# Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

## 1520, 1540, 1580 Reach Street, Port Perry

### 2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments

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SLR Project No.: 241.032129.00001

March 26, 2026

Revision: 0

## Revision Record

| Revision | Date | Prepared By | Checked By | Authorized By |
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# Statement of Limitations

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# Executive Summary

SLR Consulting (Canada) Ltd. (SLR), was retained by 2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments, to conduct a Land Use Compatibility/Mitigation Assessment focusing on air quality, odour, dust, noise, and vibration in support of Zoning By-law Amendment (ZBA) and Plan of Subdivision (DPOS) planning applications for the proposed development. The development site is located at 1520, 1540, 1580 Reach Street in Port Perry, Ontario (the Project site).

A Terms of Reference (ToR) was prepared for the Township of Scugog prior to commencing this Land Use Compatibility assessment. This assessment is intended to address the ToR for Land Use Compatibility/Mitigation, Air Quality and Odour, Noise Impact, and Vibration Studies.

This assessment has considered:

- Industrial air quality, odour, and dust emissions;
- Industrial/ commercial noise and vibration; and
- Transportation-related noise and vibration.

The assessment has included a review of air quality and noise emissions from industrial facilities in the area.

The Project site has been designed in considerations of nearby employment land uses. A berm and barrier are included at the southwest area of the Project site to improve the physical separation between the existing industrial uses to the south and the proposed residential components of the proposed development.

Based on potential for fugitive odour emissions from the Durham Region Waste Management facility, it is recommended that a warning clause and receptor based physical mitigation measures be included in the architectural design of Block 33. The mitigation measures include strategic location of fresh air intakes facing away from the Durham Region Waste Management facility, provisions for installation of carbon and MERV rated filters, and positive pressurization of the building(s). A summary of the mitigation measures and the recommended warning clause is provided in Appendix A. With the inclusion of the berm and barrier, receptor-based mitigation measures, and warning clauses, the Project site is anticipated to be compatible with the surrounding land uses from an air quality perspective.

The potential for noise impacts on the Project site has also been assessed. Based on the results of the assessment, and with the design of berm/barrier, sound levels from the surrounding commercial/industrial facilities are predicted to meet applicable MECP Publication NPC-300 guideline limits at all Project site locations. A Type E warning clause is recommended for some Blocks as the Project site is located in proximity to stationary noise sources.
With respect to transportation noise, ventilation provisions and warning clauses are recommended at some locations. Acoustic barriers may be required for outdoor living areas when future plans are available. Overall, future studies are recommended one building massing and lotting fabric are further developed. Mitigation measures can be secured as part of conditions required for future planning approvals, such as Site Plan Approval. A summary of the noise-related mitigation measures and the warning clauses is provided in Appendix A.

Proposed employment (industrial) land uses at the west side of the Project site should be assessed at future stages in the planning process, and designed to minimize potential for air quality, dust, odour, noise and vibration impacts to the sensitive land uses within the proposed development. Facilities on Blocks 42 and 43 may also require MECP permits. Preliminary recommendations and considerations are outlined in this report, and include maximizing setback distance, appropriate building design, equipment selection and inclusion of appropriate mitigation measures if required.

The Project site will not affect the ability for industrial facilities to obtain or maintain compliance with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines. The requirements of MECP Guideline D-6, Ontario Regulation 419/05, and Publication NPC-300 are met. As the applicable policies and guidelines are met, the proposed development is:

- Unlikely to result in increased risk of complaint and nuisance claims;
- Unlikely to result in operational constraints for the major facilities; and
- Unlikely to result in constraints on major facilities to reasonably expand, intensify or introduce changes to their operations.

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# Acronyms and Abbreviations

| | |
|---|---|
| AADT | Average Annual Daily Traffic |
| BPN | National Research Council Building Practice Note 56 |
| C of A | Certificate of Approval |
| D/T | Detection Threshold |
| dBA | Decibels (A-weighted) |
| dBAI | Decibels (A-weighted), Impulsive |
| EASR | Environmental Activity and Sector Registry |
| ECA | Environmental Compliance Approval |
| ECO | Environmental Commissioner of Ontario |
| EPA | Ontario Environmental Protection Act |
| EPI | Environmental Property Information |
| FCM | Federation of Canadian Municipalities |
| FOI | Freedom of Information |
| FTA | U.S. Federal Transit Administration |
| FRA | U.S. Federal Railroad Administration |
| HMS | Satellite Analysis Branch Hazard Mapping System |
| HVAC | Heating Ventilation and Air Conditioning |
| ISO | International Organization for Standardization |
| $L_{eq}$ | Energy Equivalent Sound Level |
| $L_{LM}$ | Logarithmic Mean Impulse Sound Level |
| MECP | Ministry of the Environment, Conservation and Parks |
| MERC | MERC Systems Inc. Sampler |
| MMAH | Ontario Ministry of Municipal Affairs and Housing |
| MTO | Ontario Ministry of Transportation |
| NAPs | National Air Pollution Surveillance Program |
| NDA | Non-Disclosure Agreement |
| NOAA/NESDIS | National Oceanic and Atmospheric Administration/National Environmental Satellite, Data and Information Service |
| NPC-300 | MECP Publication NPC-300 |
| NRCC | National Research Council Canada |
| O. Reg. 419/05 | Ontario Regulation 419/05 |
| OBC | Ontario Building Code |
| ORNAMENT | Ontario Road Noise Analysis Method for Environment and Transportation |

| | |
|---|---|
| $PM_{10}$ | Particulate Matter Less Than 10 Microns in Aerodynamic Diameter |
| $PM_{2.5}$ | Particulate Matter Less Than 2.5 in Aerodynamic Diameter |
| PPS | Provincial Planning Statement |
| PWL | Sound Power Level |
| QA/QC | Quality Assurance/Quality Control |
| RAC | Railway Association of Canada |
| RMS | Root Mean Square Vibration Level |
| SADT | Summer Average Daily Traffic |
| SCC | Standards Council of Canada |
| SPA | Site Plan Approval |
| SPL | Sound Pressure Level |
| SSS | Site-Specific Standards |
| STC | Sound Transmission Class |
| ToR | Terms of Reference |
| TSP | Total Suspended Particulate Matter |
| US EPA | U.S. Environmental Protection Agency |
| VOCs | Volatile Organic Compounds |
| ZBA | Zoning By-law Amendment |

# 1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR), was retained by 2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments, to conduct a Land Use Compatibility/Mitigation Study focusing on air quality (including odour and dust), noise and vibration, in support of Draft Plan of Subdivision (DPOS) Zoning By-law Amendment (ZBA) planning applications for the proposed development. The proposed development site is located at 1520, 1540, 1580 Reach Street in Port Perry, Ontario (the Project site).

A Terms of Reference (ToR) was prepared and submitted to the Township of Scugog prior to commencing this Land Use Compatibility/Mitigation Assessment. This assessment report is intended to address the draft Terms of Reference (ToR) for Land Use Compatibility/Mitigation, Air Quality and Odour, Noise Impact, and Vibration Studies.

This assessment has considered:

- Industrial air quality, odour, and dust emissions;
- Industrial/ commercial noise and vibration; and
- Transportation-related noise and vibration.

In this assessment, SLR has reviewed the surrounding land uses and major facilities in the area with respect to the following guidelines:

- The ToR prepared for the Township of Scugog for Land Use Compatibility/Mitigation Assessment including air quality, dust, odour, noise and vibration;
- The Provincial Planning Statement;
- Ministry of the Environment, Conservation and Parks (MECP) D-Series Guidelines;
- Ontario Regulation 419/05: *Air Pollution – Local Air Quality* and its associated air quality standards and assessment requirements;
- MECP Publication NPC-300 noise guidelines for industrial and transportation; and
- Township of Scugog Noise By-Law Number 50-22.

This report identifies existing and potential land use compatibility issues and identifies and evaluates options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses, including residential uses, and nearby Employment Areas (including major facilities) and transportation corridors.

# 2.0 Description of Development and Surroundings

## 2.1 Proposed Development

The proposed Project site is at 1520, 1540, 1580 Reach Street in Port Perry, Township of Scugog, Ontario. The redevelopment of the Project site currently contemplates a mix of proposed land use blocks including:

- Residential low density;
- Condominium townhomes;
- Mid-rise/mixed use;
- Long term care/mid-rise mixed use;
- Prestige industrial;
- General industrial; and
- Park/open space, storm water management (SWM) areas, natural heritage systems and other uses.

The draft plan and grading plan for the proposed development are provided for reference in Appendix B. A berm and barrier have also been developed at the southwest corner of the residential portion of the Project site. A 2.4 m acoustic barrier is planned atop the berm as shown in Appendix B and figures included within this report. The intention of the berm and barrier is to provide a buffer between the employment lands to the southwest and the sensitive land uses within the Project site. It should be noted that the topographic contours shown on the draft plan (and on figures in this report) are existing and not proposed.

SLR understands the residential low density blocks are generally planned to be up to 2 storeys in height, condominium townhouses up to 3 storeys high, and mid-rise blocks up to 5-storeys high. These building heights have been considered in the assessment presented herein.

The prestige industrial/general industrial uses are planned to be located at the west side of the Project site near existing employment land uses, with the residential and mixed uses at the east side. The lands are currently generally zoned for industrial uses, although there are two existing residential land uses along the north side of the site at municipal addresses 1540, 1552 and 1580 Reach Street

A location and context plan is provided in Figure 1.

## 2.2 Description of Surroundings

The Project site is located on the south side of Reach Street (Regional Road 8), and approximately 680 m west of Old Simcoe Road.

There are commercial and employment lands immediately to the north, west and southwest of the Project site. To the east of the Project site is an existing residential subdivision and the community of Port Perry beyond, which is along the west coast of Lake Scugog.

## 2.3 Land Use Designations in the Area

### 2.3.1 Township of Scugog Official Plan

An excerpt from the Township of Scugog Official Plan for the area is provided in Figure 2a. The Project site is currently designated as Prestige Industrial, General Industrial, and Open Space. The lands to the west and south are designated as Prestige Industrial and General Industrial.

The lands to the east are designated Open Space, Residential, and strip of Hazards Lands.

The designations for the lands to the north are shown in Figure 2b. Those lands are designated Agricultural with Natural Core Areas and Natural Linkage Areas. The lands to the north also have a Former Waste Disposal Site designation.

### 2.3.2 Township of Scugog Zoning By-Law 14-14

An excerpt from the Township of Scugog Zoning By-Law 14-14 for the area is provided in Figure 2a. The Project site is currently zoned as Prestige Industrial (M1(H)), General Industrial (M2(H)), and Environmental Protection (EP). The lands to the west are zoned M1 and M2. The lands to the south are zoned M2 and Waste Disposal Industrial (M5).

A zoning map excerpt for the area to the north of the Project site is provided in Figure 2b. The lands to the north are zoned Agricultural (AG), Rural Residential (RR), and Rural Industrial (M3).

A zoning map excerpt for the area to the east of the project site is provided in Figure 2c. The lands to the east are zoned M1, EP, and Urban Residential multiple Type Three (RM3).

# 3.0 Assessment Framework

The intent of this report is to identify any existing and potential land use compatibility issues and to identify and evaluate options to achieve appropriate design, buffering and/or separation distances between the surrounding sensitive land uses, including residential uses, and nearby Employment Areas and/or major facilities. Recommended measures intended to eliminate or mitigate negative impacts and adverse effects are provided.

The requirements of the Ontario planning regime are organized such that generic policy is informed by specific policy, guidance, and legislation, as follows:

- The Ontario Planning Act, Section 2.1 – sets the ground rules for land use planning in Ontario, whereby planning decisions have regard to matters of provincial interest including orderly development, public health, and safety; then
- The Provincial Planning Statement (PPS) sets out goals – making sure adjacent land uses are compatible from a health and safety perspective and are appropriately buffered; then
- The MECP D-series of guidelines set out methods to determine if assessments are required (Areas of Influence, Recommended Minimum Separation Distances, and the need for additional studies); then

- MECP and Municipal regulations, policies, standards, and guidelines then set out the requirements of additional air quality studies and the applicable policies, standards, guidelines, and objectives to ensure that adverse effects do not occur.

## 3.1 Ontario Planning Act

The Ontario Planning Act is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. "The purpose of the Act is to:

- provide for planning processes that are fair by making them open, accessible, timely and efficient;
- promote sustainable economic development in a healthy natural environment within a provincial policy framework;
- provide for a land use planning system led by provincial policy;
- integrate matters of provincial interest into provincial and municipal planning decisions by requiring that all decisions be consistent with the Provincial Planning Statement and conform/not conflict with provincial plans;
- encourage co-operation and coordination among various interests;
- recognize the decision-making authority and accountability of municipal councils in planning"[1]

Section 2.1 of the Ontario Planning Act describes how approval authorities and Tribunals must have regard to matters of provincial interest including orderly development, public health, and safety.

