

FINAL REPORT



3033 DUNDAS ST W

MISSISSAUGA, ONTARIO

LAND-USE COMPATIBILITY - AIR QUALITY

RWDI # 2506601

April 1, 2025

SUBMITTED TO

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1 INTRODUCTION

RWDI AIR Inc. (RWDI) was retained by Dr. Iram Zando, owner of 2504228 Ontario Inc., to complete a land use compatibility study in support of an Official Plan Amendment and Zoning By-law Amendment. The proposed development is a 12-storey mixed-use development with 153 residential units at the property known as 3033 Dundas Street West in the City of Mississauga, Ontario. The location of the subject lands is shown on **Figure 1**.

The subject lands are currently vacant. The surrounding land use consists of commercial and employment to the north, south, and west, and residential to the east.

The purpose of this study was to identify any existing and potential land use compatibility issues, and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses and nearby employment areas and/or major facilities.

2 LAND USE COMPATIBILITY POLICIES AND GUIDELINES

2.1 Provincial Policy Statement

Section 3.5 of the Provincial Policy Statement 2024 (<https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.pdf>) states the following:

“Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.”

Section 3.3.3 of the Provincial Policy Statement 2024 further states that:

“New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities.”

Section 8.0 of the Provincial Policy Statement 2024 defines sensitive land uses as:

“...buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.”

2.2 Provincial Compatibility Guidelines

The Ministry of the Environment, Conservation and Parks (MECP) D-series guidelines deal with land use compatibility in Ontario. The most relevant guideline in the present case is D-6 (Compatibility between Industrial Facilities, <https://www.ontario.ca/page/d-6-compatibility-between-industrial-facilities>). It provides a classification system for industries based on their potential for emissions that could cause adverse effects. The classification system is summarized in **Table 1**.

Table 1: D-6 Industry Classification System

Class	Descriptors
I	<ul style="list-style-type: none"> • Small scale • Self-contained • Packaged product • Low probability of fugitive emissions • Daytime operations only • Infrequent and/or low intensity outputs of noise, odour, dust, vibration
II	<ul style="list-style-type: none"> • Medium scale • Outdoor storage of wastes or materials • Periodic outputs of minor annoyance • Low probability of fugitive emissions • Shift operations • Frequent movement of products and/or heavy trucks during daytime
III	<ul style="list-style-type: none"> • Large scale • Outside storage of raw and finished products • Large production volumes • Continuous movement of products and employees during shift operations • Frequent outputs of major annoyance • High probability of fugitive emissions

For each class of industry, the guideline provides an estimate of potential influence area and a minimum recommended separation distance, which are set out in **Table 2**.

Table 2: D-6 Separation Distances

Class	Potential Influence Area (m)	Minimum Separation Distance (m)
I	70	20
II	300	70
III	1,000	300

Guideline D-6 recommends the following:

1. “...no sensitive land uses shall be permitted within the actual or potential influence areas of Class I, II or III industrial land uses, without evidence to substantiate the absence of a problem.” (Sec. 4.5.1 of Guideline D-6).
2. “No incompatible development other than that identified in Section 4.10, *Redevelopment, Infilling and Mixed-Use Areas* should occur [within the recommended minimum separation distances]” (Sec. 4.3 of Guideline D-6)
3. “When a change in land use is proposed [in an area of urban redevelopment, infilling or transition to mixed use] for either industrial or sensitive land use, less than the minimum separation distance ... may be acceptable subject to either the municipality or the proponent providing a justifying impact assessment (i.e., a use specific evaluation of the industrial processes and the potential for off-site impacts on existing and proposed sensitive land uses). Mitigation is the key to dealing with less than the minimum to the greatest extent possible.” (Sec. 4.10.3 of Guideline D-6).
4. With respect to how separation distance should be measured, the guideline states that “measurement shall normally be from the closest existing, committed and proposed property/lot line of the industrial land use to the property/lot line of the closest existing, committed or proposed sensitive land use.” However, it does allow the measurement to include areas within the lot lines (on-site buffers) where site-specific zoning or site plan control precludes the use of the area for a sensitive use in the case of the sensitive land use, and for an activity that could create an adverse effect in the case of the industrial land use.
5. When dealing with vacant industrial lands, the guideline states that “determination of the potential influence area shall be based upon a hypothetical worst-case scenario for which the zone area is committed”.

