The MECP D-series guidelines (MOE, 1995) provide direction for land use planning to maximize compatibility of industrial uses with adjacent land uses. The goal of Guideline D-6 is to minimize encroachment of sensitive land uses on industrial facilities and vice versa, in order to address potential incompatibility due to adverse effects such as noise, odour and dust.

For each class of industry, the guideline provides an estimate of potential influence area and states that this influence area shall be used in the absence of the recommended technical studies. Guideline D-6 also recommends a minimum separation distance between each class of industry and sensitive land uses (see **Table 11**). Section 4.10 of D-6 identifies exceptional circumstances with respect to redevelopment, infill and mixed-use areas. In these cases, the guideline suggests that separation distances at, or less than, the recommended minimum separation distance may be acceptable if a justifying impact assessment is provided.

**Table 11: Summary of Guideline D-6** 

Industry Class	Definition	Potential Influence Area	Recommended Minimum Separation Distance (property line to property line)
Class I	Small scale, self-contained, daytime only, infrequent heavy vehicle movements, no outside storage.	70 m	20 m
Class II	Medium scale, outdoor storage of wastes or materials, shift operations and frequent heavy equipment movement during the daytime.	300 m	70 m
Class III	Large scale, outdoor storage of raw and finished products, large production volume, continuous movement of products and employees during daily shift operations.	1000 m	300 m

Guideline D-6 provides criteria for classifying industrial land uses, based on their outputs, scale of operations, processes, schedule and intensity of operations. **Table 12** provides the classification criteria and examples.



Table 12: Guideline D-6 Industrial Categorization Criteria

Criteria	Class I	Class II	Class III
Outputs	<ul> <li>Sound not audible off property</li> <li>Infrequent dust and/ or odour emissions and not intense</li> <li>No ground-borne vibration</li> </ul>	<ul> <li>Sound occasionally audible off property</li> <li>Frequent dust and/ or odour emissions and occasionally intense</li> <li>Possible ground-borne vibration</li> </ul>	<ul> <li>Sound frequently audible off property</li> <li>Persistent and intense dust and/ or odour emissions</li> <li>Frequent ground-borne vibration</li> </ul>
Scale	<ul> <li>No outside storage</li> <li>Small scale plant or scale is irrelevant in relation to all other criteria</li> </ul>	<ul><li>Outside storage permitted</li><li>Medium level of production</li></ul>	<ul><li>Outside storage of raw and finished products</li><li>Large production levels</li></ul>
Process	<ul> <li>Self-contained plant or building which produces / stores a packaged product</li> <li>Low probability of fugitive emissions</li> </ul>	<ul> <li>Open process</li> <li>Periodic outputs of minor annoyance</li> <li>Low probability of fugitive emissions</li> </ul>	<ul> <li>Open process</li> <li>Frequent outputs of major annoyances</li> <li>High probability of fugitive emissions</li> </ul>
Operation / Intensity	<ul> <li>Daytime operations only</li> <li>Infrequent movement of products and/or heavy trucks</li> </ul>	<ul> <li>Shift operations permitted</li> <li>Frequent movements of products and/or heavy trucks with majority of movements during daytime hours</li> </ul>	<ul> <li>Continuous movement of products and employees</li> <li>Daily shift operations permitted</li> </ul>
Examples	<ul> <li>Electronics Manufacturing</li> <li>Furniture refinishing</li> <li>Beverage bottling</li> <li>Auto parts</li> <li>Packaging services</li> <li>Dairy distribution</li> <li>Laundry and linen supply</li> </ul>	<ul> <li>Magazine printing</li> <li>Paint spray booths</li> <li>Metal command</li> <li>Electrical production</li> <li>Dairy product manufacturing</li> <li>Feed packing plant</li> </ul>	<ul> <li>Paint and varnish manufacturing</li> <li>Organic chemicals manufacturing</li> <li>Breweries</li> <li>Solvent recovery plant</li> <li>Soap manufacturing</li> <li>Metal manufacturing</li> </ul>



# **APPENDIX C**

Date:	5-Jul-24	NOISE REPORT FOR PROPOSED DEVELOPMENT			
	QUESTED BY:	Location: Dundas St E from Wharton Way to Etobicoke Creek			
MISSISSAUGA Name:	Amy Patenaude	Location. Buildas St E Holli Whatton way to Etobleoke creek			
Company:	RWDI				
Fax#	in the second se				
PREPARED BY:					
Name:	Simranpreet Singh				
Tel#:	905-615-3200 ext.5917	ID#	627		
ON SITE TRAFFIC DATA					
Specific	Street Names				
	Dundas St E				
AADT:	47900				
# of Lanes:	4				
% Trucks:	6%				
Medium/Heavy Truck Ratio:	55/45				
Day/Night Split:	90/10				
Posted Speed Limit:	60 km/hr				
Gradient of Road:	2%				
Ultimate R.O.W.:	42 m				
Comments:	Ultimate Traffic Only (2041)				

STAMSON 5.0 NORMAL REPORT Date: 24-09-2024 22:53:58

MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Description: 1995 Dundas Street East #2403758

Road data, segment # 1: Dundas

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Car traffic volume : 40523 veh/TimePeriod Medium truck volume : 1423 veh/TimePeriod Heavy truck volume : 1164 veh/TimePeriod

Posted speed limit : 60 km/h Road gradient : 2 %

Road gradient : 2 %
Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 1: Dundas

\_\_\_\_\_

Angle1 Angle2 : -90.00 deg 90.00 deg Wood depth : 0 (No woods.)