## 3.2 Provincial Planning Statement

The PPS "provides policy direction on matters of provincial interest related to land use planning and development. As a key part of the Ontario policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians."

The PPS is a generic document, providing a consolidated statement of the government policies on land use planning and is issued under section 3 of the Planning Act. Municipalities are the primary implementers of the PPS through policies in their local official plans, zoning by-laws and other planning related decisions.

[1] https://www.ontario.ca/document/citizens-guide-land-use-planning/planning-act

The Province of Ontario approved PPS came into effect on October 20, 2024. Policy direction concerning land use compatibility is provided in the following sections of the PPS.

> "Policy 2.8.3: *In addition to Policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the longterm economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.*
>
> *Policy 3.5.1: 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.*
>
> *Policy 3.5.2: Where avoidance is not possible in accordance with Policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.*

The goals of the PPS are implemented through Municipal and Provincial policies, as discussed below. Provided the Municipal and Provincial policies, guidelines, standards, and procedures are met, the requirements of the PPS will be met.

## 3.3 D-Series of Guidelines

The D-series of guidelines were developed by the MECP in 1995 as a means to assess Recommended Minimum Separation Distances and other control measures for land use planning proposals in an effort to prevent or minimize 'adverse effects' from the encroachment of incompatible land uses where a facility either exists or is proposed. D-series guidelines address sources including sewage treatment (Guideline D-2), gas and oil pipelines (Guideline D-3), landfills (Guideline D-4), water services (Guideline D-5) and industries (Guideline D-6).[2]

For this assessment, the applicable guideline is Guideline D-6 - *Compatibility between Industrial Facilities and Sensitive Land Uses*.

[2] https://www.ontario.ca/page/environmental-land-use-planning-guides

Sensitive Land Use is defined in the D-Series Guidelines as:

> "A building, 'amenity area' or outdoor space where routine or normal activities occurring at reasonably expected times would experience 1 or more 'adverse effect(s)' from contaminant discharges generated by a nearby 'facility'. The 'sensitive land use' may be a part of the natural or built environment. Depending upon the particular 'facility' involved, a sensitive land use and associated activities may include one or a combination of:
>
> I. residences or facilities where people sleep (e.g. single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.). These uses are considered to be sensitive 24 hours/day.
>
> II. a permanent structure for non-facility related use, particularly of an institutional nature (e.g. schools, churches, community centres, day care centres).
>
> III. certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive (e.g. trailer park, picnic area, etc.).
>
> IV. certain agricultural operations (e.g. cattle raising, mink farming, cash crops and orchards).
>
> V. bird/wildlife habitats or sanctuaries."

Adverse effect is a term defined in the Environmental Protection Act and "means one or more of

- impairment of the quality of the natural environment for any use that can be made of it,
- injury or damage to property or to plant or animal life,
- harm or material discomfort to any person,
- an adverse effect on the health of any person,
- impairment of the safety of any person,
- rendering any property or plant or animal life unfit for human use,
- loss of enjoyment of normal use of property, and
- interference with the normal conduct of business".

### 3.3.1 Guideline D-6 Requirements

The guideline specifically addresses issues of air quality, odour, dust, noise, and litter. To minimize the potential to cause an adverse effect, Areas of Influence and Recommended Minimum Separation Distances are included within the guidelines. The Areas of Influence and Recommended Minimum Separation Distances from the guidelines are provided in the table below (Table 1).

**Table 1: Guideline D-6 - Potential Areas of Influence and Recommended Minimum Separation Distances for Industrial Land Uses**

| Industry Classification | Area of Influence | Recommended Minimum Separation Distance |
|---|---|---|
| Class I – Light Industrial | 70 m | 20 m |
| Class II – Medium Industrial | 300 m | 70 m |
| Class III – Heavy Industrial | 1000 m | 300 m |

Industrial categorization criteria are supplied in Guideline D-6, and are shown in the following table (Table 2):

**Table 2: Guideline D-6 – Industrial Categorization Criteria**

| Category | Outputs | Scale | Process | Operations / Intensity | Possible Examples |
|---|---|---|---|---|---|
| **Class I Light Industry** | • Noise: Sound not audible off-property<br>• Dust: Infrequent and not intense<br>• Odour: Infrequent and not intense<br>• Vibration: No ground-borne vibration on plant property | • No outside storage<br>• Small-scale plant or scale is irrelevant in relation to all other criteria for this Class | • Self-contained plant or building which produces/ stores a packaged product<br>• Low probability of fugitive emissions | • Daytime operations only<br>• Infrequent movement of products and/ or heavy trucks | • Electronics manufacturing and repair<br>• Furniture repair and refinishing<br>• Beverage bottling<br>• Auto parts supply<br>• Packaging and crafting services<br>• Distribution of dairy products<br>• Laundry and linen supply |
| **Class II Medium Industry** | • Noise: Sound occasionally heard off-property<br>• Dust: Frequent and occasionally intense<br>• Odour: Frequent and occasionally intense<br>• Vibration: Possible ground-borne vibration, but cannot be perceived off-property | • Outside storage permitted<br>• Medium level of production allowed | • Open process<br>• Periodic outputs of minor annoyance<br>• Low probability of fugitive emissions | • Shift operations permitted<br>• Frequent movements of products and/ or heavy trucks with the majority of movements during daytime hours | • Magazine printing<br>• Paint spray booths<br>• Metal command<br>• Electrical production<br>• Manufacturing of dairy products<br>• Dry cleaning services<br>• Feed packing plants |

| Category | Outputs | Scale | Process | Operations / Intensity | Possible Examples |
|---|---|---|---|---|---|
| **Class III Heavy Industry** | • Noise: Sound frequently audible off property<br>• Dust: Persistent and/ or intense<br>• Odour: Persistent and/ or intense<br>• Vibration: Ground-borne vibration can frequently be perceived off-property | • Outside storage of raw and finished products<br>• Large production levels | • Open process<br>• Frequent outputs of major annoyances<br>• High probability of fugitive emissions | • Continuous movement of products and employees<br>• Daily shift operations permitted | • Paint and varnish manufacturing<br>• Organic chemical manufacturing<br>• Breweries<br>• Solvent recovery plants<br>• Soaps and detergent manufacturing<br>• Metal refining and manufacturing |

### 3.3.2 Requirements for Assessments

Guideline D-6 requires that studies be conducted to assess impacts where sensitive land uses are proposed within the Potential Area of Influence of an industrial facility. This report is intended to fulfill this requirement.

The D-series guidelines reference previous versions of the air quality regulation (Regulation 346). However, the D-Series of guidelines are still active, still represent current MECP policy and are specifically referenced in numerous other current MECP policies. In applying the D-series guidelines, the current policies, regulations, standards, and guidelines have been used (e.g., Ontario Regulation 419).

### 3.3.3 Recommended Minimum Separation Distances

Guideline D-6 also *recommends* that no sensitive land use be placed within the Recommended Minimum Separation Distance. However, it should be noted that this is a recommendation only. Section 4.10 of the Guideline allows for development within the Recommended Minimum Separation Distance, in cases of redevelopment, infilling, and transitions to mixed use, provided that the appropriate studies are conducted and that the relevant air quality and noise guidelines are met.

# 4.0 Nearby Industries

The Guideline D-6 Separation distances from the Project site are shown in Figure 3a and Figure 3b. SLR personnel conducted site visits to the area on July 10 and July 11, 2025, and December 9, 2025. Local industries within 1,000 m of the Project site were inventoried. The lands surrounding the Project site generally included of commercial, residential and employment uses.

In Ontario, facilities that emit significant amounts of contaminants to the environment are required to obtain and maintain an Environmental Compliance Approval (ECA) from the MECP or submit an Environmental Activity and Sector Registry (EASR). ECAs/ EASRs within 1,000 m of the Project site were obtained from the MECP *Access Environment* website[3].

Table 3 lists the identified industries within 1,000 m of the Project site and within the applicable Area of Influence. A more detailed table of all industries within 1,000 m is provided in Appendix C. Industries which lie within their applicable Area of Influence in respect to the Project are discussed further below. Distances of the identified industries were measured to the identified boundary line of the proposed sensitive land uses on the Project site, such as the residential and the LTC uses. This sensitive land use boundary is shown on both Figure 3a and Figure 3b.

**Table 3: Identified Industries Within the Potential Area of Influence of the Project Site**

| Facility Name | Type of Operation | ECA/EASR Number | Industry Class | Area of Influence Dist. (m) | Actual Distance to Site (m) | Additional Assessment Provided in Report? |
|---|---|---|---|---|---|---|
| Durham Region Waste Management Facility<br><br>Scugog Landfill Site (Closed) | Waste Transfer Station | A390711 (2016) | Class II | 300 | 30 | Yes |
| Miller Waste Systems Inc. | Waste Transfer Station | A390715 (2008)<br>A390715 (2011)<br>A390715 (2015)<br>A390715 (2022) | Class II | 300 | 115 | Yes |
| Harrison Fuel (1070626 Ontario Limited)[1] | Fuelling Depot | 8108-5C6LPD (2002) | Class II | 300 | 240 | Yes |
| Innocon Port Perry Ready Mix | Ready Mix Concrete | 3621-AQNQ87 (2017) | Class II | 300 | 275 | Yes |
| Port Perry Automotive | Tire Shop | - | Class I | 70 | 15 | Yes |
| Mark Willes Automotive | Automotive Repair Shop | 7758-6B7K79 (2005) | Class I | 70 | 15 | Yes |
| Shepstone Haulage Limited | Aggregate Supplier | - | Class II | 300 | 250 | Yes |

Notes:
[1] Several facility names were identified including Harrison Fuel, 1070626 Ontario Limited, Durham Fuels and Cooper Fuels. The facility will be referenced as “Fueling Facility” throughout this report.

The industries listed above were identified to be inside the Potential Area of Influence and, therefore, require additional assessment.

[3] https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action

It should be noted that Block 42 (Prestige Industrial) and Block 43 (General Industrial) within the Project site itself are also proposed to include employment uses, and depending on those uses, the Project site may be within their Area of Influence. Potential allowable uses for these Blocks have been discussed further within this assessment report. Refer to Section 5.0 and Section 6.0.

All other industries, detailed in Appendix C, are outside of their respective Guideline D-6 Area of Influence and, therefore, are anticipated to be compatible with the proposed Project site development.

## 4.1 Class III (Heavy) Industries

The area within 1,000 m of the Project site was reviewed. As shown in Figure 3a and Figure 3b, there are no Class III Heavy industries within 1,000 m of the Project site.

## 4.2 Class I (Light) and Class II (Medium) Industries

The area within 300 m of the Project site was reviewed. There are Class I (light) and Class II (medium) scale industries within 300 m of the Project site, as shown in Figure 3a and Figure 3b, namely:

- Durham Region Waste Management Facility;
- Miller Waste Systems Inc.;
- Fueling Facility;
- Innocon Port Perry;
- Automotive Facilities at 1511 Reach Street; and
- Shepstone Haulage Limited.

### 4.2.1 Durham Region Waste Management Facility

| **Address:** | **1623 Reach Street** |
|---|---|
| Distance to Project: | 30 m |
| D-4 Classification: | Non-operational Landfill Site |
| D-6 Classification: | Class II Medium Industry |

The Durham Region Waste Management facility is a waste transfer facility located approximately 30 m northeast of the Project site. The facility accepts a variety of items including construction waste, household items, inert fill, food, and yard waste. The Scugog Landfill formerly operated at this location but is no longer active and is managed under MECP ECA number A390711, dated November 7, 2016. Copies of the MECP permit are provided in Appendix D1.

SLR personnel conducted site visits to the area on July 10 and July 11, 2025. The Waste Management facility had a paved entrance with a weigh scale. It appeared that waste being dropped off was stored in metal bins. No dust or odours were detected at the time of the site visit. Intermittent noise from vehicle movements was audible at the boundary of the facility, and waste bins were identified near the south end of the facility site.

Based on size and the nature of the facility operations, it is considered a Class II Medium Industry under MECP Guideline D-6, with a Recommended Minimum Separation Distance of 70 m and a Potential Area of Influence of 300. The Project site lies within the Recommended Minimum Separation Distance of 70 m, therefore, additional assessment is warranted and provided in subsequent sections of this report.

### 4.2.2 Miller Waste Systems Inc.

| **Address:** | **51 Taylor Boulevard** |
|---|---|
| Distance To Project: | 115 m |
| D-6 Classification: | Class II Medium Industry |

The Miller Waste Systems Inc. facility is a waste transfer facility located approximately 115 m southwest of the Project site. The facility operates under MECP ECA number A390717, dated June 12, 2022. Copies of the MECP permit are located in Appendix D2.

SLR understands that the facility accepts a variety of items including residential waste, commercial waste, construction and demolition waste.