3 CITY OF MISSISSAUGA OFFICIAL PLAN

Section 19.4 of the Mississauga Official Plan sets out the requirements for ensuring that a proposed development is compatible with the existing and future uses of surrounding lands. This includes identifying the potential requirement for an air quality study. Section 19.4.5 specifically notes that:

“19.4.5 Some or all of the following studies, reports, plans, drawings and/or documents may be required as part of a complete application submission for an official plan amendment, rezoning, draft plan of subdivision, draft plan of condominium, consent or site plan application, dependent on the type of application, the property location and adequacy of services.

Submitted material must be satisfactory to the City and relevant agency, if applicable, such as conservation authorities in the case of an Environmental Impact Study. Further, the required material must be deemed satisfactory in the early stages of application review. This list is not inclusive, and other material may be requested when the application is reviewed.



The scope of the studies and the terms of reference will be determined at the pre-application meeting prior to application submission, and/or appropriate staff contacts will be provided for scoping purposes. If the requested material is not provided, the application will be deemed incomplete by the City.”

Further to this, Section 19.5 of the Mississauga Official Plan sets out the criteria for site specific Official Plan amendments:

“19.5.1 City Council will consider applications for site specific amendments to this Plan within the context of the policies and criteria set out throughout this Plan. The proponent of an official plan amendment will be required to submit satisfactory reports to demonstrate the rationale for the amendment; including, among other matters:

d. land use compatibility with the existing and future uses of surrounding lands.”

This aligns with the requirements set out in the PPS 2024 and the MECP D-Series Guidelines.

4 METHODOLOGY

The tasks for this study consisted of the following:

- Reviewing the official plan and zoning by-laws for the surrounding area.
- Reviewing published satellite imagery and street-based photography.
- Reviewing MECP Environmental Compliance Approval (ECA) and Environmental Sector and Activity Registry (EASR) permits for existing industries within 1,000 metres of the subject lands.
- Reviewing pending applications for amendments to ECAs of any major facilities, posted on the Environmental Registry.
- Reviewing Environment and Climate Change Canada (ECCC) National Pollutant Release Inventory (NPRI) data for industries within 1,000 metres of the subject lands.
- Applying MECP Guidelines D-1 (Land Use Compatibility) and D-6 (Compatibility between Industrial Uses).
- Reviewing meteorological data for the study area.
- Reviewing any recent complaint history available from the applicable MECP District Office to determine if there are any air quality or noise concerns within the area.

5 METEOROLOGICAL REVIEW

RWDI reviewed wind data from Toronto Pearson International Airport, the nearest meteorological station to the subject lands, to assist in the assessment. A summary of the directional distribution of winds over a period from 2004 to 2024 is shown in **Figure 2**. The wind directions in the figure refer to the direction from which the wind blows, while the annual frequency of a given wind direction is shown as a distance radially from the centre. The most frequent winds originate from the west, with winds from the northeast and east-northeast less frequent.

6 FREEDOM OF INFORMATION REQUESTS

It is the understanding of RWDI that the MECP is unable to provide complaint related information directly and inquiries are to be directed via the MECP Freedom of Information (FOI) office. While complaint history for the area is a helpful tool in the initial screening of industries, due to the length of time to complete the process, as well as the existing character of the study area, RWDI does not consider this task to be essential in completing the assessment for this site.

7 RESULTS

This study considered the influence of potential future residential development at the subject lands on industrial uses in the surrounding employment areas, including any known proposed expansions or intensifications. Potential future industrial uses in the employment areas that are not currently proposed, and the influence of transportation systems were also considered. The results of the study are outlined below.

7.1 Existing and Proposed Industrial Uses

The area within a 1,000-metre radius of the subject lands is primarily commercial, employment, and residential land uses. The majority of the residential lands in the study area consist of one and two-storey residences, including detached, semidetached, and townhouse dwellings. **Appendix A** lists all identified industries within 1,000 metres of the subject lands. The locations of the identified industries are presented in **Figure 3**. Further detail on each industry is presented in **Appendix A**.

All identified industries within 1,000 metres of the subject lands were determined to be Class I. Based on aerial imagery and street-based photography, all identified industries have paved sites and low-lying stacks. The industries are also self contained with no evidence of outside storage. After reviewing MECP ECA and EASR permits, it was determined that all of the industries identified within 1,000 metres of the subject lands would be considered small scale facilities. Additionally, none of the identified industries reported to ECCC NPRI in 2023. Lastly, the majority of the identified industries within 1,000 metres of the subject lands are constrained by existing residential land use surrounding the subject lands.