No of house rows : 0

Surface : 2 (Reflective ground surface)

Receiver source distance : 39.00 m

Receiver height : 8.50 m

Topography : 1 (Flat/gentle slope; no barrier)

Reference angle : 0.00

•

Results segment # 1: Dundas

Source height = 1.28 m

ROAD (0.00 + 69.31 + 0.00) = 69.31 dBA

Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq

-90 90 0.00 73.46 0.00 -4.15 0.00 0.00 0.00 0.00 69.31

\_\_\_\_\_\_

Segment Leq: 69.31 dBA

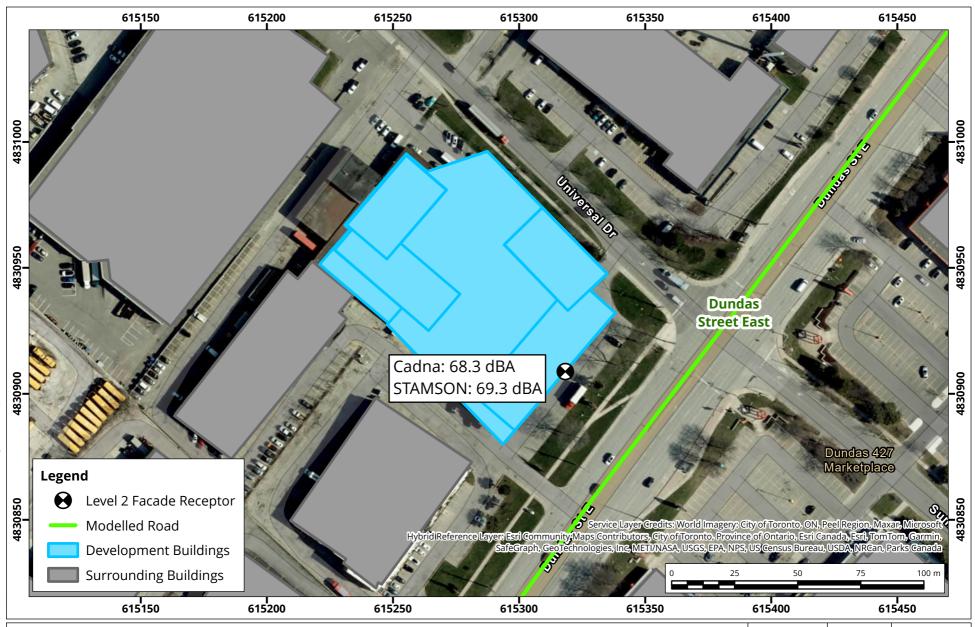
Total Leq All Segments: 69.31 dBA

♠

TOTAL Leg FROM ALL SOURCES: 69.31

Т

♠



## **ORNAMENT in Cadna and STAMSON Comparison**

True North

Project #: 2403758

True North Drawn by: JM Figure: C-1

Approx. Scale: 1:1,500

Date Revised: Sep 24, 2024

SY

Map Projection: NAD 1983 UTM Zone 17N 1995 Dundas Street East- Mississauga, Ontario



# APPENDIX D



## NOISE MITIGATION GUIDANCE

## **Acoustic/Noise Barrier**

Generally, noise controls to attenuate transportation sound levels at Outdoor Living Areas (OLAs) would consist of the implementation of acoustic/noise barriers with materials that would meet the guidance included in NPC-300, for example:

- A wall, berm, wall/berm combination or similar structure, used as a noise control measure, and high enough to break the line-of-sight between the source and the receptor.
- The minimum surface density (face weight) is 20 kg/m<sup>2</sup>
  - Many materials could satisfy the surface density requirement, e.g. wood, glass, concrete,
     Plexiglas, Acrylite.
  - The required thickness can be determined by dividing the 20 kg/m² face weight by the material density (kg/m³). Typically, this would imply:
    - 50 mm (2") thickness of wood
    - 13 mm (0.5") thickness of lighter plastic (like Plexiglas or PVC)
    - 6 mm (0.25") thickness of heavier material (like aluminum, glass, concrete)
- The barrier should be structurally sound, appropriately designed to withstand wind and snow load, and constructed without cracks or surface gaps. Joints between panels may need to be overlapped to ensure surfaces are free of gaps, particularly for wood construction.
- Any gaps under the barrier that are necessary for drainage purposes should be minimized and localized, so that the acoustical performance of the barrier is maintained.
- If a sound absorptive face is to be included in the barrier design, the minimum noise reduction coefficient is recommended to be NRC 0.7.

## **Building Ventilation and Air Conditioning**

The use of air conditioning itself is not a noise control measure; however, it allows for windows and doors to remain closed, thereby reducing the indoor sound levels.

NPC-300 provides the following guidance with respect to implementation of building ventilation and air conditioning:

- a. the noise produced by the proposed ventilation system in the space served does not exceed 40 dBA. In practice, this condition usually implies that window air conditioning units are not acceptable;
- b. the ventilation system complies with all national, provincial and municipal standards and codes;
- c. the ventilation system is designed by a heating and ventilation professional; and
- d. the ventilation system enables the windows and exterior doors to remain closed.

Air conditioning systems also need to comply with Publication NPC-216, and/or any local municipal noise by-law that has provisions relating to air conditioning equipment.



# **APPENDIX E**

#### **Content Copy Of Original**



# Ministry of the Environment and Climate Change Ministère de l'Environnement et de l'Action en matière de changement climatique

#### AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8429-A35QP5

Issue Date: November 12, 2015

Dominion Colour Corporation 515 Consumers Road, 7th Floor Toronto, Ontario M2J 4Z2

Site Location: 2615 Wharton Glen Avenue

Mississauga, Ontario

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

#### **Description Section**

A facility manufacturing custom inks, paints and coatings, consisting of the following processes and support units:

- mixing and blending tanks equipped with dust collector system;
- paint booths;
- curing ovens;
- maintenance activities:

including the *Equipment* and any other ancillary and support processes and activities, operating at a *Facility Production Limit* of up to 4,570,000 litres of paints, inks and coatings per yea r discharging to the air as described in the *Original ESDM Report*.

For the purpose of this environmental compliance approval, the following definitions apply:

- 1. " Acceptable Point of Impingement Concentration" means a concentration accepted by the Ministry as not likely to cause an adverse effect for a Compound of Concern that,
- (a) has no Ministry Point of Impingement Limit and no Jurisdictional Screening Level, or
- (b) has a concentration at a *Point of Impingement* that exceeds the *Jurisdictional Screening Level*.

With respect to the *Original ESDM Report*, the *Acceptable Point of Impingement Concentration* for a *Compound of Concern* mentioned above is the concentration set out in the *Original ESDM Report*.

- 2. "Acoustic Assessment Report" means the report, prepared in accordance with Publication NPC-233 and Appendix A of the Basic Comprehensive User Guide, by Erik Martinez of Conestoga-Rovers & Associates and dated December 16, 2013, submitted in support of the application, that documents all sources of noise emissions and Noise Control Measures present at the Facility, as updated in accordance with Condition 5 of this Approval.
- 3. "Acoustic Assessment Summary Table" means a table prepared in accordance with the Basic

Comprehensive User Guide summarising the results of the Acoustic Assessment Report, as updated in accordance with Condition 5 of this Approval.