SLR personnel conducted site visits to the area on July 10 and July 11, 2025. Fugitive dust was observed from the Miller Waste facility as trucks entered and exited the site. No odours were detected from the facility at the time of the site visit. Noise was audible at the boundary of the facility site at Taylor Boulevard, due to movement of a front-end loader and trucks. Audible impulses were also identified from the weigh scale on the south portion of the facility site.

Based on size and the nature of the facility operations, it is considered a Class II Medium Industry under MECP Guideline D-6, with a Recommended Minimum Separation Distance of 70 m and a Potential Area of Influence of 300. The Project site lies within the Potential Area of Influence, therefore, additional assessment is warranted and provided in subsequent sections of this report.

### 4.2.3 Fueling Facility

| **Address:** | **39 Taylor Boulevard** |
|---|---|
| Distance To Project: | 240 m |
| D-6 Classification: | Class II Medium Industry |

The facility operates as a fuel distributor located approximately 240 m southwest of the Project site. The facility utilizes the site to store and then transport fuel with dedicated fuel trucks. The has an in-force MECP ECA, number 8108-5C6LPD, dated July 21, 2002. Copies of the MECP permit are located in Appendix D3.

Based on SLR experience the air emission sources related to the fuel distribution facilities include:

- Fugitive emissions from transloading of fuels (transferring from one kind of transportation vessel to another);
- Working and breathing emissions from fuel tanks stored on the property; and
- Emissions from moving and idling trucks.

SLR personnel conducted site visits to the area on July 10 and July 11, 2025. No odours or visible dust were observed at the facility at the time of the site visit. There was minimal activity on the site during the time of the site visits. SLR staff returned to the site on December 9, 2025 following coordination with facility staff, to request additional operating information and obtain sound level measurements of facility operations including fueling.

Based on size and nature of operations, the Fueling Facility is considered a Class II Medium Industry under MECP Guideline D-6, with a 300 m Potential Area of Influence and a Recommended Minimum Separation Distance of 70 m.

The Project site is outside of the Recommended Minimum Separation distance but is within the Potential Area of Influence. Therefore, additional assessment is warranted and is provided further in this report.

### 4.2.4 Innocon Port Perry Ready Mix

| **Address:** | **38 Taylor Boulevard** |
|---|---|
| Distance To Project: | 290 m |
| D-6 Classification: | Class II Medium Industry |

Innocon Port Perry Ready Mix is a ready-mix concrete batch plant located approximately 290 m southwest of the Project site. The facility operates under MECP ECA 3621-AQNQ87, dated September 27, 2017. A copy of the MECP permit is provided in Appendix D4.

According to the ECA permit information, the facility has one concrete batching plant and is permitted to operate a maximum production rate of 400 cubic metres per day.

The following air quality and noise sources of interest were identified based on the ECA:

- Two baghouse dust collectors controlling emission from storage silos;
- Outdoor stockpiles
- Vehicle movements including loader;
- Screener;
- Cement truck load out, mix and wash and pneumatic cement powder unloading;
- Fugitive emissions resulting from delivery, storage, and transfer of materials; and
- No crushing equipment is used on the property.

SLR personnel conducted site visits to the area on July 10 and July 11, 2025, and December 9, 2025. During the site visits, no dust, odours or noise emissions were detected from the facility. No activity was observed on site at the time of the site visits.

The facility operations have the following potential characteristics:

- Outputs: Dust generation;
- Scale: Outside storage of materials, Large production levels;
- Process: open processes, high probability of fugitive emissions; and
- Operations/ Intensity: Shift operations permitted, frequent movements of products and/ or heavy trucks with the majority of movements during daytime hours.

Based on the size and nature of the facility operations, it is considered a Class II Medium Industry under MECP Guideline D-6, with a 300 m Area of Influence and a Recommended Minimum Separation Distance of 70 m.

The Project site is located outside the Recommended Minimum Separation Distance but is located within the 300 m Potential Area of Influence. Additional assessment is therefore, warranted and provided further within this report.

### 4.2.5 Shepstone Haulage Limited

| **Address:** | **1451 Reach Street** |
|---|---|
| Distance To Project: | 250 m |
| D-6 Classification: | Class II Medium Industry |

Shepstone Haulage is an aggregate supplier that is located approximately 250 m northwest of the Project site sensitive land uses. The facility supplies sand, gravel, limestone, topsoil, and mulch. The materials are stored outdoors in stockpiles. A search of the MECP registry did not yield a permit or registration for this site.

SLR personnel conducted site visits to the area on July 10, 2025. During the site visit no dust, odours or noise emissions were detected from the facility.

Based on the outdoor storage of the aggregate material and the potential for fugitive dust emissions the facility is considered a Class II Medium Industry under MECP Guideline D-6, with a 300 m Potential Area of Influence and Recommended Minimum Separation Distance of 70.

The Project site is located outside of the Recommended Minimum Separation Distance but is located within the 300 m Potential Area of Influence. Additional assessment is therefore, warranted and provided further within this report.

### 4.2.6 Automotive Facilities at 1511 Reach Street

| **Address:** | **1511 Reach Street** |
|---|---|
| Distance To Project: | 15 m |
| D-6 Classification: | Class I Light Industry |

The 1511 Reach Street Complex comprises Port Perry Automotive and Mark Willes Automotive. The Complex is located 15 m north of the Project site. Port Perry Automotive specializes in tire changes and Mark Willes Automotive specialize in automotive repairs. A search of the MECP registry identified an older permit for a previous automotive facility at the same address. The permit number is 7758-6B7K79 and is dated April 6, 2005. A copy of the MECP permit is located in Appendix D5.

SLR personnel conducted site visits to the area on July 10, 2025. During the site visit no dust, odours or noise emissions were detected from the facility. SLR was unable to confirm whether the existing facilities operate a spray paint booth.

As suggested in Guideline D-6, automotive refinishing facilities maybe listed as a Class II facility partly due to the operation of a spray-paint booth. However, auto-repair shops of this size are now generally considered Class I facilities, as the MECP has a specific Environmental Activity and Sector Registry for this industry with specific operating conditions required which reduces emissions.

Auto-repair shops are regulated under Ontario Regulation 347/12: Regulations under part II.2 of the Ontario Environmental Protection Act – Automotive Refinishing. Therefore, the automotive facilities are classified as a Class I light industry, with a Recommended Minimum Separation Distance of 20 m and a Potential Area of Influence of 70 m.

The Project site is within the Recommended Minimum Separation Distance and the Potential Area of Influence. Therefore, additional assessment is warranted and is provided in subsequent sections of this report.

## 4.3 Future Development Uses

A review of development applications in the area indicated that there are no active development applications within 1,000 m of the Project site. This information is reflective of those applications listed online at the Township of Scugog applications information centre as of February 16, 2026:

## 4.4 Summary

From the list of industries discussed in Section 4, five are identified to require further analysis as a result of being within their Area of Influence. These industries include:

- Durham Region Waste Management Facility;
- Miller Waste Systems Inc.;
- Harrison Fuels;
- Innocon Port Perry;
- Automotive Facilities at 1511 Reach Street; and
- Shepstone Haulage Limited.

# 5.0 Air Quality, Dust and Odour Assessment

## 5.1 Industrial Sources

### 5.1.1 Guidelines and Regulations

Within Ontario, facilities which emit significant amounts of contaminants to the environment are required to obtain and maintain an ECA from the MECP or submit an EASR. Facilities with an ECA/EASR should already meet the MECP guidelines for air quality contaminants at their property line.

### 5.1.2 Air Quality

Under O.Reg. 419/05, a facility is required to meet prescribed standards for air emissions at their property boundary line and any location off-site.

The MECP does not require industries to assess their emissions at elevated points off-site if a receptor does not exist at that location.

While the introduction of mid-rise or high-rise residential buildings could trigger a facility to re-assess compliance at new, elevated receptor locations, the introduction of new low-rise receptors does not introduce a new condition related to demonstrating compliance, as the facility is already required to be in compliance at grade-level at the property line of the operating industry.

#### 5.1.2.1 Odour

There are a select few compounds that are provincially regulated from an odour perspective; however, there is no formal regulation with respect to mixed odours. Impacts from mixed odours produced by industrial facilities are generally only considered and regulated by the MECP in the presence of persistent complaints (ECO 2010).

The MECP assesses mixed odours, in Odour Units, following draft guidelines. One odour unit (1 OU) has been used as a default threshold. This is the concentration at which 50 % of the population will just detect an odour (but not necessarily identify/recognize or object to it). Recognition of an odour will typically occur between 3 and 5 odour units. The following factors may be considered:

- **Frequency** – How often the odour occurs. The MECP typically allows odours to exceed 1 OU with a 0.5 % frequency.
- **Intensity** – The strength of the odour, in odour units. 1 OU is often used as a benchmark in odour assessments in Ontario.
- **Duration –** How long the odour occurs.
- **Offensiveness** – How objectionable the odour is.
- **Location** – Where the odour occurs. The MECP assesses odours where human activity is likely to occur.

The MECP has decided to apply odour-based standards to locations “where human activities regularly occur at a time when those activities regularly occur,” which is generally accepted to be places that would be considered sensitive such as residences and public meeting places.

#### 5.1.2.2 Dust

Ontario Regulation 419/05 also provides limits for dust, including limits for suspended particulates and dust fall. Under O. Reg. 419/05, these air quality limits must be met at the property line and all points beyond. This is not changed by the addition of the Project site. That is to say, the existing mutual property line is already a point of reception for dust, and the limits must already be met at that location.

#### 5.1.2.3 Cumulative Assessments

Cumulative impact assessments, examining the combined effects of individual industries, or the combined effects of industry and roadway emissions, are generally not required. Neither the PPS, the D-Series of guidelines, Regulation 419/05, or the current MECP odour assessment protocols require an assessment of cumulative impacts.

Which is not to say that such assessments are never warranted; rather, the need to do so is considered on a case-by-case basis, depending on the nature and intensity of the industrial operation(s), and the nature of the pollutants released. Based on the types of pollutants released by the industries in this area, cumulative effects assessments are not warranted.

#### 5.1.2.4 Local Meteorology

Surface wind data was obtained to generate a wind rose from data collected at Oshawa Station #716970 from 2010 through 2021, as shown in Figure 5. As can be seen in the wind rose, predominant winds are from the north and southwest quadrants, while winds from the northeast and southeast quadrants may be the least frequent.

### 5.1.3 Site Visits and Odour and Dust Observations

A site visit was conducted to the area on **July 10, 2025** by SLR personnel to identify significant sources of air quality emissions and to identify any significant sources of noise, vibration, odour, or dust in the area surrounding the Project site. During the site visit, the staff members observed existing industries from the sidewalks and other publicly accessible areas. Wind conditions during the site visit were noted as:

- **July 10, 2025** north winds, 6 km/h, 25°C, 62% RH

No odours or fugitive dust emissions were detected at the Project site during the site visit.

### 5.1.4 Ministry of Environment, Conservation and Parks Facility Information

SLR recognizes that complaint history can be useful in evaluating land use compatibility. SLR typically only requests potential complaints information for facilities located within the Recommended Minimum Separation Distance or where an industry is known to have the potential to generate significant air emissions.

SLR submitted a request related to neighbourhood complaint history with MECP through their Environmental Property Information (EPI) Program. The results are provided in Appendix E. Based on a review of the EPI results, there are a variety of reports on record for the Durham Region Waste Management property at 1623 Reach Street, the Miller Waste Systems property at 51 Taylor Boulevard, and the Innocon Port Perry property at 38 Taylor Boulevard.

These documents include air permits, noise permits, incident reports, and abatement and occurrence reports. SLR advanced an FOI request to review relevant reports from 2016 to Present. At the time of preparation of this report a response from the FOI requests has not been received.

### 5.1.5 Assessment of Potential Air Emissions

The following facilities were identified as being within the Potential Area of Influence for their industrial classification and were identified to require additional review from an air quality perspective:

- Durham Region Waste Management Facility;
- Miller Waste Systems Inc.;
- Harrison Fuels;

- Innocon Port Perry;
- Automotive Facilities at 1511 Reach Street; and
- Shepstone Haulage Limited.

Further discussion regarding each of these facilities and potential air emissions is provided below.

All the other industries surrounding the Project site were outside of the Potential Area of Influence. Therefore, the development of the Project site is anticipated to be compatible with these facilities from an air quality perspective. In addition, emissions of dust, and/or odour at the Project are not anticipated. Further the Project site is not anticipated to limit the ability of these industries to obtain or maintain required MECP permits and approvals.

#### 5.1.5.1 Durham Region Waste Management Facility

The Durham Region Waste Management facility is a waste transfer facility located approximately 30 m northeast of the Project site. The site accepts a variety of items including; construction waste, household items, inert fill, food, and yard waste. The Scugog Landfill used to operate at this location but is no longer active and is managed under MECP ECA number A390711, dated November 7, 2016. Copies of the MECP permit are located in Appendix D1.