7.2 Future Industrial Uses

The zoning maps for the area surrounding the subject lands is provided in **Figure 4**. Areas to the north and south of the subject lands are designated as commercial and employment. Areas to the east and west of the subject lands are designated as residential. Existing residential uses in the area are primarily one and two-storey dwellings.

Based on the surrounding zoning it is unlikely that the existing employment areas will be intensified into Class II or Class III uses. Typically, if the employment areas are to be intensified to Class II or Class III uses, the facility will need to demonstrate compliance at the facility's property boundary by obtaining an ECA or EASR with the MECP.

7.3 Transportation Facilities

The subject lands are bound by Dundas Street West to the east and commercial land use to the north, south, and west. The nearest rail line is approximately 3.50 kilometres southeast of the subject lands. Highway 403 is approximately 1,400 metres to the southwest of the subject lands. The subject lands are well separated from major rail corridors and 400 series highways. Therefore, there are no air quality related concerns with respect to these corridors.

The subject lands are located adjacent to Dundas Street West to the east. There is existing residential land use along the south side of Dundas Street West. Therefore, road traffic related impacts are not expected.

8 CONCLUSIONS

All facilities in the vicinity of the subject lands are beyond the potential influence area for Class I industries provided by the MECP D-6 guideline. There are currently no future development plans that could impact the proposed development, and any future developments would be constrained by existing residential land use surrounding the subject lands. Traffic and rail related impacts are not expected as the subject lands have adequate separation from major highways and rail lines. Therefore, the subject lands are expected to be compatible with all surrounding industrial facilities.

9 STATEMENT OF LIMITATIONS

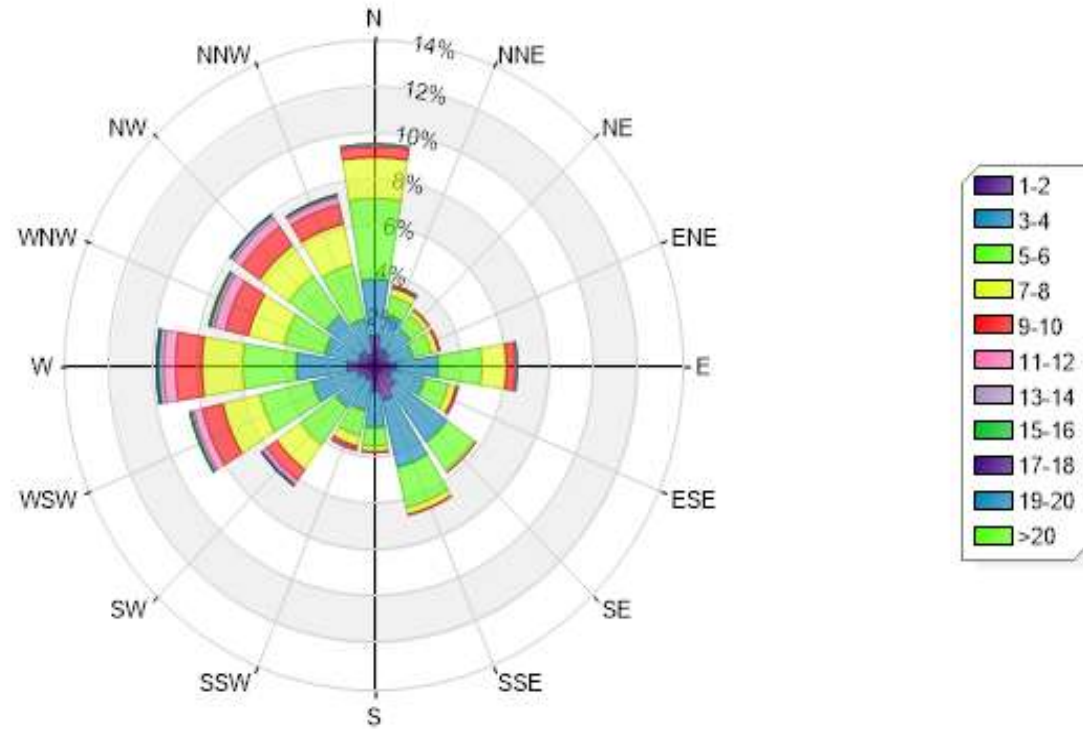
This report entitled 3033 Dundas Street West Land-use Compatibility – Air Quality was prepared by RWDI AIR Inc. (“RWDI”) for Dr. Iram Zando, owner of 2504228 Ontario Inc. (“Client”). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project 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.