- 4. "Approval" means this entire Environmental Compliance Approval and any Schedules to it.
- 5. "Basic Comprehensive User Guide" means the Ministry document titled "Basic Comprehensive Certificates of Approval (Air) User Guide" dated March 2011, as amended.
- 6. "Company" means Dominion Colour Corporation that is responsible for the construction or operation of the Facility and includes any successors and assigns in accordance with section 19 of the EPA.
- 7. "Compound of Concern" means a contaminant described in paragraph 4 subsection 26 (1) of *O. Reg. 419/05;* namely, a contaminant that is discharged from the *Facility* in an amount that is not negligible.
- 8. "Description Section" means the section on page one of this Approval describing the Company's operations and the Equipment located at the Facility and specifying the Facility Production Limit for the Facility.
- 9. "Director" means a person appointed for the purpose of section 20.3 of the EPA by the Minister pursuant to section 5 of the EPA.
- 10. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located.
- 11. "Emission Summary Table" means a table described in paragraph 14 of subsection 26 (1) of O. Reg. 419/05; namely a table in the ESDM Report that compares the Point of Impingement concentration for each Compound of Concern to the corresponding Ministry Point of Impingement Limit, Acceptable Point of Impingement Concentration, or Jurisdictional Screening Level.
- 12. "Environmental Assessment Act" means the Environmental Assessment Act, R.S.O. 1990, c.E.18, as amended.
- 13. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended.
- 14. "Equipment" means equipment or processes described in the ESDM Report, this Approval and in the Schedules referred to herein and any other equipment or processes.
- 15. "Equipment with Specific Operational Limits" means any Equipment related to the thermal oxidation of waste or waste derived fuels, fume incinerators or any other Equipment that is specifically referenced in any published *Ministry* document that outlines specific operational guidance that must be considered by the *Director* in issuing an *Approval*.
- 16. "ESDM Report" means the most current Emission Summary and Dispersion Modelling Report that describes the Facility. The ESDM Report is based on the Original ESDM Report and is updated after the issuance of this Approval in accordance with section 26 of O. Reg. 419/05 and the Procedure Document.
- 17. "Facility" means the entire operation located on the property where the Equipment is located.
- 18. "Facility Production Limit" means the production limit placed by the Director on the main product(s) or raw materials used by the Facility.
- 19. "Jurisdictional Screening Level" means a screening level for a Compound of Concern that is listed in the *Ministry* publication titled "Jurisdictional Screening Level (JSL) List, A Screening Tool for Ontario Regulation 419: Air Pollution Local Air Quality", dated February 2008, as amended.
- 20. "Log" means a document that contains a record of each change that is required to be made to the ESDM Report and Acoustic Assessment Report, including the date on which the change occurred.

For example, a record would have to be made of a more accurate emission rate for a source of contaminant, more accurate meteorological data, a more accurate value of a parameter that is related to a source of contaminant, a change to a *Point of Impingement* and all changes to information associated with a *Modification* to the *Facility* that satisfies Condition 2.

- 21. "Minister" means the Minister of the Environment and Climate Change or such other member of the Executive Council as may be assigned the administration of the EPA under the Executive Council Act.
- 22. "Ministry" means the ministry of the Minister.
- 23. "Ministry Point of Impingement Limit" means the applicable Standard set out in Schedule 2 or 3 of O. Reg. 419/05 or a limit set out in the Ministry publication titled "Summary of Standards and Guidelines to support Ontario Regulation 419/05: Air Pollution Local Air Quality (including Schedule 6 of O. Reg. 419/05 on Upper Risk Thresholds", dated April 2012, as amended.
- 24. "Modification" means any construction, alteration, extension or replacement of any plant, structure, equipment, apparatus, mechanism or thing, or alteration of a process or rate of production at the *Facility* that may discharge or alter the rate or manner of discharge of a *Compound of Concern* to the air or discharge or alter noise or vibration emissions from the *Facility*.
- 25. "Noise Control Measures" means measures to reduce the noise emissions from the Facility and/or Equipment including, but not limited to, silencers, acoustic louvres, enclosures, absorptive treatment, plenums and barriers.
- 26. "O. Reg. 419/05" means Ontario Regulation 419/05, Air Pollution Local Air Quality, as amended.
- 27. "Original ESDM Report" means the Emission Summary and Dispersion Modelling Report which was prepared in accordance with section 26 of *O. Reg. 419/05* and the *Procedure Document* by Conestoga-Rovers & Associates, dated December 16, 2013, submitted in support of the application, and includes any changes to the report made up to the date of issuance of this *Approval*.
- 28. "Point of Impingement" has the same meaning as in section 2 of O. Reg. 419/05.
- 29. "Point of Reception" means Point of Reception as defined by Publication NPC-300.
- 30. "Procedure Document" means Ministry guidance document titled "Procedure for Preparing an Emission Summary and Dispersion Modelling Report" dated March 2009, as amended.
- 31. "Processes with Significant Environmental Aspects" means the Equipment which, during regular operation, would discharge one or more contaminants into the air in an amount which is not considered as negligible in accordance with section 26 (1) 4 of *O. Reg. 419/05* and the *Procedure Document*.
- 32. "Publication NPC-207" means the Ministry draft technical publication "Impulse Vibration in Residential Buildings", November 1983, supplementing the Model Municipal Noise Control By-Law, Final Report, published by the Ministry, August 1978, as amended.
- 33. "Publication NPC-233" means the *Ministry* Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended.
- 34. "Publication NPC-300" means the *Ministry* Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources Approval and Planning, Publication NPC-300", August 2013, as amended.
- 35. "Schedules" means the following schedules attached to this Approval and forming part of this Approval namely:

Schedule A - Supporting Documentation.

- 36. "*Toxicologist*" means a qualified professional currently active in the field of risk assessment and toxicology that has a combination of formal university education, training and experience necessary to assess contaminants.
- 37. "Written Summary Form" means the electronic questionnaire form, available on the *Ministry* website, and supporting documentation, that documents the activities undertaken at the *Facility* in the previous calendar year.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

#### **TERMS AND CONDITIONS**

#### 1. GENERAL

1.1 Except as otherwise provided by this *Approval*, the *Facility* shall be designed, developed, built, operated and maintained in accordance with the terms and conditions of this *Approval* and in accordance with the following *Schedules* attached hereto:

Schedule A - Supporting Documentation.