On July 10, 2025, SLR personnel conducted site visits to the area. The Waste Management facility had a paved entrance with a weigh scale. It appeared that waste being dropped off was stored in metal bins. No dust or odours were detected at the time of the site visit.

Section 34(a) of the MECP permit states that “Putrescible waste shall be stored on site for a maximum of seven (7) days”. Based on the permit information, the site is limited to receiving waste that has low potential for odour generation. No long-term storage of the waste material is permitted on the property.

There is an existing residential home at 1641 Reach Street that is immediately east of the facility. This residence is at a similar proximity to the Waste Management Facility as the Project site.

A wind frequency distribution diagram (a wind rose) is provided in Figure 5. Winds with the potential to direct air emissions from the Waste Management facility towards the Project site include winds from the northeast quadrants. Winds from this direction are predicted to occur less than 20% of the time.

Block 33 is the closest section of the Project to the Waste Management facility. Winds with the potential to direct air emissions from the facility to Block 33 are predicted to occur less than 13% of the time.

Block 33 of the Project site is located approximately 60 m from the Waste Management facility, making it the only block within the Recommended Minimum Separation Distance of 70 m. Given this proximity and considering that putrescible waste may be stored on site for up to seven days, there is potential for fugitive odour emissions from the Waste Management facility at Block 33 of the Project site.

Based on the above, it is recommended that a Warning Clause and receptor based physical mitigation measures be included in the architectural design of Block 33. The mitigation measure includes strategic location of fresh air intakes facing away from the Durham Region Waste Management facility, provisions for installation of carbon and MERV rated filters, and positive pressurization of the building.

A summary of the mitigation measures and the recommended Warning Clause is provided in Appendix A.

#### 5.1.5.2 Miller Waste Systems Inc.

The Miller Waste Systems Inc. facility is a waste transfer facility located approximately 115 m southwest of the Project site. The facility operates under MECP ECA number A390717, dated June 12, 2022. Copies of the MECP permit are located in Appendix D2.

On July 10, 2025, SLR personnel conducted site visits to the area. Fugitive dust was observed from the Miller Waste facility as trucks entered and exited the site. No odours were detected from the facility at the time of the site visit.

Based on size and the nature of the facility operations, the Waste Management facility is considered a Class II Medium Industry under MECP Guideline D-6, with a Recommended Minimum Separation Distance of 70 m and a Potential Area of Influence of 300. The Project site lies within the Potential Area of Influence.

The site accepts a variety of items including; residential waste, commercial waste, construction and demolition waste. The facility is not permitted to handle food waste, which has the potential to generate odours. All receipt and processing of waste take place inside a building.

Based on the site and permit information, the site is limited to receiving waste that has a low potential for odour generation. The MECP permit also states that the following waste cannot be stored outside:

- Cardboard;
- Glass and plastics;
- Unprocessed waste; and
- Residual waste.
- Scrap metal shall be stored in covered container/bin.

The facility is required to operate and maintain in compliance with the requirements of their MECP permit. The MECP determines compliance to be required at the property boundary, and any elevated receptor locations.

A wind frequency distribution diagram (a wind rose) is provided in Figure 5. Winds with the potential to direct air emissions from the Miller Waste facility towards the Project site include winds from the southwest quadrants. Winds from this direction are predicted to occur less than 25% of the time.

The development is including a berm to provide an effective physical and visual buffer between the existing industrial uses to the south and the proposed residential components of the Project site. With the inclusion of the berm, the separation distance between the Miller Waste facility and nearest residential uses on the Project site is approximately 115 m. This distance is greater than the recommended separation distance of 70 m for Class II medium industrial facility.

Based on the above, it is anticipated that the Project site will be compatible with the Miller Waste Systems facility from an air quality perspective. In addition, emissions of dust, and/or odour at the Project site are not anticipated. The Project site is not anticipated to limit the ability of Miller Waste Systems to obtain or maintain required MECP permits or approvals.

#### 5.1.5.3 Fueling Facility

The Fueling Facility is located approximately 240 m southwest of the Project site. The facility utilizes the site to transport and store fuel. The facility operates under MECP ECA number 8108-5C6LPD, dated July 21, 2002. Copies of the MECP permit are located in Appendix D3.

On July 10, 2025, SLR personnel conducted a site visit to the area. No odours or visible dust were observed at the facility at the time of the site visit. There was minimal activity on the site during the time of the site visit.

Based on SLR experience the air emission sources related to the fuel distribution facilities include:

- Fugitive emissions from transloading of fuels (transferring from one kind of transportation vessel to another);
- Working and breathing emissions from fuel tanks stored on the property; and
- Emissions from moving and idling trucks.

Based on size and nature of operations, the Harrison Fuel facility is considered a Class II Medium Industry under MECP Guideline D-6, with a 300 m Potential Area of Influence and a Recommended Minimum Separation Distance of 70 m. The Project site is outside of the Recommended Minimum Separation distance but is within the Potential Area of Influence.

Air emissions from the transloading of fuels includes saturated vapours that may be present in the air space within a vessel. To prevent emission of these vapours to atmosphere, a vapour balancing system is used. This process results in insignificant amounts of air emissions to atmosphere.

Working and breathing losses from the fuel tanks stored on the property are also anticipated to be insignificant. Recognizing the volatile nature of the products stored, management of these emissions is required by the Technical Standards and Safety Authority (TSSA).

The facility is required to operate and maintain in compliance with the requirements of their MECP permit. The MECP determines compliance at the property boundary, and any elevated receptor locations.

A wind frequency distribution diagram (a wind rose) is provided in Figure 5. Winds with the potential to direct air emissions from the facilities towards the Project site include winds from the southwest quadrants. Winds from this direction are predicted to occur less than 25% of the time.

The development is including a berm to provide an effective physical and visual buffer between the existing industrial uses to the south and the proposed residential components of the Project site. With the inclusion of the berm, the separation distance between the Harrison Fuels facility and nearest residential uses on the Project site is approximately 240 m. This distance is approximately 3 times greater than the recommended separation distance of 70 m for Class II medium industrial facility.

Based on the above information, the Project site is anticipated to be compatible with the Harrison Fuels facility from an air quality perspective. Emissions of dust, and odour are anticipated to be controlled by the facility within the confines of their property. Further, the Project site is not anticipated to limit the ability of the facility to obtain or maintain required MECP permits or approvals.

#### 5.1.5.4 Innocon Port Perry Ready Mix

Innocon Port Perry is a ready-mix concrete batch plant located approximately 290 m southwest of the Project site. The facility operates under MECP ECA 3621-AQNQ87, dated September 27, 2017. A copy of the MECP permit can be found in Appendix D4.

According to the permit information, the facility contains 1 concrete batching plant and is permitted to operate a maximum production rate of 400 cubic metres per day.

The following air quality and noise sources of interest were identified based on the ECA:

- Two baghouse dust collectors controlling emission from storage silos;
- Outdoor stockpiles
- Vehicle movements including loader;
- Screener;
- Cement truck load out, mix and wash and pneumatic cement powder unloading;
- Fugitive emissions resulting from delivery, storage, and transfer of materials; and
- No crushing equipment is used on the property.

SLR personnel conducted a site visit to the area on July 10, 2025. During the site visit no dust, odours or noise emissions were detected from the facility. No activity was observed on site at the time of the site visit.

A wind frequency distribution diagram (a wind rose) is provided in Figure 5. Winds with the potential to direct air emissions from the Innocon facility towards the Project site include winds from the southwest quadrants. Winds from this direction are predicted to occur less than 25% of the time.

A review of the Innocon environmental permit identifies that there are a number of emission sources that are equipped with baghouse dust collectors. The baghouse dust collectors manage the potential for off-property fugitive emissions of dust and particulate. The permit requires that this control equipment be routinely inspected and maintained.

Additionally, the permit requires the facility to develop a Dust Best Management Practices Plan (BMPP). The MECP permit requires the facility to maintain a record and report any complaints associated with off-property fugitive emissions.

The facility is required to operate and maintain in compliance with the requirements of their MECP permit. The MECP determines compliance at the property boundary, and any elevated receptor locations.

The development is including a berm to provide an effective physical and visual buffer between the existing industrial uses to the south and the proposed residential components of the Project site.

With the inclusion of the berm, the separation distance between the Innocon facility and nearest residential uses on the Project site is approximately 290 m. This distance is approximately 4 times greater than the recommended separation distance of 70 m for Class II medium industrial facility.

Based on the above and the sufficient separation distance, the Project site development is anticipated to be compatible with the Innocon facility from an air quality perspective. Emissions of dust, and/or odour at the Project site are not anticipated. Further, the Project site is not anticipated to limit the ability of Innocon to obtain or maintain required MECP permits or approvals.

#### 5.1.5.5 Automotive Facilities at 1551 Reach Street

The 1511 Reach Street Complex is comprised of Port Perry Automotive and Mark Willes Automotive. The Complex is located 15 m north of the Project site. Port Perry Automotive specializes in tire changes and Mark Willes Automotive specialize in automotive repairs. A search of the MECP registry identified an older permit for a previous automotive facility at the same address. The permit number is 7758-6B7K79 and is dated April 6, 2005. A copy of the MECP permit is located in Appendix D5.

SLR personnel conducted site visits to the area on July 10, 2025. During the site visit no dust, odours or noise emissions were detected from the facility. SLR was unable to confirm whether the existing facilities operate a spray paint booth.

As suggested in Guideline D-6, automotive refinishing facilities maybe listed as a Class II facility partly due to the operation of a spray-paint booth. However, auto-repair shops of this size are now generally considered Class I facilities, as the MECP has a specific Environmental Activity and Sector Registry for this industry with specific operating conditions required which reduces emissions. Auto-repair shops are regulated under Ontario Regulation 347/12: Regulations under part II.2 of the Ontario Environmental Protection Act – Automotive Refinishing. Therefore, the automotive facilities are classified as a Class I light industry, with a Recommended Minimum Separation Distance of 20 m and a Potential Area of Influence of 70 m.

The Project site will introduce new elevated receptors, however, based on a review of aerial imagery of the automotive facilities, SLR is of the opinion that the operations have a low potential to generate fugitive emissions of dust and odour. Under standard operating procedures for paint booth operations, emissions are controlled through the use of filters, and most paints used at this time are water based versus oil based. The water based paints have a lower potential for the generation of fugitive odours. The emission sources are typically low level and primarily located on or adjacent to a facility building. Because of the low height of the sources, potential emissions, will be influenced by the presence of the existing building and associated “downwashing” generated through building “wake” effects. This typically results in potential emissions occurring at or near to the facility property boundary.

Based on SLR experience with similar facilities, it is anticipated that the potential paint application rate at these facilities will fall within the lowest application rate category listed in O.Reg 347/12 and have no required Recommended Minimum Separation Distance between the paint booth exhaust stack and the nearest property boundary. Given the anticipated, low usage rate of the paint booth and the fact that O. Reg 347/12 does not require a Minimum Separation Distance between the paint booth stack and property line for this facility, air emissions from the paint booth operations are not anticipated at the proposed Project Site development.

A wind frequency distribution diagram (a wind rose) is provided in Figure 5. Winds with the potential to direct air emissions from the Automotive facilities towards the Project site include winds from the north quadrants. Winds from this direction are predicted to occur less than 18% of the time.

Additionally, the automotive facilities are set back approximately 35 m from the property line, further increasing the overall separation distance between the Project site and these industrial uses. This setback exceeds the recommended minimum separation distance of 20 m for Class I (light) industrial facilities.

Based on the above information, the Project site is anticipated to be compatible with Automotive Facilities at 1551 Reach Street from an air quality perspective. Emissions of dust, and odour are not anticipated at the Project site. Further, the Project site is not anticipated to limit the ability of these facilities to obtain or maintain required MECP permits or approvals.

#### 5.1.5.6 Shepstone Haulage Limited

Shepstone Haulage is an aggregate supplier that is located approximately 250 m northeast of the Project site. The facility supplies sand, gravel, limestone, topsoil, and mulch. The materials are stored outdoors in stockpiles. A search of the MECP registry did not yield a permit or registration for this site.

Based on the outdoor storage of the aggregate material and the potential for fugitive dust emissions the facility is considered a Class II Medium Industry under MECP Guideline D-6, with a 300 m Potential Area of Influence and Recommended Minimum Separation Distance of 70. The Project site lies within the Recommended Minimum Separation Distance.

SLR personnel conducted site visits to the area on July 10, 2025. During the site visit no dust, or odours or were detected from the facility. Should fugitive dust emissions occur from tracking in/out of vehicles, materials handling and wind blow dust, it is expected that they will have limited bouncy and will “fall out” near the vicinity of the sources and along the adjacent street. Road dust was not observed in the cavity of the property.