FIGURES

Directional Distribution (%) of Winds in m/s (Blowing From)
Toronto Pearson International Airport, (2004-2024)



Wind Speed and Direction Frequencies for Toronto Pearson
International Airport (2004-2024)

Drawn By: AKG

Figure: 2

Approximate Scale: N/A

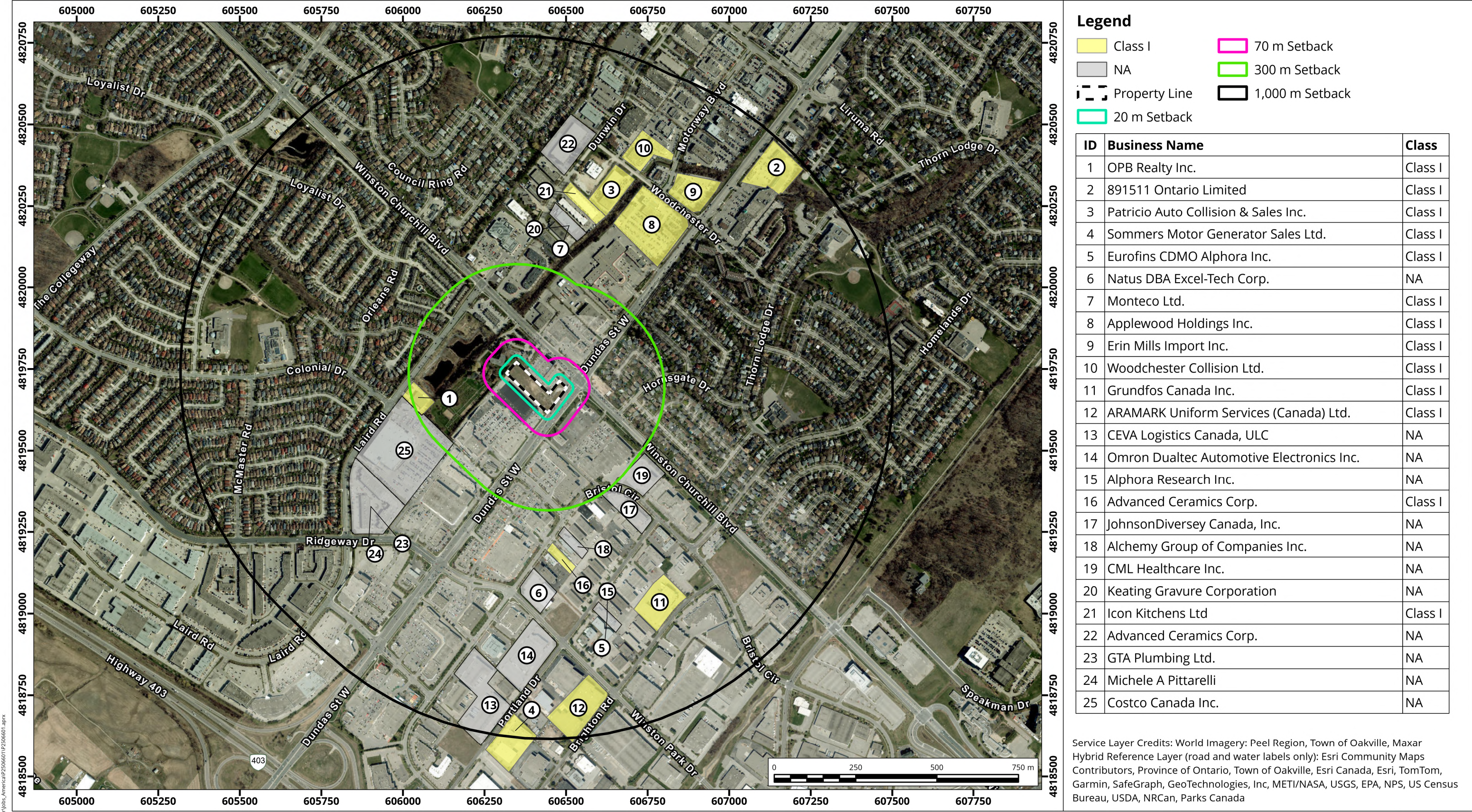
Date Revised:

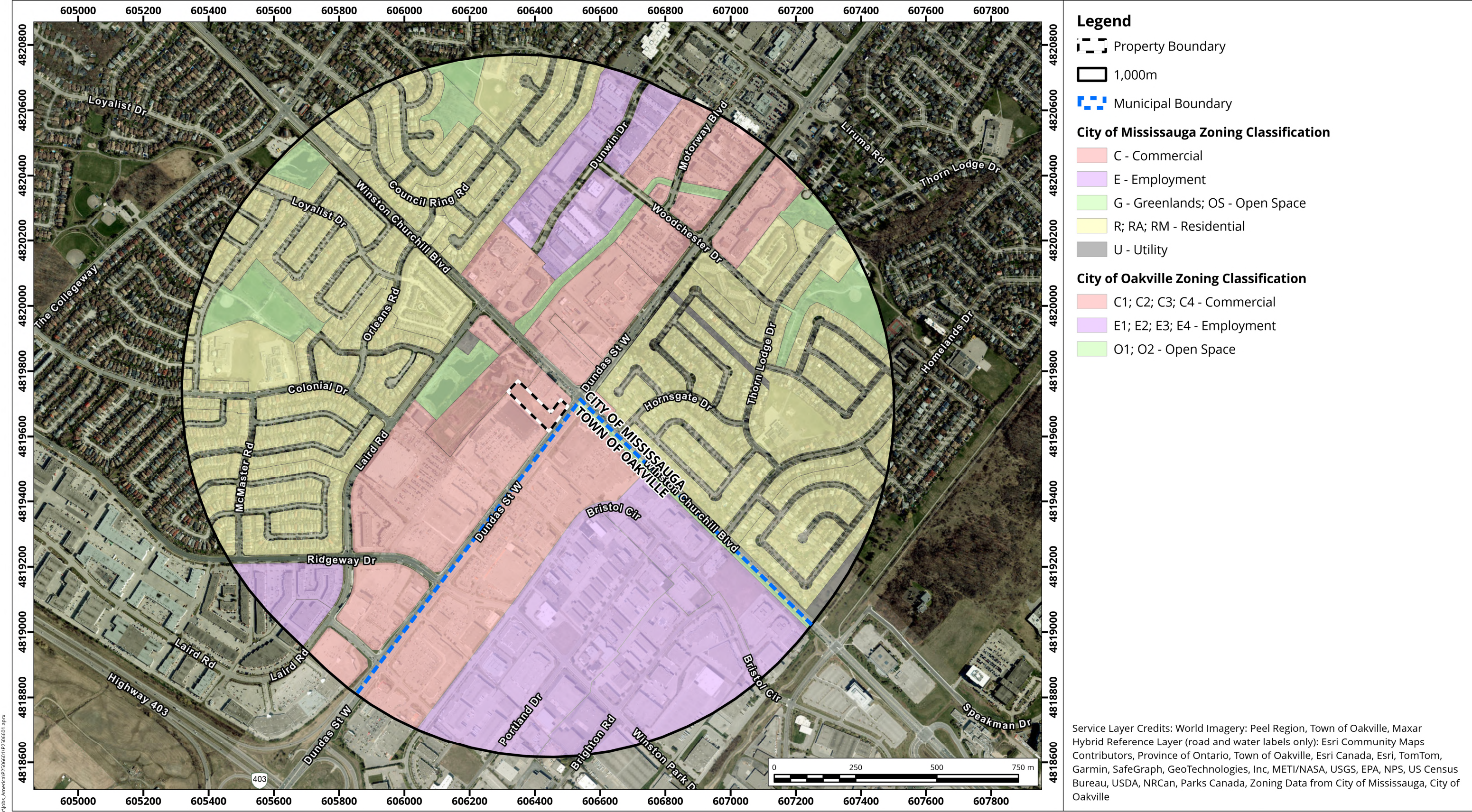
2024-12-10

3033 Dundas Street West, Mississauga, Ontario

RWDI# 2506601







Map Document: C:\WorkingFolder\jobs_America\2506601\2506601.aprx

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APPENDIX A

Map Icon Number	Business Name	Address	Municipality	Type Of Approval/ Facility/Equipment	Approval/ Registration Number	Comment On Operations	Tall Stacks Present	Approximate Distance to Site (m)	D-6 Classification
1	OPB Realty Inc.	3130 Laird Road	Mississauga	EASR-Heating System	R-003-2235139102	OPB Realty Inc. is no longer at this address. The building is now occupied by The Auto Spa (car detailing service), Laird Automotive Service (auto repair shop), and Ace Glass and Mirror (glass and mirror installations). Based on the types of services offered at these facilities, there is a strong possibility that one or multiple paint spray booths are present at The Auto Spa, located in Units 1, 2, and 3 of the building. Based on aerial imagery, the site is paved and the facility has several low-lying stacks. The facility is self contained and there is no evidence of outside storage. The facility is located approximately 250 metres from the subject lands, with intervening residences located approximately 60 metres west of the facility. Given the separation distance and existing residences, no air quality impacts are expected at the subject lands.	No	240	Class I
2	891511 ONTARIO LIMITED	2400 Dundas Street West	Mississauga	EASR-Waste Management System	R-004-8388853081	This registration is for Erin Mills Gardening & Landscaping, located in Unit 247 of the commercial complex at 2400 Dundas Street West. Based on aerial imagery, the entirety of the parking area for the complex is paved and there is no evidence of industrial processing activities on site. The complex is located approximately 670 metres from the subject lands, with intervening residences located approximately 50 metres southwest of the complex. There is a potential for odour emissions related to waste collection activities. However, given the separation distance and presence of existing residences, no air quality impacts are expected at the subject lands.	No	820	Class I