#### 2. LIMITED OPERATIONAL FLEXIBILITY

- 2.1 Pursuant to section 20.6 (1) of the *EPA* and subject to Conditions 2.2 and 2.3 of this *Approval*, future construction, alterations, extensions or replacements are approved in this *Approval* if the future construction, alterations, extensions or replacements are *Modifications* to the *Facility* that:
- (a) are within the scope of the operations of the *Facility* as described in the *Description Section* of this *Approval*;
- (b) do not result in an increase of the *Facility Production Limit* above the level specified in the *Description Section* of this *Approval;* and
- (c) result in compliance with the performance limits as specified in Condition 4.
- 2.2 Condition 2.1 does not apply to,
- (a) the addition of any new Equipment with Specific Operational Limits or to the Modification of any existing Equipment with Specific Operational Limits at the Facility: or
- (b) Modifications to the Facility that would be subject to the Environmental Assessment Act.
- 2.3 Condition 2.1 of this *Approval* shall expire ten (10) years from the date of this *Approval*, unless this *Approval* is revoked prior to the expiry date. The *Company* may apply for renewal of Condition 2.1 of this *Approval* by including an *ESDM Report* and an *Acoustic Assessment Report* that describes the *Facility* as of the date of the renewal application.

# 3. REQUIREMENT TO REQUEST AN ACCEPTABLE POINT OF IMPINGEMENT CONCENTRATION

- 3.1 Prior to making a *Modification* to the *Facility* that satisfies Condition 2.1 (a) and (b), the *Company* shall prepare a proposed update to the *ESDM Report* to reflect the proposed *Modification*.
- 3.2 The Company shall request approval of an Acceptable Point of Impingement Concentration for a Compound of Concern if the Compound of Concern does not have a Ministry Point of Impingement

Limit and a proposed update to an ESDM Report indicates that one of the following changes with respect to the concentration of the Compound of Concern may occur:

- (a) The Compound of Concern was not a Compound of Concern in the previous version of the ESDM Report and
  - (i) the concentration of the *Compound of Concern* is higher than the *Jurisdictional Screening Level* for the contaminant; or
    - (ii) there is no Jurisdictional Screening Level for the contaminant .
- (b) The concentration of the *Compound of Concern* in the updated *ESDM Report* is higher than:
  - (i) the most recent Acceptable Point of Impingement Concentration, and
    - (ii) the Jurisdictional Screening Level if a Jurisdictional Screening Level exists.
- 3.3 The request required by Condition 3.2 shall propose a concentration for the *Compound of Concern* and shall contain an assessment, performed by a *Toxicologist*, of the likelihood of the proposed concentration causing an adverse effect at *Points of Impingement*.
- 3.4 If the request required by Condition 3.2 is a result of a proposed *Modification* described in Condition 3.1, the *Company* shall submit the request, in writing, to the *Director* at least 30 days prior to commencing to make the *Modification*. The *Director* shall provide written confirmation of receipt of this request to the *Company*.
- 3.5 If a request is required to be made under Condition 3.2 in respect of a proposed *Modification* described in Condition 3.1, the *Company* shall not make the *Modification* mentioned in Condition 3.1 unless the request is approved in writing by the *Director*.
- 3.6 If the *Director* notifies the *Company* in writing that the *Director* does not approve the request, the *Company* shall,
- (a) revise and resubmit the request; or
- (b) notify the *Director* that it will not be making the *Modification*.
- 3.7 The re-submission mentioned in Condition 3.6 shall be deemed a new submission under Condition 3.2.
- 3.8 If the *Director* approves the request, the *Company* shall update the *ESDM Report* to reflect the *Modification*.
- 3.9 Condition 3 does not apply if Condition 2.1 has expired.

#### 4. PERFORMANCE LIMITS

- 4.1. Subject to Condition 4.2, the *Company* shall not discharge or cause or permit the discharge of a *Compound of Concern* into the air if,
- (a) the Compound of Concern has a Ministry Point of Impingement Limit and the discharge results in the concentration at a Point of Impingement exceeding the Ministry Point of Impingement Limit; or
- (b) the *Compound of Concern* does not have a *Ministry Point of Impingement Limit* and the discharge results in the concentration at a *Point of Impingement* exceeding the higher of.

- (i) if an Acceptable Point of Impingement Concentration exists the most recent Acceptable Point of Impingement Concentration, and
  - (ii) the Jurisdictional Screening Level if a Jurisdictional Screening Level exists.
- 4.2 Condition 4.1 does not apply if the *Ministry Point of Impingement Limit* has a 10-minute averaging period and no ambient monitor indicates an exceedance at a *Point of Impingement* where human activities regularly occur at a time when those activities regularly occur.
- 4.3 The *Company* shall ensure that the noise emissions from the *Facility* comply with the limits set out in *Ministry Publication NPC-300*.
- 4.4 The *Company* shall ensure that the vibration emissions from the *Facility* comply with the limits set out in *Ministry Publication NPC-207*.
- 4.5 The Company shall operate any Equipment with Specific Operational Limits approved by this Approval in accordance with the Original ESDM Report.

#### 5. DOCUMENTATION REQUIREMENTS

- 5.1. The Company shall maintain an up-to-date Log.
- 5.2. No later than March 31 in each year, the *Company* shall update the *Acoustic Assessment Report* and shall update the *ESDM Report* in accordance with section 26 of *O. Reg. 419/05* so that the information in the reports is accurate as of December 31 in the previous year.
- 5.3. The *Company* shall make the *Emission Summary Table* (see section 27 of *O. Reg. 419/05*) and *Acoustic Assessment Summary Table* available for examination by any person, without charge, by posting it on the Internet or by making it available during regular business hours at the *Facility*.
- 5.4 The *Company* shall, within three (3) months after the expiry of Condition 2.1 of this *Approval*, update the *ESDM Report* and the *Acoustic Assessment Report* such that the information in the reports is accurate as of the date that Condition 2.1 of this *Approval* expired.
- 5.5. Conditions 5.1 and 5.2 do not apply if Condition 2.1 has expired.