Additionally, the aggregate stockpiles are set back more than 80 m from the southern property line/ Reach Street. This further increases the overall separation distance between the Project site and the potential sources of fugitive dust emissions from the facility.

Shepstone Haulage Limited is buffered from the Project site by the intervening Reach Street and proposed employment uses. The separation distance (250 m) is approximately 3.5 times greater than the Recommended Separation Distance of 70 m for Class II medium industrial facility.

A wind frequency distribution diagram (a wind rose) is provided in Figure 5. Winds with the potential to direct air emissions from the Shepstone Haulage Limited towards the Project site are predicted to occur less than 15% of the time.

Based on the above information, the Project site is anticipated to be compatible with Shepstone Haulage Limited from an air quality perspective. Emissions of dust, and odour are not anticipated at the Project site. Further, the Project site is not anticipated to limit the ability of these facilities to obtain or maintain required MECP permits or approvals.





#### 5.1.5.7 Future Project Site Land Uses

The west portion of the Project site is proposed Prestige Industrial and General Industrial uses, therefore SLR completed a review of Township of Scugog Zoning By-law No. 14-14 permitted uses and have classified the uses in accordance with the MECP D-6 Guidelines.

**Table 4: D-6 Classification of Proposed Township of Scugog Zoning By-law No. 14-14 – Prestige Industrial (M1)**

| Land Use | Type of Operation | Industry Class | Area of Influence Distance (m) | Recommended Minimum Separation Distance (m) |
|---|---|---|---|---|
| Audio/Visual Studio | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Brewery/Winery | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Building Supply Outlet | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Cannabis Production Facility | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Day Care Centre | Typically a Sensitive Receptor | N/A | N/A | N/A |
| Dry Cleaners Distribution Establishment | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Emergency Service Facilities | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Equipment Sales, Service and Rental, Light | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Fitness Centre | N/A | N/A | N/A | N/A |
| Food Processing Plant | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Maintenance Depot | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Manufacturing, Processing, Assembly or Fabrication Plant | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Motor Vehicle Gasoline Station | Self-contained minimal air/noise emissions | I | 70 | 20 |

| Land Use | Type of Operation | Industry Class | Area of Influence Distance (m) | Recommended Minimum Separation Distance (m) |
|---|---|---|---|---|
| Motor Vehicle Sales and Service Establishment | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Motor Vehicle Service Station | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Office, Business, Professional or Administrative | N/A | N/A | N/A | N/A |
| Printing or Publishing Establishment | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Public Utility | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Public Works Yard | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Recreational Vehicle Sales and Service Establishment | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Retail Store | N/A | N/A | N/A | N/A |
| Self-Storage Facility | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Warehouse | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Wholesale Establishment | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Workshop | Self-contained minimal air/noise emissions | I | 70 | 20 |

**Table 5: D-6 Classification of Proposed Township of Scugog Zoning By-law No. 14-14 – General Industrial (M2)**

| Land Use | Type of Operation | Industry Class | Area of Influence Distance (m) | Recommended Minimum Separation Distance (m) |
|---|---|---|---|---|
| Aggregate Transfer Site | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |





| Land Use | Type of Operation | Industry Class | Area of Influence Distance (m) | Recommended Minimum Separation Distance (m) |
|---|---|---|---|---|
| Asphalt Plant | Classification depends on intensity. MECP Permits required for emissions to atmosphere | II or III | 300 or 1000 | 70 or 300 |
| Asphalt Plant Portable | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Brewery/Winery | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Building Supply Outlet | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Bulk Fuel Sales Establishment | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Cannabis Production Facility | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Cartage or Transport Depot | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Concrete Batching Facility | Classification depends on intensity. MECP Permits required for emissions to atmosphere | II or III | 300 or 1000 | 70 or 300 |
| Concrete Batching Facility Portable | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Contractor’s Yard | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Dry Cleaners Distribution Establishment | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Emergency Service Facilities | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Equipment Sales, Service and Rental, Heavy | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Equipment Sales, Service and Rental, Light | Self-contained minimal air/noise emissions | I | 70 | 20 |

| Land Use | Type of Operation | Industry Class | Area of Influence Distance (m) | Recommended Minimum Separation Distance (m) |
|---|---|---|---|---|
| Farm Implement and Equipment Sales and Service Establishment | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Feed Mill/Store | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Fitness Centre | N/A | N/A | N/A | N/A |
| Food Processing Plant | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Fuel Depot | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Maintenance Depot | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Manufacturing, Processing, Assembly or Fabrication Plant | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Motor Vehicle Body Shop | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Motor Vehicle Gasoline Station | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Motor Vehicle Repair Shop | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Motor Vehicle Sales and Service Establishment | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Motor Vehicle Service Station | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Motor Vehicle Towing Service | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Motor Vehicle Wash | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Office, Business, Professional or Administrative | N/A | N/A | N/A | N/A |

| Land Use | Type of Operation | Industry Class | Area of Influence Distance (m) | Recommended Minimum Separation Distance (m) |
|---|---|---|---|---|
| Outside Storage | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Printing or Publishing Establishment | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Public Utility | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Public Works Yard | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Recreational Vehicle Sales and Service Establishment | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Retail Store | N/A | N/A | N/A | N/A |
| Sawmill | Classification depends on intensity. MECP Permits required for emissions to atmosphere | I or II | 70 or 300 | 20 or 70 |
| Self-Storage Facility | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Service Shop, Trade | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Warehouse | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Wholesale Establishment | Self-contained minimal air/noise emissions | I | 70 | 20 |
| Workshop | Self-contained minimal air/noise emissions | I | 70 | 20 |

Based on the above employment characteristics, size, and nature of the possible employment land uses, the majority of the possible uses are considered a Class I Light Industries and Class II Medium Industries under MECP Guideline D-6. Depending on the intensity of the employment uses, Class III Heavy Industries may also occur.

A review of the wind frequency distribution provided in Figure 5, identifies winds which might direct potential emissions from the west proposed industrial uses towards the Project site are predicted to occur less than 25 percent of the time.

Facilities with significant emission to atmosphere are required, under the Environmental Protection Act, to ensure compliance with the applicable Provincial air quality regulations and standards and noise guidelines at all existing sensitive receptors and any elevated receptor locations.

Proposed employment (industrial) land uses at the west side of the Project site should be assessed at future stages in the planning process, and designed to minimize potential for air quality, dust, odour, noise and vibration impacts to the sensitive land uses within the proposed development.

## 5.2 Summary of Air Quality, Dust and Odour Conclusions and Recommendations

The potential for air quality emissions at the Project Site including dust and odour have been assessed.

The inclusion of the berm improves the physical separation between the existing industrial uses to the south and the proposed residential components on the development.

Based on potential for fugitive odour emissions from the Durham Region Waste Management facility, it is recommended that a Warning Clause and receptor based physical mitigation measures be included in the architectural design of Block 33. The mitigation measure includes strategic location of fresh air intakes facing away from the Durham Region Waste Management facility, provisions for installation of carbon and MERV rated filters, and positive pressurization of the building. A summary of the mitigation measures and the recommended warning clause is provided in Appendix A.

With the inclusion of the berm, at receptor mitigation, and use of warning clauses, the Project site is anticipated to be compatible with the surrounding land uses from an air quality perspective.

# 6.0 Environmental Noise Assessment

## 6.1 Industrial (Stationary) Sources

### 6.1.1 Guidelines

#### 6.1.1.1 MECP Publication NPC-300 Guidelines for Stationary Noise

The applicable MECP noise guidelines for new sensitive land uses adjacent to existing industrial commercial uses are provided in MECP Publication NPC-300. NPC-300 revokes and replaces the previous noise assessment guidelines, Publication LU-131 and Publication NPC-205, which were previously used for assessing noise impacts as part of Certificates of Approval / Environmental Compliance Approvals granted by the MECP for industries.

The NPC-300 guideline sets out noise limits for two main types of noise sources:

- Non-impulsive, “continuous” noise sources such as ventilation fans, mechanical equipment, and vehicles while moving within the property boundary of an industry. Continuous noise is measured using 1-hour average sound exposures (Energy Equivalent Sounds Level [$L_{eq}$] (1-hr) values), in decibels (A-weighted) (dBA).

- Impulsive noise, which is a “banging” type noise characterized by rapid rise time and decay. Impulsive noise is measured using a logarithmic mean (average) level ($L_{LM}$) of the impulses in a one-hour period, in decibels (A-weighted), impulsive (dBAI).

Furthermore, the guideline requires an assessment at, and provides separate guideline limits for:

- Outdoor points of reception (e.g., back yards, communal outdoor amenity areas).
- Façade points of reception, such as the planes of windows on the outdoor façades which connect onto noise sensitive spaces (such as living rooms, dens, eat-in kitchens, dining rooms and bedrooms).

The applicable noise limits at a point of reception are the higher of:

- The existing ambient sound level due to road traffic, or
- The exclusion limits set out in the guideline.

Under MECP Publication NPC-300 guidelines, receptors are defined using area classifications. The receptor areas are classified and described as follows:

- Class 1 Area – “Urban areas”: 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".
- Class 2 Area – “Suburban/Semi-rural areas”: an area with an acoustical environment that has qualities representative of both Class 1 and Class 3 areas:
    - Sound levels characteristic of Class 1 during the daytime (0700h to 1900h or to 2300h); and
    - Low evening and night background sound level defined by the natural environment and infrequent human activity starting as early as 1900h.
- Class 3 Area – “Rural areas”: a rural area with an acoustical environment that is dominated by natural sounds having little or no road traffic, such as a small community, agricultural area, a rural recreational area such as a cottage or a resort area, or a wilderness area.

The proposed development would be considered a “Class 2” area under the noise guidelines, as the surroundings are dominated by roadway traffic noise along Reach Street and the existing industrial lands to the west/southwest during daytime and evening hours.

The following tables set out the exclusion limits from the guideline.

**Table 6: NPC-300 Minimum Exclusion Limits for Non-Impulsive Sounds ($L_{eq}$ (1-hr), dBA)**

| Time of Day | Class 2 Area Minimum Exclusion Limits | |
|---|---|---|
| | Plane of Windows of Noise Sensitive Spaces | Outdoor Points of Reception |
| Daytime (7 am to 7 pm) | 50 | 50 |
| Evening (7 pm to 11 pm) | 50 | 45 |
| Nighttime (11 pm to 7 am) | 45 | n/a |

**Table 7: NPC-300 Exclusion Limits for Impulsive Sounds ($L_{LLM}$, dBAI)**

| Time of Day | No. of Impulses in a 1-hour Period | Class 2 Area | |
|---|---|---|---|
| | | Plane of Windows of Noise Sensitive Spaces | Outdoor Points of Reception |
| Daytime/Evening 7 am to 11 pm | 9 or more | 50 | 50 |
| | 7 to 8 | 55 | 55 |
| | 5 to 6 | 60 | 60 |
| | 4 | 65 | 65 |
| | 3 | 70 | 70 |
| | 2 | 75 | 75 |
| | 1 | 80 | 80 |
| Nighttime 11 pm to 7 am | 9 or more | 45 | n/a |
| | 7 to 8 | 50 | n/a |
| | 5 to 6 | 55 | n/a |
| | 4 | 60 | n/a |
| | 3 | 65 | n/a |
| | 2 | 70 | n/a |
| | 1 | 75 | n/a |

Notes:
n/a - Not Applicable. Outdoor points of reception are not considered to be noise sensitive during the overnight period.
Area classification is Class 2 - Suburban/Semi-rural

Sound level limits for assessing noise produced by emergency equipment operating in non-emergency situations, such as during routine monthly testing or maintenance, are 5 dB greater than the Class 2 limits otherwise applicable to stationary sources. Additionally, emergency equipment operating in non-emergency situations is to be assessed independently of all other stationary noise sources.

### 6.1.2 Application of the NPC-300 Guidelines

The stationary noise guidelines apply only to residential land uses and to noise-sensitive commercial and institutional uses, as defined in NPC-300 (e.g., schools, daycares, hotels). For the Project, the stationary noise guidelines only apply to the residential portions of the development, including:

- Individual residences;
- Communal indoor amenity areas; and
- Private/communal outdoor amenity areas.

All of the above have been considered as noise-sensitive points of reception in the analysis.

As the draft plan currently does not have building massing developed, estimated representative worst-case receptor locations were identified and selected for assessment and presentation in this report. The assessment locations represent top-floor plane of window locations for residential low density, condominium townhouse. mid-rise/mixed use and long term care/mid-rise mixed uses. By meeting applicable limits at the receptors evaluated and presented in this report, stationary source sound levels will also meet the limits at all other locations within the Project site.