3	Patricio Auto Collision & Sales Inc.	3090 Woodchester Drive, Unit 4B	Mississauga	EASR-Automotive Refinishing Facility	R-001-1529142470	This registration is for an automotive refinishing facility with one spray booth. Based on aerial imagery, the site is paved and the facility has several low-lying stacks. The facility is self contained and there is no evidence of outside storage. The facility is located approximately 590 metres from the subject lands. Given the small scale of operations that occur at the facility and the separation distance from the subject lands, no air quality impacts are expected at the subject lands.	No	520	Class I
4	Sommers Motor Generator Sales Ltd.	2770 Portland Drive	Oakville	EASR-Standby Power System	R-002-9468182586	Sommers Motor Generator Sales Ltd. is no longer at this address. The building is now occupied by SteriMax Inc. (pharmaceutical company) and Moltec International (wire and cable protection manufacturing). Based on aerial imagery, the site is paved and the building has various rooftop equipment and low-lying stacks. The building is self contained and there is no evidence of outside storage. The building is located approximately 890 metres from the subject lands, with intervening residences located approximately 800 metres southwest of the building. Given the separation distance and existing residences, no air quality impacts are expected at the subject lands.	No	930	Class I
5	Eurofins CDMO Alphora Inc.	2884 Portland Drive	Oakville	EASR-Air Emissions	R-010-4110285686	This registration is for a research and development laboratory for active pharmaceutical ingredient and drug product development. Based on aerial imagery, the site is paved and the facility has various rooftop equipment and low-lying stacks. The facility is self contained and there is no evidence of outside storage. The facility is located approximately 610 metres from the subject lands. Given the type of operations that occur at the facility and the separation distance from the subject lands, no air quality impacts are expected at the subject lands.	No	600	Class I