#### 6. REPORTING REQUIREMENTS

- 6.1 Subject to Condition 6.2, the *Company* shall provide the *Director* no later than June 30 of each year, a *Written Summary Form* to be submitted through the *Ministry's* website that shall include the following:
- (a) a declaration of whether the *Facility* was in compliance with section 9 of the *EPA*, *O. Reg.* 419/05 and the conditions of this *Approval*;
- (b) a summary of each *Modification* satisfying Condition 2.1 (a) and (b) that took place in the previous calendar year that resulted in a change in the previously calculated concentration at a *Point of Impingement* for any *Compound of Concern* or resulted in a change in the sound levels reported in the *Acoustic Assessment Summary Table* at any *Point of Reception.*
- 6.2 Condition 6.1 does not apply if Condition 2.1 has expired.

#### 7. OPERATION AND MAINTENANCE

7.1 The *Company* shall prepare and implement, not later than three (3) months from the date of this *Approval*, operating procedures and maintenance programs for all *Processes with Significant Environmental Aspects*, which shall specify as a minimum:

- (a) frequency of inspections and scheduled preventative maintenance;
- (b) procedures to prevent upset conditions;
- (c) procedures to minimize all fugitive emissions;
- (d) procedures to prevent and/or minimize odorous emissions;
- (e) procedures to prevent and/or minimize noise emissions; and
- (f) procedures for record keeping activities relating to the operation and maintenance programs.
- 7.2 The *Company* shall ensure that all *Processes with Significant Environmental Aspects* are operated and maintained in accordance with this *Approval*, the operating procedures and maintenance programs.

#### 8. COMPLAINTS RECORDING AND REPORTING

- 8.1 If at any time, the *Company* receives an environmental complaint from the public regarding the operation of the *Equipment* approved by this *Approval*, the *Company* shall take the following steps:
- (a) Record and number each complaint, either electronically or in a log book. The record shall include the following information: the time and date of the complaint and incident to which the complaint relates, the nature of the complaint, wind direction at the time and date of the incident to which the complaint relates and, if known, the address of the complainant.
- (b) Notify the *District Manager* of the complaint within two (2) business days after the complaint is received, or in a manner acceptable to the *District Manager*.
- (c) Initiate appropriate steps to determine all possible causes of the complaint, and take the necessary actions to appropriately deal with the cause of the subject matter of the complaint.
- (d) Complete and retain on-site a report written within one (1) week of the complaint date. The report shall list the actions taken to appropriately deal with the cause of the complaint and set out steps to be taken to avoid the recurrence of similar incidents.

#### 9. RECORD KEEPING REQUIREMENTS

- 9.1 Any information requested by any employee in or agent of the *Ministry* concerning the *Facility* and its operation under this *Approval*, including, but not limited to, any records required to be kept by this *Approval*, shall be provided to the employee in or agent of the *Ministry*, upon request, in a timely manner.
- 9.2 Unless otherwise specified in this *Approval*, the *Company* shall retain, for a minimum of five (5) years from the date of their creation all reports, records and information described in this *Approval*, including,
- (a) a copy of the *Original ESDM Report* and each updated version;
- (b) a copy of each version of the Acoustic Assessment Report;
- (c) supporting information used in the emission rate calculations performed in the *ESDM Reports* and *Acoustic Assessment Reports*;
- (d) the records in the *Log*;
- (e) copies of each *Written Summary Form* provided to the *Ministry* under Condition 6.1 of this *Approval*;
- (f) records of maintenance, repair and inspection of Equipment related to all Processes with Significant

#### Environmental Aspects; and

(g) all records related to environmental complaints made by the public as required by Condition 8 of this *Approval*.

#### 10. REVOCATION OF PREVIOUS APPROVALS

This *Approval* replaces and revokes all Certificates of Approval (Air) issued under section 9 *EPA* and Environmental Compliance Approvals issued under Part II.1 *EPA* to the *Facility* in regards to the activities mentioned in subsection 9(1) of the *EPA* and dated prior to the date of this *Approval*.

#### SCHEDULE A

#### **Supporting Documentation**

- (a) Application for Environmental Compliance Approval (Air & Noise), dated December 10, 2013, signed by Steve MacFarlane and submitted by the C *ompany;*
- (b) Emission Summary and Dispersion Modelling Report, prepared by Conestoga-Rovers & Associates, and dated December 16, 2013;
- (c) *Acoustic Assessment Report*, prepared by Erik Martinez of Conestoga-Rovers & Associates and dated December 16, 2013.

The reasons for the imposition of these terms and conditions are as follows:

#### **GENERAL**

1. Condition No. 1 is included to require the *Approval* holder to build, operate and maintain the *Facility* in accordance with the Supporting Documentation in Schedule A considered by the *Director* in issuing this *Approval*.

# LIMITED OPERATIONAL FLEXIBILITY, REQUIREMENT TO REQUEST AN ACCEPTABLE POINT OF IMPINGEMENT CONCENTRATION AND PERFORMANCE LIMITS

2. Conditions No. 2, 3 and 4 are included to limit and define the *Modifications* permitted by this *Approval*, and to set out the circumstances in which the *Company* shall request approval of an *Acceptable Point of Impingement Concentration* prior to making *Modifications*. The holder of the *Approval* is approved for operational flexibility for the *Facility* that is consistent with the description of the operations included with the application up to the *Facility Production Limit*. In return for the operational flexibility, the *Approval* places performance based limits that cannot be exceeded under the terms of this *Approval*. *Approval* holders will still have to obtain other relevant approvals required to operate the *Facility*, including requirements under other environmental legislation such as the *Environmental Assessment Act*.

#### **DOCUMENTATION REQUIREMENTS**

3. Condition No. 5 is included to require the *Company* to maintain ongoing documentation that demonstrates compliance with the *Performance Limits* of this *Approval* and allows the *Ministry* to monitor on-going compliance with these *Performance Limits*. The *Company* is required to have an up to date *ESDM Report* and *Acoustic Assessment Report* that describe the *Facility* at all times and make the *Emission Summary Table* and *Acoustic Assessment Summary Table* from these reports available to the public on an ongoing basis in order to maintain public communication with regard to the emissions from the *Facility*.

#### REPORTING REQUIREMENTS

4. Condition No. 6 is included to require the *Company* to provide a yearly *Written Summary Form* to the *Ministry*, to assist the *Ministry* with the review of the site's compliance with the *EPA*, the regulations and this *Approval*.

#### **OPERATION AND MAINTENANCE**

5. Condition No. 7 is included to require the *Company* to properly operate and maintain the *Processes with Significant Environmental Aspects* to minimize the impact to the environment from these processes.