#### 6.1.2.1 Town of Scugog Official Plan

The Town of Scugog official plan provides policies pertaining to noise impacts from stationary and transportation noise sources, and requirement of railway noise and vibration impact study in proximity to an active railway right-of-way. The applicable portion of the Town of Scugog Official Plan is Section 3.12 – Noise and Vibration. The Town of Scugog Official Plan references the Durham Region and MECP guidelines as applicable. In general, the Town of Scugog guidelines are consistent with the MECP NPC-300 guidelines. Therefore, only the MECP NPC-300 guidelines will be reference further within this report.

#### 6.1.2.2 Guideline Summary and Interpretation

The following presents a summary of the guidelines and settlements presented above:

- The applicable Ministry of the Environment noise guideline for assessing new residential development applications is Publication NPC-300, which Town of Scugog generally follows.
- The higher of Class 2 minimum exclusion limits and ambient sound levels due to road traffic have been adopted in this study. Refer to Section 6.1.3 for additional discussion of ambient sound levels due to road traffic.

### 6.1.3 Ambient Roadway - Background Sound Level

As the ambient sound levels were anticipated to exceed the NPC-300 Class 2 exclusionary limits for some Project site locations in proximity to Reach Street, sound levels from road traffic noise were assessed and the corresponding applicable guideline limits were determined.

Table 9 summarizes the current road traffic volumes and details considered in ambient road noise modelling, based on traffic data obtained from the Durham Region Open Data Portal and Durham Region Planning and Economic Development Department (refer to Appendix G).

The minimum daytime, evening and nighttime hourly values (as a percentage of the AADT) for Reach Street were based on established ITE distributions and information in the SLR database.

The following table (Table 9) summarizes the road traffic volumes used in the analysis.





**Table 8: Summary of Road Traffic Data – Ambient Sound Levels**

| Roadway Link | Traffic Volume [1] | | Minimum Hourly Traffic Volume [5] | | | Commercial Traffic Breakdown[2] | | Vehicle Speed (km/h) |
|---|---|---|---|---|---|---|---|---|
| | Year | AADT | Day | Evening | Night | % Medium Trucks | % Heavy Trucks | |
| Reach Street | 2024 | 7,230 | 253 | 181 | 14 | 4.0 | 6.0 | 60 |

Notes:
[1] AADT obtained from Durham Region Open Data Portal.
[2] Commercial vehicle breakdown based on information provided by Durham Region.

Existing road traffic noise was modelled using Cadna/A (a commercially available noise propagation modelling software). Line sources of sound were used, with sound emission rates calculated using the Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT) algorithms, the road traffic noise model of the MECP. These predictions were validated and are equivalent to those made using the MECP ORNAMENT or STAMSON v5.04 road traffic noise models. Refer to Section 6.2 for additional details.

Resulting ambient (background) sound levels from the surrounding roadways are shown in Figure 6 for receptors in proximity to Reach Street.

### 6.1.4 Modelled Stationary Sources

Based on the information obtained from the site visits completed by SLR personnel on July 11, 2025 and December 9, 2025, and review of the aerial imagery, the significant sources of noise in the area of the Project site have been identified. A screening level noise model was prepared for each of the facilities identified in Section 4.0 above, as follows:

**Table 9: Modelled Noise Sources**

| Facility Name | Modelled Noise Sources (Quantity) |
|---|---|
| **Durham Region Management Facility**<br>1623 Reach Street | • Idling Heavy Trucks (2), Heavy Truck Movements, Waste Loading and Large Empty Garbage Bin Drop. |
| **Miller Waste Systems Inc.**<br>50 Taylor Boulevard | • Garbage Compactor (1), Idling Heavy Truck (1), Heavy Truck Movements, Waste Loading, Large Empty Garbage Bin Drop and Truck Scale (1). |
| **Fueling Facility**<br>39 Taylor Boulevard | • Idling Propane Trucks (3), Idling Gas Trucks (3), Heavy Truck Movements and Fuelling of Trucks. |
| **Innocon Port Perry Ready Mix**<br>38 Taylor Boulevard | • Sources as outlined in the ECA document (Appendix D.4) and included in the Acoustic Assessment Report dated August 29, 2013, by HGC Engineering, obtained by SLR under the terms of a non-disclosure agreement (NDA). |

| Facility Name | Modelled Noise Sources (Quantity) |
|---|---|
| **Automotive Facilities at 1511 Reach Street**<br>1511 Reach Street | • Breakout noise from six (6) bay doors including (e.g., use of impact wrenches and compressed air). |
| **Shepstone Haulage Limited**<br>1451 Reach Street | • Idling Heavy Truck (1), Excavator (1), Trommel (1), Front-End Loader Movements and Truck Movements. |

Figure 7 shows the location of the above facilities, and the location of modelled noise sources relative to the Project site. Appendix F contains additional operational details regarding the above-noted sources.

#### 6.1.4.1 Durham Region Waste Management Facility

The Durham Region Waste Management Facility is located northeast of the proposed development. The facility operates from 8:00 am to 4:00 pm. Sound modelling data and operational details for the facility were based on similar projects completed by SLR, and sources identified through site observations/review of aerial imagery. Modelled noise sources considered operations during daytime hours only.

The following sources and scenario were modelled:

- Facility Operations – Non-Impulsive (Continuous) Sources
  - Two (2) heavy trucks idling for 5 minutes each during a worst-case daytime hour;
  - Two (2) moving heavy trucks in a worst-case hour, travelling at 10 km/hr during; and
  - Front-end loader operation, loading waste for 60 minutes during a worst-case daytime hour.
- Facility Operations – Impulsive Sources
  - Dumping of waste into metal bins. More than nine (9) impulses were assumed to occur during a worst-case daytime hour.

The facility is located in proximity to an existing noise sensitive residential dwelling at 1641 Reach Street and was assumed to comply with applicable sound level limits at that receptor.

#### 6.1.4.2 Miller Waste Systems Inc.

Miller Waste Systems Inc. is a solid waste disposal site located southwest adjacent to the proposed development. The solid waste disposal site operates from 7:00 am to 5:00 pm (i.e., operates during daytime hours only). During the site visit by SLR staff on July 11, 2025 and December 9, 2025, observations of a garbage compactor, front-end loader loading waste and truck scale operations were made. Sound level measurements of impulse noise associated with truck scale operations were obtained by SLR staff, near the truck scale off of Taylor Boulevard.

Noise sources associated with the solid waste disposal site include front-end loader loading waste, garbage compactor, truck scale and on-site truck idling and movements during daytime hours.





The following sources and scenario were modelled:

- Facility Operations – Non-Impulsive (Continuous) Sources
  - Two (2) heavy trucks idling for 20 minutes each during worst-case daytime hours;
  - Four (4) moving heavy trucks travelling at 10 km/hr during worst-case daytime hours; and
  - Front-end loader loading waste for 60 minutes during worst-case daytime hours.
- Facility Operations – Impulsive Sources
  - More than nine (9) impulses could occur during worst-case hour at daytime only due to large empty garbage bin drop.

Measurements of facility activities were performed using a Larson Davis 831 sound level meter, which was calibrated before and after measurements were completed. No significant drift was recorded over the measurement period. Weather was suitable for measurements when performed, with low wind speeds and temperature/relative humidity in an appropriate range per manufacturers limitations for the equipment.

#### 6.1.4.3 Fueling Facility

The Fueling Facility is located southwest of the proposed development along Taylor Boulevard. The facility operates during daytime hours only.

During the site visit by SLR staff on December 9, 2025, observations of early morning fuel filling operations were made, and SLR staff spoke with facility operations staff. Staff provided information regarding their predictable worst-case trucking operations, which have been modelled in this assessment. Sound level measurements of fuel filling operations were conducted by SLR staff at Taylor Boulevard.

The following sources and scenario were modelled:

- Facility Operations – Non-Impulsive (Continuous) Sources
  - Three (3) propane trucks idling for 5 minutes each during a worst-case daytime hour;
  - Three (3) gas trucks idling for 5 minutes each during a worst-case daytime hour;
  - Four (4) moving trucks travelling at 10 km/hr during a worst-case daytime hour; and
  - Fuel filling operation for 20 minutes during a worst-case daytime hour.

Measurements of fueling activity were performed using a Larson Davis 831 sound level meter, which was calibrated before and after measurements were completed. No significant drift was recorded over the measurement period. Weather was suitable for measurements when performed, with low wind speeds and temperature/relative humidity in an appropriate range per manufacturers limitations for the equipment.

#### 6.1.4.4 Innocon Port Perry Ready Mix

Innocon Port Perry Ready Mix is located southwest of the proposed development at 38 Taylor Boulevard. Based on the ECA and associated environmental permissions, the facility may operate during daytime, evening and nighttime hours.





As part of the assessment process for this Land Use Compatibility/Mitigation Study, SLR entered into a Non-Disclosure Agreement (NDA) with Amrize, the parent company of Innocon. The purpose of the NDA was to obtain the Acoustic Assessment Report (AAR) dated August 29, 2013 by HGC Engineering and noted in the ECA document (refer to Appendix D.4). The assessment contained in this report presents only the results of detailed evaluation of noise impacts from the facility at the Project site, based on the information obtained from the AAR. Under the terms of the NDA, no information contained in the AAR has been reproduced in this report.

The following procedure was used to conduct a detailed evaluation of noise from the facility.

- A predictive Cadna/A base model was developed that included the sources, buildings, receptors, and other details as noted in the AAR.
- Non-impulsive (continuous) source sound levels from the facility were modelled without the Project site included (i.e., no changes to topography at the Project site were included). The base model developed by SLR predicted the same sound levels (to the decibel) at the receptors identified in the AAR.
- The Project site details (including revised grading and berm/barrier at the southwest corner) were included in the SLR predictive model, and an evaluation of stationary source sound levels was completed to inform this assessment and report.

Further in accordance with the terms of the NDA, detailed source and sound level data, operating conditions associated with the facility sources and predicted sound levels at the receptors are not presented in this report. These details are deemed confidential.

#### 6.1.4.5 Automotive Facilities at 1511 Reach Street

SLR staff completed a site visit to auto repair and tire shops located north of the proposed development at 1511 Reach Street on July 11, 2025. Port Perry Automotive has three bay doors that open to the west, and Mark Willes Automotive has three bay doors that open to the south. During the site visit, open bay doors were identified at the facilities. The auto repair shop and tire shop are understood to operate from 8:00 am to 5:00 pm (i.e., during daytime hours only).

The following sources and scenario were modelled:

- Facility Operations – Non-Impulsive (Continuous) Sources
  - Breakout noise from six (6) open bay doors (considering impact wrench and compressed air noise from operations).

#### 6.1.4.6 Shepstone Haulage Limited

Shepstone Haulage Limited is an aggregate supply facility located northwest of the proposed development at 1451 Reach Street. During a site visit conducted on July 11, 2025, SLR staff were not able to access the property but identified a truck and excavator on-site. Historical imagery indicates a trommel may also be located at the facility. The facility grounds contained several piles of aggregate materials. The aggregate supply facility operates from 8:00 am to 4:00 pm (i.e., during daytime hours only).

During the site visit by SLR staff, equipment at the site was not operational, and sound level measurements could not be collected; therefore, modelling data were obtained for sources from similar projects completed by SLR.

The following sources and scenario were modelled.

- Normal Operations – Non-Impulsive (Continuous) Sources
  - Excavator movements continuously throughout the facility grounds during a worst-case daytime hour;
  - Front end loader movements continuously throughout the facility grounds during a worst-case daytime hour;
  - One (1) trommel operating continuously during a worst-case daytime hour;
  - One (1) heavy truck idling for 30 minutes during a worst-case daytime hour; and
  - Six (6) moving heavy trucks traveling at 10 km/hr during a worst-case daytime hour.

### 6.1.5 Noise Modelling and Results

Stationary source sound levels were predicted within the Project site for each individual facility using Cadna/A, a computerized version of the internationally recognized International Organization for Standardization (ISO) 9613-2 (1996) noise propagation algorithms. This is the preferred noise modelling methodology of the MECP.

The ISO 9613 equations account for:

- Source to receiver geometry;
- Distance attenuation;
- Atmospheric absorption;
- Reflections off of the ground and ground absorption;
- Reflections off of vertical walls; and
- Screening effects of buildings, terrain, and purpose-built noise barriers (noise walls, berms, etc.).

The following additional parameters were used in the modelling, which are consistent with providing a conservative (predictable worst-case assessment of sound levels):

- Temperature: 10°C and Relative Humidity: 70%;
- Ground Absorption G: a global value of G=0.5 was applied;
- Reflection: An order of reflection of 1 was used (accounts for noise reflecting from walls);
- Wall Absorption Coefficients: Set to 0.37 (37% of energy is absorbed and 63% reflected); and
- Terrain: 1 m topographical contours obtained from Ontario GeoHub.

As noted in Section 2.1, as part of the Project site design, a berm and barrier have also been developed at the southwest corner of the residential portion of the Project site. A 2.4 m acoustic barrier is planned atop the berm. The detailed site grading included on the grading plan (Appendix B), and a 2.4 m high acoustic barrier, have been included in the stationary source noise modelling.