Map Icon Number	Business Name	Address	Municipality	Type Of Approval/ Facility/Equipment	Approval/ Registration Number	Comment On Operations	Tall Stacks Present	Approximate Distance to Site (m)	D-6 Classification
6	Natus DBA Excel-Tech Corp.	2568 Bristol Circle	Oakville	EASR-Heating System	R-003-1927892294	This registration is for the heating system for a corporate office building. Based on aerial imagery, there is no evidence of industrial processing activities on site. No air quality impacts are expected at the subject lands.	No	480	Non-industrial site
7	Monteco Ltd.	2596 Dunwin Drive	Mississauga	EASR-Air Emissions	R-010-8112205659	This registration is for a testing laboratory. Operations at the facility include membrane preparation and storage, testing equipment, and analysis. Based on aerial imagery, the site is paved and the facility has various rooftop equipment and low-lying stacks. The facility is self contained and there is no evidence of outside storage. The facility is located approximately 430 metres from the subject lands. Given the type of operations that occur at the facility and the separation distance from the subject lands, no air quality impacts are expected at the subject lands.	No	410	Class I
8	Applewood Holdings Inc.	3000 Woodchester Drive	Mississauga	ECA-AIR	8714-5SCQTJ	This approval is for the Applewood Chevrolet car dealership. The ECA includes one paint spray booth, two automotive prep stations, and one automotive paint mixing room. Based on aerial imagery, the site is paved and the facility has various rooftop equipment and low-lying stacks. The facility is self contained and there is no evidence of outside storage. The facility is located approximately 600 metres from the subject lands, with intervening residences located approximately 130 metres southeast of the facility. Given the separation distance and existing residences, no air quality impacts are expected at the subject lands.	No	460	Class I
9	Erin Mills Import Inc.	3025 Woodchester Drive	Mississauga	ECA-AIR	6309-7GZHY9	This approval is for the Erin Mills Acura car dealership. The ECA includes one paint spray booth. Based on aerial imagery, the site is paved and the facility has various rooftop equipment and low-lying stacks. The facility is self contained and there is no evidence of outside storage. The facility is located approximately 730 metres from the subject lands, with intervening residences located approximately 130 metres south of the facility. Given the separation distance and existing residences, no air quality impacts are expected at the subject lands.	No	660	Class I
10	Woodchester Collision Ltd.	3089 Woodchester Drive	Mississauga	ECA-AIR	4915-8SMPXC	This approval is for the Woodchester Collision auto repair shop. The ECA includes four paint spray booths and three paint spray booth prep stations. Based on aerial imagery, the site is paved and the facility has various rooftop equipment and low-lying stacks. The facility is self contained and there is no evidence of outside storage. The facility is located approximately 710 metres from the subject lands, with intervening residences located approximately 230 metres west of the facility. Given the separation distance and existing residences, no air quality impacts are expected at the subject lands.	No	690	Class I
11	Grundfos Canada Inc.	2941 Brighton Road	Oakville	ECA-AIR	8767-7U5RRN	This approval is for a pump manufacturing facility. The ECA includes one paint spray booth. Based on aerial imagery, the site is paved and the facility has various rooftop equipment and low-lying stacks. The facility is self contained and there is no evidence of outside storage. The facility is located approximately 640 metres from the subject lands, with intervening residences located approximately 290 metres northeast of the facility. Given the separation distance and existing residences, no air quality impacts are expected at the subject lands.	No	610	Class I

Map Icon Number	Business Name	Address	Municipality	Type Of Approval/ Facility/Equipment	Approval/ Registration Number	Comment On Operations	Tall Stacks Present	Approximate Distance to Site (m)	D-6 Classification
12	ARAMARK Uniform Services (Canada) Ltd.	2390 Winston Park Drive	Oakville	ECA-AIR	4900-A8SPAX	This approval is for a facility providing laundry services for various industries, including laundering of cleanroom garments for the pharmaceutical and semiconductor sectors and laundering of paint suits and robot covers for the automotive sectors. The ECA includes commercial/industrial washers; commercial/industrial steam dryers equipped with a lint control systems; and a wastewater pre-treatment system, equipped with activated carbon control system. The facility operates at a Facility Production Limit of up to 6,700 tonnes of laundered materials per year. Based on aerial imagery, the site is paved and the facility has various rooftop equipment and low-lying stacks. The facility is self contained and there is no evidence of outside storage. The facility is located approximately 820 metres from the subject lands, with intervening residences located approximately 670 metres northeast of the facility. Given the separation distance and existing residences, no air quality impacts are expected at the subject lands.	No	810	Class I
13	CEVA Logistics Canada, ULC	2771 Portland Drive	Oakville	ECA-AIR	7204-7DHQQE	This approval is for the natural gas fired comfort heating equipment and standby diesel generator for a warehouse. Based on aerial imagery, there is no evidence of industrial processing activities on site. No air quality impacts are expected at the subject lands.	No	750	Non-industrial site
14	Omron Dualtec Automotive Electronics Inc.	2440 Winston Park Drive	Oakville	ECA-AIR	2724-7RCKVJ	Omron Dualtec Automotive Electronics Inc. is no longer at this address. The building is now occupied by Geotab Inc., a fleet management software company. Based on aerial imagery, there is no evidence of industrial processing activities on site. No air quality impacts are expected at the subject lands.	No	630	Non-industrial site
15	Alphora Research Inc.	2884 Portland Drive	Oakville	ECA-AIR	7634-7MCJRV	Alphora Research Inc. is no longer at this address. The building is now occupied by Eurofins CDMO Alphora Inc., registered under EASR-Air Emissions Number R-010-4110285686 (listed above).	N/A	600	N/A
16	Advanced Ceramics Corp.	2536 Bristol Circle	Oakville	ECA-AIR	5308-B2UG9U	This approval is for a high efficiency microporous insulation manufacturing facility. The ECA includes CNC machining; mixing; pressing; sawing; blasting; and non-solvent based painting. The facility operates at a Facility Production Limit of up to 1,800 blocks produced per year; 26,000 cylinders produced per year; and 13,000 cubes produced per year. Based on aerial imagery, the site is paved and the facility has various rooftop equipment and low-lying stacks. The facility is self contained and there is no evidence of outside storage. The facility is located approximately 420 metres from the subject lands, with intervening residences located approximately the same distance northeast of the facility. Given the separation distance and existing residences, no air quality impacts are expected at the subject lands.	No	400	Class I
17	JohnsonDiversey Canada, Inc.	2450 Bristol Circle	Oakville	ECA-AIR	2352-6RFHGE	JohnsonDiversey Canada, Inc. is no longer at this address. The building is now occupied by Kings Court Oakville (sports complex), Active Care (sports medicine clinic), and Element CrossFit (gym). Based on aerial imagery, there is no evidence of industrial processing activities on site. No air quality impacts are expected at the subject lands.	No	290	Non-industrial site
18	Alchemy Group of Companies Inc.	2520 Bristol Circle	Oakville	ECA-AIR	7383-8M5P39	Alchemy Group of Companies Inc. is no longer at this address. The building is now occupied by Backyard Retreat (hot tub retail store) and LabTest Certification Inc. (certification agency). Based on aerial imagery, there is no evidence of industrial processing activities on site. No air quality impacts are expected at the subject lands.	No	350	Non-industrial site