#### **COMPLAINTS RECORDING AND REPORTING PROCEDURE**

6. Condition No. 8 is included to require the *Company* to respond to any environmental complaints regarding the operation of the *Equipment*, according to a procedure that includes methods for preventing recurrence of similar incidents and a requirement to prepare and retain a written report.

#### RECORD KEEPING REQUIREMENTS

7. Condition No. 9 is included to require the *Company* to retain all documentation related to this *Approval* and provide access to employees in or agents of the *Ministry*, upon request, so that the *Ministry* can determine if a more detailed review of compliance with the *Performance Limits* is necessary.

#### **REVOCATION OF PREVIOUS APPROVALS**

8. Condition No. 10 is included to identify that this *Approval* replaces all Section 9 Certificate(s) of Approval and Part II.1 Approvals in regards to the activities mentioned in subsection 9(1) of the *EPA* and dated prior to the date of this *Approval*.

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 2042-6HYM7E issued on February 7, 2006.

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993, S.O. 1993, c. 28 (Environmental Bill of Rights), the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

- 1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- 2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

- 3. The name of the appellant;
- 4. The address of the appellant;
- 5. The environmental compliance approval number;
- 6. The date of the environmental compliance approval;

- 7. The name of the Director, and;
- 8. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary\*
Environmental Review
Tribunal
655 Bay Street, Suite
1500
Toronto, Ontario
M5G 1E5

The Environmental
Commissioner
1075 Bay Street, Suite
605

605 Toronto, Ontario M5S 2B1 The Director appointed for the purposes of Part II.1 of the Environmental Protection Act Ministry of the Environment and ANDClimate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

\* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

This instrument is subject to Section 38 of the Environmental Bill of Rights, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at www.ebr.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 12th day of November, 2015

Rudolf Wan, P.Eng.
Director
appointed for the purposes of Part II.1 of
the Environmental Protection Act

QN/

c: District Manager, MOECC Halton-Peel Erik Martinez, Conestoga-Rovers & Associates



Ministry of the Environment Ministère de l'Environnement CERTIFICATE OF APPROVAL AIR NUMBER 9781-7HFHM4 Issue Date: August 12, 2008

Perola Kitchens Interiors Limited 1081 Glencairn Ave W Toronto, Ontario M6N 3M7

Site Location: 3151 Lenworth Drive

Mississauga, Regional Municipality of Peel, Ontario

L4X 2G6

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- one (1) cross draft paint spray booth equipped with one (1) natural gas fired air make up unit having a maximum thermal input of 1,160,562 kilojoules per hour, one (1) paint spray gun and 7.81 square metres of dry type paint arrestor filters, exhausting into the atmosphere at a volumetric flow rate of 4.72 cubic metres per second, through a stack, having an exit diameter of 0.61 metre, extending 1.83 metres above the roof and 6.70 metres above grade;
- one (1) cross draft paint spray booth equipped with one (1) paint spray gun and 5.60 square metres of dry type paint arrestor filters, exhausting into the atmosphere at a volumetric flow rate of 4.25 cubic metres per second, through a stack, having an exit diameter of 0.61 metre, extending 1.83 metres above the roof and 6.70 metres above grade,

The paint spray booths are used for the application of solvent based coatings at a total maximum rate of 8.0 litres per hour; and

- one (1) closed loop dust collector with no exhaust to remove the dust from wood working, having 174.65 square metres of polyester filter, and a volumetric flow rate of 8.02 cubic metres per second;

all in accordance with the Application for Approval (Air & Noise) dated April 28, 2008 and signed by Rui Filipe Fonseca, (Owner), Perola Kitchens Interiors Limited, and all supporting information associated with the application including additional information provided by EACC Canada, dated April 28, 2008, and signed by K. H. Malik.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

- (1) "Act" means the *Environmental Protection Act*;
- (2) "Certificate" means this Certificate of Approval issued in accordance with the Act;
- (3) "District Manager" means the District Manager, Halton-Peel District Office, Central Region of the Ministry;
- (4) "Equipment" means the paint spray booths and dust collector described in the Owner's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;
- (5) "Manual" means a document or a set of documents that provide written instructions to staff of the Owner;
- (6) "Ministry" means the Ontario Ministry of the Environment; and
- (7) "Owner" means Perola Kitchens Interiors Limited, and includes its successors and assignees.

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

# TERMS AND CONDITIONS

# **GENERAL**

- 1. Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Equipment in accordance with the description given in this Certificate, application for approval of the Equipment and the submitted supporting documents and plans and specifications as listed in this Certificate.
- 2. Where there is a conflict between a provision of any submitted document referred to in this Certificate and the Conditions of this Certificate, the Conditions in this Certificate shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

## OPERATING AND MAINTENANCE

- 3. The Owner shall ensure that the Equipment is properly operated and maintained at all times. The Owner shall:
- (1) prepare, **not later than three (3) months after the date of this Certificate**, and update as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:
  - (a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
  - (b) emergency procedures;
  - (c) procedures for any record keeping activities relating to operation and maintenance of the Equipment;
  - (d) the frequency of inspection and replacement of the filter material in the Equipment;
  - (e) procedures for recording and responding to environmental complaints; and
  - (f) appropriate measures to minimize odorous emissions from all potential sources.
- (2) implement the recommendations of the operating and maintenance Manual.

## RECORD RETENTION

- 4. The Owner shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by this Certificate. These records as well as the Manual shall be made available to staff of the Ministry upon request. The Owner shall retain:
- (1) all records on the maintenance, repair and inspection of the Equipment; and
- (2) all records on the environmental complaints, including:
  - (a) a description, time and date of each incident;
  - (b) operating conditions (e.g. the product name(s) being sprayed, any upset conditions, etc.) at the time of the incident; and
  - (c) a description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future.

5. The Owner shall notify the District Manager, in writing, of each environmental complaint and the measures taken to address the cause of the complaint within five (5) business days of the complaint.

*The reasons for the imposition of these terms and conditions are as follows:* 

- 1. Condition Nos. 1 and 2 are imposed to ensure that the Equipment is built and operated in the manner in which it was described for review and upon which approval was granted. These conditions are also included to emphasize the precedence of Conditions in the Certificate and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.
- 2. Condition No. 3 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate.
- 3. Condition No. 4 is included to require the Owner to keep records and provide information to staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.
- 4. Condition No. 5 is included to require the Owner to notify staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, S.O. 1993, Chapter 28, the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

- 1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
- 2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

- 3. The name of the appellant;
- 4. The address of the appellant;
- 5. The Certificate of Approval number;
- 6. The date of the Certificate of Approval;
- 7. The name of the Director;
- 8. The municipality within which the works are located;

And the Notice should be signed and dated by the appellant.