As noted in Section 6.1.2, sound levels were predicted at discrete locations intended to represent the closest buildings in the Project site to the modelled stationary sources. By meeting at the presented receptor locations, it is expected that sound levels will be met at other locations within the Project site. This assessment approach is also anticipated to be conservative, as mid-rise buildings along Reach Street will be expected to introduce barrier effects to the interior of the Project site, and these barrier effects have not been considered in the assessment at this time.

Predicted sound levels at outdoor points of reception areas can be assessed later in the planning process when building massing and concept plans are developed.

A summary of the sound levels used in the analysis and equipment operating conditions are included in Appendix F.

### 6.1.6 Predicted Stationary Sound Levels

The “receiver” feature of Cadna/A was used to assess façade sound levels on the proposed development. Sound levels were generally predicted at discrete locations representing top floor planes of windows as follows:

- Residential low density – 2nd-storey window, 4.5 m above grade;
- Condominium townhomes – 3rd-storey window, 7.5 m above grade;
- Mid-rise/mixed use – 5th-storey window, 13.5 m above grade; and
- Long term care/mid-rise mixed use – 5th-storey window, 13.5 m above grade.

An at-grade rear-yard receptor was also included at the north end of Block 1, evaluated at a height of 1.5 m above grade.

#### 6.1.6.1 Durham Region Waste Management Facility

**Facility Operations – Continuous Sources**

The predicted sound levels from continuous sources operations at Durham Region Waste Management Facility are presented in Figure 8 and summarized in Table 10. Predicted sound level contours shown in Figure 8 represent a 5th-storey plane of window height above grade.

**Table 10: Predicted Sound Levels – Scugog Waste Management Facility, Continuous (Non-Impulsive) Sources**

| Project Building | Predicted Sound Level ($L_{eq}$(1-hr), dBA) | | | Class 2/Ambient Sound Level Limit ($L_{eq}$(1-hr), dBA) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 1 - North (Residential Low Density) | 49 | n/a | n/a | 54 | n/a | n/a | Yes |
| Block 3 - North (Residential Low Density) | 45 | n/a | n/a | 54 | n/a | n/a | Yes |

| Project Building | Predicted Sound Level ($L_{eq}$(1-hr), dBA) | | | Class 2/Ambient Sound Level Limit ($L_{eq}$(1-hr), dBA) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 27 - South (Residential Low Density) | 32 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 28 - South (Residential Low Density) | 29 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 29 - Northwest (Condo Townhomes) | 36 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 29 - Northeast (Condo Townhomes) | 42 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 30 - Northwest (Condo Townhomes) | 43 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 30 - Northeast (Condo Townhomes) | 46 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 31 - Northwest (Mid-Rise, Mixed-Use) | 44 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 32 - Northeast (Mid-Rise, Mixed-Use) | 47 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 33 - Northwest (Mid-Rise, Mixed-Use) | 50 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 33 - Northeast (Mid-Rise, Mixed-Use) | 53 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 34 - Northwest (Long Term Care Mid-Rise, Mixed Use) | 38 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 34 - Northeast (Long Term Care Mid-Rise, Mixed Use) | 42 | n/a | n/a | 59 | n/a | n/a | Yes |

Notes:
n/a – Not applicable.
[1] Yes = Guideline is met / No (##) = in excess over limit in dBA.

Predicted sound levels from Scugog Waste Management Facility meet Class 2 sound level limits at all project locations. Noise mitigation measures are not required, but warning clauses are recommended at some locations. Refer to Section 6.1.7.

### Facility Operations – Impulsive Sources

The predicted sound levels from impulsive sources at Durham Region Management Facility are presented in Figure 9 and summarized in Table 11. Predicted sound level contours shown in Figure 9 represent a 5th-storey plane of window height above grade.

**Table 11: Predicted Sound Levels – Scugog Waste Management Facility, Impulsive Sources**

| Project Building | Predicted Sound Level ($L_{LM}$, dBAI) | | | Class 2/Ambient Sound Level Limit ($L_{LM}$, dBAI) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 1 - North (Residential Low Density) | 49 | n/a | n/a | 54 | n/a | n/a | Yes |
| Block 3 - North (Residential Low Density) | 46 | n/a | n/a | 54 | n/a | n/a | Yes |
| Block 27 - South (Residential Low Density) | 33 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 28 - South (Residential Low Density) | 31 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 29 - Northwest (Condo Townhomes) | 33 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 29 - Northeast (Condo Townhomes) | 43 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 30 - Northwest (Condo Townhomes) | 44 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 30 - Northeast (Condo Townhomes) | 47 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 31 - Northwest (Mid-Rise, Mixed-Use) | 44 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 32 - Northeast (Mid-Rise, Mixed-Use) | 47 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 33 - Northwest (Mid-Rise, Mixed-Use) | 50 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 33 - Northeast (Mid-Rise, Mixed-Use) | 53 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 34 - Northwest (Long Term Care Mid-Rise, Mixed Use) | 40 | n/a | n/a | 59 | n/a | n/a | Yes |

| Project Building | Predicted Sound Level ($L_{LM}$, dBAI) | | | Class 2/Ambient Sound Level Limit ($L_{LM}$, dBAI) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 34 - Northeast (Long Term Care Mid-Rise, Mixed Use) | 43 | n/a | n/a | 59 | n/a | n/a | Yes |
| Notes:<br>n/a – Not applicable.<br>[1] Yes = Guideline is met / No (##) = in excess over limit in dBAI. | | | | | | | |

Predicted sound levels from the Durham Region Waste Management Facility meet Class 2 sound level limits at all sensitive Project site locations. Noise mitigation measures are not required, but warning clauses are recommended at some locations. Refer to Section 6.1.7.

### 6.1.6.2 Miller Waste Systems Inc.

**Facility Operations – Continuous Sources**

The predicted sound levels from operation of continuous sources at Miller Waste Systems Inc. are presented in Figure 10 and summarized in Table 12. Predicted sound level contours shown in Figure 10 represent a 2nd-storey plane of window height above grade.

**Table 12: Predicted Sound Levels – Miller Waste Systems Inc., Continuous (Non-Impulsive) Sources**

| Project Building | Predicted Sound Level ($L_{eq}$(1-hr), dBA) | | | Class 2/Ambient Sound Level Limit ($L_{eq}$(1-hr), dBA) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 9 - South (Residential Low Density) | 33 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 12 - Southwest (Residential Low Density) | 41 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 12 - Southwest-Central (Residential Low Density) | 35 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 13 - South (Residential Low Density) | 33 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 16 - South (Residential Low Density) | 33 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 17 - South (Residential Low Density) | 35 | n/a | n/a | 50 | n/a | n/a | Yes |

| Project Building | Predicted Sound Level ($L_{eq}$(1-hr), dBA) | | | Class 2/Ambient Sound Level Limit ($L_{eq}$(1-hr), dBA) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 20 - South (Residential Low Density) | 36 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 21 - South (Residential Low Density) | 38 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 24 - South (Residential Low Density) | 39 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 25 - South (Residential Low Density) | 40 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 28 - South (Residential Low Density) | 41 | n/a | n/a | 50 | n/a | n/a | Yes |
| Notes:<br>n/a – Not applicable.<br>[1] Yes = Guideline is met / No (##) = in excess over limit in dBA. | | | | | | | |

Predicted sound levels from Miller Waste Systems Inc. meet Class 2 sound level limits at all sensitive Project site locations. Noise mitigation measures are not required, but warning clauses are recommended at some locations. Refer to Section 6.1.7.

### Facility Operations – Impulsive Sources

The predicted sound levels from impulsive sources at Miller Waste Systems Inc. are presented in Figure 11 and summarized in Table 13. Predicted sound level contours shown in Figure 11 represent a 2nd-storey plane of window height above grade.

**Table 13: Predicted Sound Levels – Miller Waste Systems Inc., Impulsive Sources**

| Project Building | Predicted Sound Level ($L_{LM}$, dBAI) | | | Class 2/Ambient Sound Level Limit ($L_{LM}$, dBAI) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 9 - South (Residential Low Density) | 39 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 12 - Southwest (Residential Low Density) | 46 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 12 - Southwest-Central (Residential Low Density) | 42 | n/a | n/a | 50 | n/a | n/a | Yes |

| Project Building | Predicted Sound Level ($L_{LM}$, dBAI) | | | Class 2/Ambient Sound Level Limit ($L_{LM}$, dBAI) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 13 - South (Residential Low Density) | 39 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 16 - South (Residential Low Density) | 40 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 17 - South (Residential Low Density) | 41 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 20 - South (Residential Low Density) | 40 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 21 - South (Residential Low Density) | 41 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 24 - South (Residential Low Density) | 42 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 25 - South (Residential Low Density) | 44 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 28 - South (Residential Low Density) | 39 | n/a | n/a | 50 | n/a | n/a | Yes |
| Notes:<br>n/a – Not applicable.<br>[1] Yes = Guideline is met / No (##) = in excess over limit in dBAI. | | | | | | | |

Predicted sound levels from Miller Waste Systems Inc. meet Class 2 sound level limits at all sensitive Project site locations. Noise mitigation measures are not required, but warning clauses are recommended at some locations. Refer to Section 6.1.7.

### 6.1.6.3 Fueling Facility

Predicted sound levels from the Fueling Facility operations are presented in Figure 12 and summarized in Table 14. Predicted sound level contours shown in Figure 12 represent a 2nd-storey plane of window height above grade.

**Table 14: Predicted Sound Levels – Harrison Fuels, Continuous (Non-Impulsive) Sources**

| Project Building | Predicted Sound Level ($L_{eq}$(1-hr), dBA) | | | Class 2/Ambient Sound Level Limit ($L_{eq}$(1-hr), dBA) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 9 - South (Residential Low Density) | 18 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 12 - Southwest (Residential Low Density) | 24 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 12 - Southwest-Central (Residential Low Density) | 19 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 13 - South (Residential Low Density) | 19 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 16 - South (Residential Low Density) | 19 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 17 - South (Residential Low Density) | 21 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 20 - South (Residential Low Density) | 22 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 21 - South (Residential Low Density) | 25 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 24 - South (Residential Low Density) | 26 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 25 - South (Residential Low Density) | 26 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 28 - South (Residential Low Density) | 28 | n/a | n/a | 50 | n/a | n/a | Yes |

Notes:
n/a – Not applicable.
[1] Yes = Guideline is met / No (##) = in excess over limit in dBA.

Predicted sound levels from the Fueling Facility meet Class 2 sound level limits at all sensitive Project site locations. Noise mitigation measures are not required.

### 6.1.6.4 Innocon Port Perry Ready Mix

The predicted sound levels from operations at Innocon Port Perry Ready Mix are presented in Figure 13 and summarized in Table 15. Predicted sound level contours shown in Figure 13 represent a 2nd-storey plane of window height above grade.

**Table 15: Predicted Sound Levels – Innocon Port Perry Ready Mix, Continuous (Non-Impulsive) Sources**

| Project Building | Predicted Sound Level ($L_{eq}$(1-hr), dBA) | | | Class 2/Ambient Sound Level Limit ($L_{eq}$(1-hr), dBA) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 9 - South (Residential Low Density) | 38 | 38 | 38 | 50 | 50 | 45 | Yes |
| Block 12 - Southwest (Residential Low Density) | 43 | 43 | 43 | 50 | 50 | 45 | Yes |
| Block 12 - Southwest-Central (Residential Low Density) | 40 | 40 | 40 | 50 | 50 | 45 | Yes |
| Block 13 - South (Residential Low Density) | 37 | 37 | 37 | 50 | 50 | 45 | Yes |
| Block 16 - South (Residential Low Density) | 39 | 39 | 39 | 50 | 50 | 45 | Yes |
| Block 17 - South (Residential Low Density) | 39 | 39 | 39 | 50 | 50 | 45 | Yes |
| Block 20 - South (Residential Low Density) | 38 | 38 | 38 | 50 | 50 | 45 | Yes |
| Block 21 - South (Residential Low Density) | 39 | 39 | 39 | 50 | 50 | 45 | Yes |
| Block 24 - South (Residential Low Density) | 37 | 37 | 37 | 50 | 50 | 45 | Yes |
| Block 25 - South (Residential Low Density) | 38 | 38 | 38 | 50 | 50 | 45 | Yes |
| Block 28 - South (Residential Low Density) | 38 | 38 | 38 | 50 | 50 | 45 | Yes |

Notes:
n/a – Not applicable.
[1] Yes = Guideline is met / No (##) = in excess over limit in dBA.

Predicted sound levels from Innocon Port Perry Ready Mix meet Class 2 sound level limits at all sensitive Project site locations. Noise mitigation measures are not required.