Map Icon Number	Business Name	Address	Municipality	Type Of Approval/ Facility/Equipment	Approval/ Registration Number	Comment On Operations	Tall Stacks Present	Approximate Distance to Site (m)	D-6 Classification
19	CML Healthcare Inc.	2421 Bristol Circle	Oakville	ECA-AIR	6921-7VAK2W	This approval is for the natural gas fired comfort heating equipment and standby diesel generator for a healthcare office. Based on aerial imagery, there is no evidence of industrial processing activities on site. No air quality impacts are expected at the subject lands.	No	300	Non-industrial site
20	Keating Gravure Corporation	2596 Dunwin Drive	Mississauga	ECA-AIR	0665-6TKGCK	Keating Gravure Corporation is no longer at this address. The building is now occupied by Monteco Ltd., registered under EASR-Air Emissions Number R-010-8112205659 (listed above).	N/A	410	N/A
21	Icon Kitchens Ltd	2576 Dunwin Drive	Mississauga	ECA-AIR	4318-7DSKNS	This approval is for a custom cabinet manufacturing facility. The ECA includes a paint spray booth. Based on aerial imagery, the site is paved and the facility has various rooftop equipment and low-lying stacks. The facility is self contained and there is no evidence of outside storage. The facility is located approximately 490 metres from the subject lands, with intervening residences located approximately 160 metres northwest of the facility. Given the separation distance and existing residences, no air quality impacts are expected at the subject lands.	No	490	Class I
22	Advanced Ceramics Corp.	2525 Dunwin Drive	Mississauga	ECA-AIR	5863-6HTREU	Advanced Ceramics Corp. is no longer at this address. The building is now occupied by Prototype Sports Performance and Physiotherapy, Mantra (lighting retail store), Spenco Medical (footwear retail store), and Duratherm Heat Transfer Fluids (thermal fluid product warehouse). Based on aerial imagery, there is no evidence of industrial processing activities on site. No air quality impacts are expected at the subject lands.	No	590	Non-industrial site
23	GTA Plumbing Ltd.	3075 Ridgeway Drive	Mississauga	ECA-WASTE MANAGEMENT SYSTEMS	2511-7FKNVD	GTA Plumbing Ltd. is no longer at this address. 3075 Ridgeway Drive is a business park. Based on aerial imagery, there is no evidence of industrial processing activities on site. No air quality impacts are expected at the subject lands.	No	510	Non-industrial site
24	Michele A Pittarelli	3075 Ridgeway Drive	Mississauga	ECA-WASTE MANAGEMENT SYSTEMS	1583-5RHNGT	Michele Antonio Pittarelli, operating as Diamond Jett Drains is no longer at this address. 3075 Ridgeway Drive is a business park. Based on aerial imagery, there is no evidence of industrial processing activities on site. No air quality impacts are expected at the subject lands.	No	510	Non-industrial site
25	Costco Canada Inc.	3180 Laird Road	Mississauga	ECA-INDUSTRIAL SEWAGE WORKS	5027-5YAQPE	This approval is for the establishment of sewage works for the collection, transmission, and disposal of stormwater runoff. No air quality impacts are expected at the subject lands.	No	270	Non-industrial site