*This Notice must be served upon:* 

The Secretary\* Environmental Review Tribunal 655 Bay Street, 15th Floor Toronto, Ontario M5G 1E5 <u>AND</u>

The Environmental Commissioner 1075 Bay Street, 6th Floor Suite 605 Toronto, Ontario M5S 2B1 <u>AND</u>

The Director Section 9, Environmental Protection Act Ministry of the Environment 2 St. Clair Avenue West, Floor 12A Toronto, Ontario M4V 1L5

\* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca

This instrument is subject to Section 38 of the <u>Environmental Bill of Rights</u>, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at www.ene.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 12th day of August, 2008

Zafar Bhatti, P.Eng. Director

AA/

c: District Manager, MOE Halton-Peel District Office

K. H. Malik, EACC Canada



Ministry of the Environment Ministère de l'Environnement CERTIFICATE OF APPROVAL AIR NUMBER 1254-7HBJ4B Issue Date: August 8, 2008

Ideal Railings Ltd. 3076 Lenworth Drive Mississauga, Ontario L4X 2G1

Site Location: 3076 Lenworth Drive

Mississauga, Regional Municipality of Peel

L4X 2G1

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- one (1) paint spray booth for the application of solvent based coatings at a maximum rate of 1.75 litres per hour, equipped with 5.3 square metres of dry type paint arrestor filters, exhausting into the atmosphere at a volumetric flow rate of 3.45 cubic metres per second, through a stack, having an exit diameter of 0.58 metre, extending 3.0 metres above the roof and 8.2 metres above grade;

all in accordance with the Application for Approval (Air & Noise) dated January 3, 2008 and signed by Jose Galvez, Plant Manager, Ideal Railings Ltd., and all supporting information associated with the application provided by A.K. Rakhit of Raymar Industrial Inc.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

- (1) "Act" means the *Environmental Protection Act;*
- (2) "Certificate" means this Certificate of Approval issued in accordance with the Act;
- (3) "District Manager" means the District Manager, Halton-Peel District Office, Central Region of the Ministry;
- (4) "Equipment" means the paint spray booth described in the Owner's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;
- (5) "Manual" means a document or a set of documents that provide written instructions to staff of the Owner;
- (6) "Ministry" means the Ontario Ministry of the Environment; and
- (7) "Owner" means Ideal Railings Ltd., and includes its successors and assignees.

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

## TERMS AND CONDITIONS

# **GENERAL**

- 1. Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Equipment in accordance with the description given in this Certificate, application for approval of the Equipment and the submitted supporting documents and plans and specifications as listed in this Certificate.
- 2. Where there is a conflict between a provision of any submitted document referred to in this Certificate and the Conditions of this Certificate, the Conditions in this Certificate shall take precedence, and where there is a conflict between

the listed submitted documents, the document bearing the most recent date shall prevail.

# OPERATING AND MAINTENANCE

- 3. The Owner shall ensure that the Equipment is properly operated and maintained at all times. The Owner shall:
- (1) prepare, not later than three (3) months after the date of this Certificate, and update as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:
  - (a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
  - (b) emergency procedures;
  - (c) procedures for any record keeping activities relating to operation and maintenance of the Equipment;
  - (d) the frequency of inspection and replacement of the filter material in the Equipment;
  - (e) procedures for recording and responding to environmental complaints; and
  - (f) appropriate measures to minimize odorous emissions from all potential sources.
- (2) implement the recommendations of the operating and maintenance Manual.

# RECORD RETENTION

- 4. The Owner shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by this Certificate. These records as well as the Manual shall be made available to staff of the Ministry upon request. The Owner shall retain:
- (1) all records on the maintenance, repair and inspection of the Equipment; and
- (2) all records on the environmental complaints, including:
  - (a) a description, time and date of each incident;
  - (b) operating conditions (e.g. the product name(s) being sprayed, any upset conditions, etc.) at the time of the incident; and
  - (c) a description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future.

# NOTIFICATION OF COMPLAINTS

5. The Owner shall notify the District Manager, in writing, of each environmental complaint and the measures taken to address the cause of the complaint within five (5) business days of the complaint.

*The reasons for the imposition of these terms and conditions are as follows:* 

1. Condition Nos. 1 and 2 are imposed to ensure that the Equipment is built and operated in the manner in which it was described for review and upon which approval was granted. These conditions are also included to emphasize the precedence of Conditions in the Certificate and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.

- 2. Condition No. 3 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate.
- 3. Condition No. 4 is included to require the Owner to keep records and provide information to staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.
- 4. Condition No. 5 is included to require the Owner to notify staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, S.O. 1993, Chapter 28, the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

- 1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
- 2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

*The Notice should also include:* 

- 3. The name of the appellant;
- 4. The address of the appellant;
- 5. The Certificate of Approval number;
- 6. The date of the Certificate of Approval;
- 7. The name of the Director;
- 8. The municipality within which the works are located;

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary\*
Environmental Review Tribunal
655 Bay Street, 15th Floor
Toronto, Ontario
M5G 1E5

<u>AND</u>

The Environmental Commissioner 1075 Bay Street, 6th Floor Suite 605 Toronto, Ontario M5S 2B1 AND

The Director Section 9, Environmental Protection Act Ministry of the Environment 2 St. Clair Avenue West, Floor 12A Toronto, Ontario M4V 1L5

\* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca

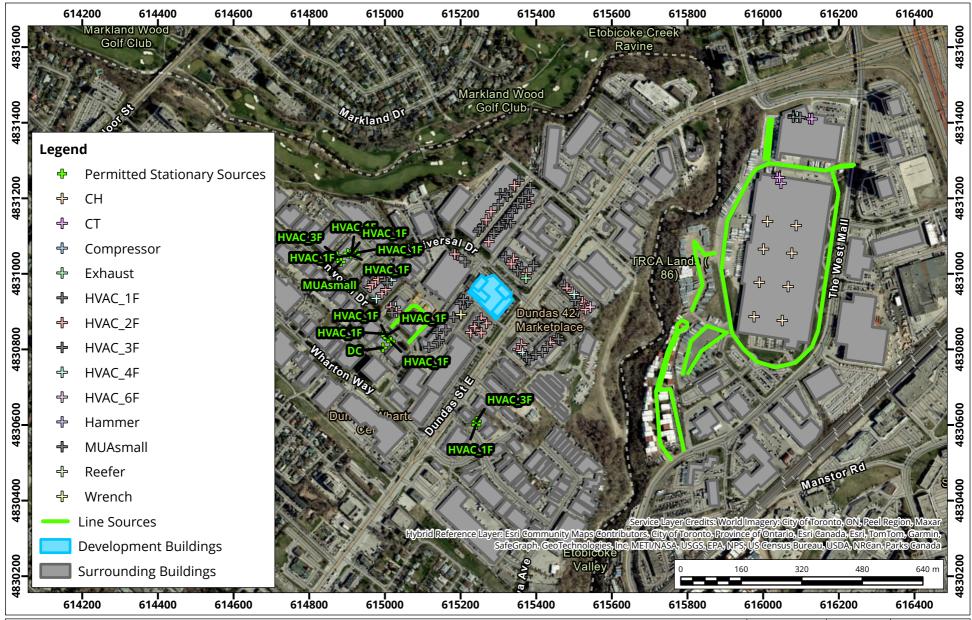
This instrument is subject to Section 38 of the <u>Environmental Bill of Rights</u>, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at www.ene.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 8th day of August, 2008

Zafar Bhatti, P.Eng. Director

c: District Manager, MOE Halton-Peel District Office A.K.Rakhit, Raymar Industrial Inc.



Stationary Sources Location of Stationary Sources in Relation to the Proposed Development

True North

True North | Drawn by: JM | Figure: E-1

Approx. Scale: 1:10,000

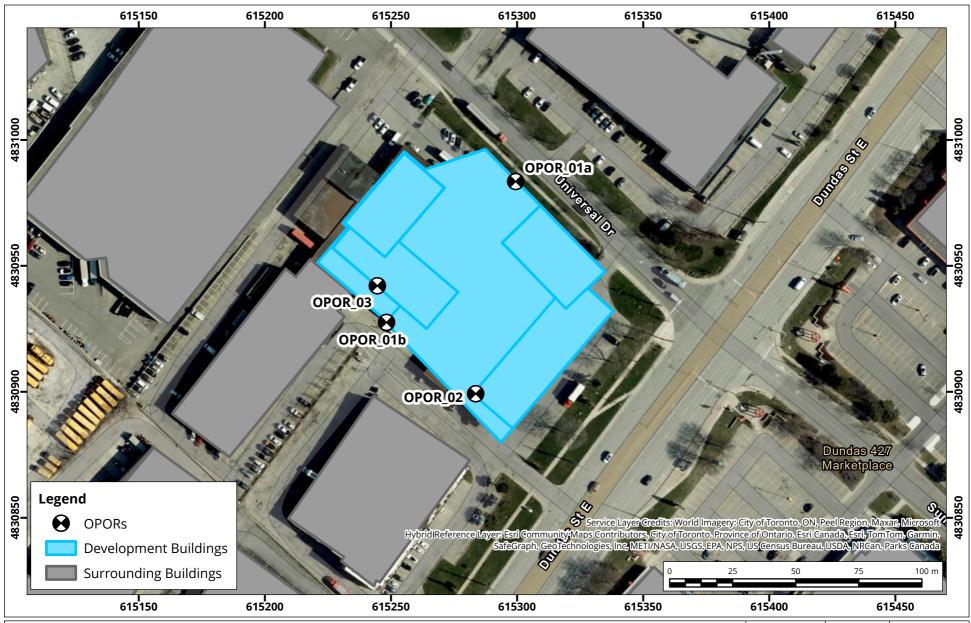
Date Revised: Sep 24, 2024



Map Projection: NAD 1983 UTM Zone 17N

Project #: 2403758

1995 Dundas Street East- Mississauga, Ontario



Location of Worst Case Receptors for Stationary Source Assessment Stationary Source Assessment

True North

True North Drawn by: JM Figure: E-2

Approx. Scale: 1:1,500

Date Revised: Sep 24, 2024

SW

Map Projection: NAD 1983 UTM Zone 17N 1995 Dundas Street East- Mississauga, Ontario

Project #: 2403758



# APPENDIX F



# WARNING CLAUSES

Warning clauses are recommended to be included on all development agreements, offers of purchase and agreements of purchase and sale or lease. Warning clauses may be used individually or in combination.

The following warning clauses are recommended based on the applicable guidelines; however, wording may be modified/customized during consultation with the planning authority to best suit the proposed development:

# **Transportation Sources**

**NPC-300 Type A:** Recommended to address surface transportation sound levels in OLAs if sound level is in the range of >55 dBA but  $\le 60$  dBA, and noise controls have <u>not</u> been provided.

"Purchasers/tenants are advised that sound levels due to increasing road traffic (rail traffic) (air traffic) may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment."

**NPC-300 Type B:** Recommended to address surface transportation sound levels in OLAs if the sound level is in the range of >55 dBA but  $\le 60$  dBA, and noise controls have been provided. Recommended to address outdoor aircraft sound levels  $\ge$ NEF 30.

"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic (rail traffic) (air traffic) may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment."

**NPC-300 Type C:** Applicable for low and medium density developments only, recommended to address transportation sound levels at the plane of window.

"This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment."

**NPC-300 Type D:** Recommended to address transportation sound levels at the plane of window.

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment."



**Proximity to Railway Line:** Metrolinx/CN/CP/VIA Warning Clause for developments that are within 300 metres of the right-of-way

"Warning: [Canadian National Railway Company] [Metrolinx / GO] [Canadian Pacific Railway Company] [VIA Rail Canada Inc.] or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR/Metrolinx/GO/CPR/VIA will not responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

# **Stationary Sources**

NPC-300 Type E: Recommended to address proximity to commercial/industrial land-use

"Purchasers/tenants are advised that due to the proximity of the adjacent industrial/commercial land-uses, noise from the industrial/commercial land-uses may at times be audible."

**NPC-300 Type F:** Recommended to for Class 4 Area Notification

"Purchasers/tenants are advised that sound levels due to the adjacent industry (facility) (utility) are required to comply with sound level limits that are protective of indoor areas and are based on the assumption that windows and exterior doors are closed. This dwelling unit has been supplied with a ventilation/air conditioning system which will allow windows and exterior doors to remain closed."