#### 6.1.6.5 Automotive Facilities at 1511 Reach Street

The predicted sound levels from continuous sources at the 1511 Reach Street Automotive Facilities (both facilities modelled together) are presented in Figure 15 and summarized in Table 16. Predicted sound level contours shown in Figure 14 represent a 5th-storey plane of window height above grade.

**Table 16: Predicted Sound Levels – Automotive Facilities at 1511 Reach Street, Continuous (Non-Impulsive) Sources**

| Project Building | Predicted Sound Level ($L_{eq}$(1-hr), dBA) | | | Class 2/Ambient Sound Level Limit ($L_{eq}$(1-hr), dBA) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 1 - North (Residential Low Density) | 3 | n/a | n/a | 54 | n/a | n/a | Yes |
| Block 3 - North (Residential Low Density) | 11 | n/a | n/a | 54 | n/a | n/a | Yes |
| Block 27 - South (Residential Low Density) | 27 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 28 - South (Residential Low Density) | 20 | n/a | n/a | 50 | n/a | n/a | Yes |
| Block 29 - Northwest (Condo Townhomes) | 40 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 29 - Northeast (Condo Townhomes) | 34 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 30 - Northwest (Condo Townhomes) | 32 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 30 - Northeast (Condo Townhomes) | 8 | n/a | n/a | 52 | n/a | n/a | Yes |
| Block 31 - Northwest (Mid-Rise, Mixed-Use) | 14 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 32 - Northeast (Mid-Rise, Mixed-Use) | 5 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 33 - Northwest (Mid-Rise, Mixed-Use) | 2 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 33 - Northeast (Mid-Rise, Mixed-Use) | 1 | n/a | n/a | 59 | n/a | n/a | Yes |
| Block 34 - Northwest (Long Term Care Mid-Rise, Mixed Use) | 49 | n/a | n/a | 59 | n/a | n/a | Yes |

| Project Building | Predicted Sound Level ($L_{eq}$(1-hr), dBA) | | | Class 2/Ambient Sound Level Limit ($L_{eq}$(1-hr), dBA) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 34 - Northeast (Long Term Care Mid-Rise, Mixed Use) | 22 | n/a | n/a | 59 | n/a | n/a | Yes |
| Notes:<br>n/a – Not applicable.<br>[1] Yes = Guideline is met / No (##) = in excess over limit in dBA. | | | | | | | |

Predicted sound levels from Automotive Facilities at 1511 Reach Street meet Class 2 sound level limits at all sensitive Project site location. Noise mitigation measures are not required.

#### 6.1.6.6 Shepstone Haulage Limited

The predicted façade sound levels from operations at Shepstone Haulage Limited are presented in Figure 15 and summarized in Table 17. Predicted sound level contours shown in Figure 15 represent a 5th-storey plane of window height above grade.

**Table 17: Predicted Sound Levels – Shepstone Haulage Limited, Continuous (Non-Impulsive) Sources**

| Project Building | Predicted Sound Level ($L_{eq}$(1-hr), dBA) | | | Class 2/Ambient Sound Level Limit ($L_{eq}$(1-hr), dBA) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 1 - North (Residential Low Density) | 38 | 33 | 33 | 54 | 53 | 45 | Yes |
| Block 3 - North (Residential Low Density) | 35 | 34 | 34 | 54 | 52 | 45 | Yes |
| Block 27 - South (Residential Low Density) | 47 | 35 | 35 | 50 | 50 | 45 | Yes |
| Block 28 - South (Residential Low Density) | 42 | 38 | 38 | 50 | 50 | 45 | Yes |
| Block 29 - Northwest (Condo Townhomes) | 50 | 39 | 39 | 52 | 50 | 45 | Yes |
| Block 29 - Northeast (Condo Townhomes) | 47 | 32 | 32 | 52 | 50 | 45 | Yes |
| Block 30 - Northwest (Condo Townhomes) | 47 | 32 | 32 | 52 | 50 | 45 | Yes |

| Project Building | Predicted Sound Level ($L_{eq}$(1-hr), dBA) | | | Class 2/Ambient Sound Level Limit ($L_{eq}$(1-hr), dBA) | | | Compliance with Limits? (Y / N) [1] |
|---|---|---|---|---|---|---|---|
| | Day | Evening | Night | Day | Evening | Night | Class 2 Area |
| Block 30 - Northeast (Condo Townhomes) | 44 | 34 | 34 | 52 | 50 | 45 | Yes |
| Block 31 - Northwest (Mid-Rise, Mixed-Use) | 47 | 30 | 30 | 59 | 58 | 47 | Yes |
| Block 32 - Northeast (Mid-Rise, Mixed-Use) | 45 | 33 | 33 | 59 | 57 | 46 | Yes |
| Block 33 - Northwest (Mid-Rise, Mixed-Use) | 38 | 32 | 32 | 59 | 58 | 47 | Yes |
| Block 33 - Northeast (Mid-Rise, Mixed-Use) | 40 | 32 | 32 | 59 | 58 | 47 | Yes |
| Block 34 - Northwest (Long Term Care Mid-Rise, Mixed Use) | 52 | 38 | 38 | 59 | 58 | 47 | Yes |
| Block 34 - Northeast (Long Term Care Mid-Rise, Mixed Use) | 48 | 32 | 32 | 59 | 58 | 47 | Yes |

Notes:
n/a – Not applicable.
[1] Yes = Guideline is met / No (##) = in excess over limit in dBA.

Predicted sound levels from Shepstone Haulage Limited meet Class 2 sound level limits at all sensitive Project site locations. Noise mitigation measures are not required.

### 6.1.7 Discussion of Future Planned Industrial Uses on Project Site

The proposed development includes Prestige Industrial and General Industrial land uses at the west side of the Project site (Blocks 42 and 43). Block 42 is immediately adjacent Blocks 29 and 34, which will have sensitive uses (long term care and condominium townhouses).

The facilities within Block 42 and Block 43 will need to comply with the sound level limits in Publication NPC-300.

It is recommended that 'Light Industrial' uses (i.e., Class I light industries in accordance with MECP D-series of guidelines) should be included on the Prestige Industrial lands (Block 42). In general, Class I light industrial noise impacts are not anticipated to be a concern for the noise sensitive portions of the Project site development and can be addressed through appropriate/strategic building design, equipment layout, equipment selection and inclusion of noise controls (if needed) later in the planning process (e.g., at building permit) for those facilities.

Considerations that could be incorporated in the design of industrial facilities within Block 43, minimize potential noise impacts from these facilities at the sensitive portions of the Project site, include the following:





- Locating truck delivery and loading/unloading areas on the west sides of the buildings, facing away from the noise-sensitive residences.
- Selecting appropriate HVAC systems and mechanical equipment and having these selections reviewed by a qualified Acoustical Consultant prior to final design and construction.
- Implementing no idling policies for delivery trucks.
- Directing exhaust stacks/openings associated with mechanical systems or emergency generators away from the noise-sensitive land uses (i.e., to the west)
- Implementing physical noise control measures such as silencers or noise barriers, if necessary.

These mitigation measures are feasible. Any future use with significant emissions will also require ECAs and/or EASR registrations with the MECP. Part of that approval is proving that the noise guidelines can be met. Warning clauses are also recommended for the sensitive uses in the Project site closest to Block 42, as noted in Section 6.1.8 below.

With consideration of the design recommendations above, it is expected that future industrial land uses in Block 42 and Block 43 can be operated in compliance with applicable MECP and Township of Scugog requirements.

### 6.1.8 Recommended Mitigation Measures and Warning Clauses

An MECP Type E warning clauses is recommended for the following locations/residential units within the Project site:

- Southwest residential units within Block 12 (proximity to industrial area southwest of the Project site);
- Blocks 17, 20, 21, 24, 25, 28 (proximity to industrial area southwest of the Project site);
- Blocks 27 and 29 (proximity to proposed Block 42 Prestige Industrial land uses); and
- Blocks 31 through 34 inclusive (proximity to employment land uses along Reach Street).

The warning clause should be registered on Title and included in the Agreement of Purchase and Sale or Lease and in the relevant Development Agreements. The warning clause language is included in Appendix A.

The 2.4 m high acoustic barrier on the berm should be designed to have a surface density of 20 kg/m$^2$ and no gaps/cracks (other than small, localized openings required for drainage), thereby meeting standard barrier requirements per MECP Publication NPC-300. Top of barrier heights are shown on the grading plan, Appendix B.

## 6.2 Transportation Sources

### 6.2.1 Transportation Noise Sources

The transportation source of interest with the potential to produce noise at the Project site is roadway noise from Reach Street.

The closest operating railway (the Canada Pacific Kansas City (SPKC) Havelock Subdivision) is located is more than 8 km from the development site. An assessment of noise from railway traffic is therefore not required due to the setback distance. The Project site is also situated outside Noise Exposure Forecast/Noise Exposure Projection 25 (NEF/NEP 25) contours of the closest airport. Therefore, aircraft noise has not been evaluated in this assessment.

Transportation noise from Reach Street predicted, and this information has been used to determine preliminary façade, ventilation, and warning clause requirements for the proposed development.

## 6.2.2 Transportation Noise Guidelines

### 6.2.2.1 MECP Publication NPC-300 Guidelines for Transportation Sources

#### Noise-Sensitive Development

Ministry of the Environment, Conservation and Parks (MECP) Publication NPC-300 provides sound level criteria for noise-sensitive developments. The applicable portions of NPC-300 are Part C – Land Use Planning and the associated definitions outlined in Part A – Background. Table 18 to Table 22 summarize the applicable surface transportation (road and rail) criteria.

#### Location-Specific Criteria

Table 18 summarizes criteria in terms of energy equivalent sound levels ($L_{eq}$) for specific noise-sensitive locations. Both outdoor and indoor locations are identified, with the focus of outdoor areas being amenity spaces. Indoor criteria vary with sensitivity of the space. As a result, Sleeping Quarters have more stringent criteria than Living/Dining room spaces.

**Table 18: NPC-300 Sound Level Criteria for Road and Rail Noise**

| Type of Space | Time Period | Energy Equivalent Sound Level $L_{eq}$ [5] (dBA) | | Assessment Location |
|---|---|---|---|---|
| | | Road | Rail [1] | |
| Outdoor Amenity Area | Daytime (7am to 11pm) | 55 | 55 | Outdoors [2] |
| Living/Dining Room [3] | Daytime (7am to 11pm) | 45 | 40 | Indoors [4] |
| | Nighttime (11pm to 7am) | 45 | 40 | Indoors [4] |
| Sleeping Quarters | Daytime (7am to 11pm) | 45 | 40 | Indoors [4] |
| | Nighttime (11pm to 7am) | 40 | 35 | Indoors [4] |

Notes:

[1] Whistle noise is excluded for OLA noise assessments and included for Living/Dining Room and Sleeping Quarter assessments, where applicable.

[2] Road and Rail noise impacts are to be combined for assessment of OLA impacts.

[3] Residence area Dens, Hospitals, Nursing Homes, Schools, Daycares are also included. During the nighttime period, Schools and Daycares are excluded.

[4] An assessment of indoor noise levels is required only if the criteria in Table 13 are exceeded.

[5] $L_{eq}$ – the energy equivalent sound level, integrated over the time period shown.





### Outdoor Living Areas

Table 19 summarizes the noise mitigation requirements for communal outdoor amenity areas ("Outdoor Living Areas" or "OLAs").

For the assessment of outdoor sound levels, total surface transportation noise is determined by combining road and rail traffic sound levels. Whistle noise from trains is not included in the determination of outdoor sound levels.

**Table 19: NPC-300 OLA Sound Level Criteria for Road and Rail Noise**

| Time Period | OLA Energy Equivalent Sound Level $L_{eq}$ (dBA) | Mitigation Requirements/Warning Clause Recommendations |
|---|---|---|
| Daytime (0700-2300h) | ≤ 55 | • None |
| | 56 to 60 inc. | • Noise barrier OR Type A warning clause |
| | > 60 | • Noise barrier to reduce noise to 55 dBA OR<br>• Noise barrier to reduce noise to 60 dBA and Type B Warning Clause |

### Ventilation and Warning Clauses

Table 20 summarizes recommendations for ventilation where windows would potentially have to remain closed as a means of noise control. Despite implementation of ventilation measures where recommended, if sound levels exceed the guideline limits in Table 13, warning clauses advising future occupants of the potential excesses are also recommended. Warning clauses also apply to OLAs.

**Table 20: NPC-300 Ventilation and Warning Clause Recommendations**

| Assessment Location | Time Period | Energy Equivalent Sound Level – $L_{eq}$ (dBA) | | Ventilation and Warning Clause Recommendations [2] |
|---|---|---|---|---|
| | | Road | Rail [1] | |
| Outdoor Living Area | Daytime (7am to 11pm) | 56 to 60 incl. | | Type A Warning Clause |
| Plane of Window | Daytime (7am to 11pm) | ≤ 55 | | None |
| | | 56 to 65 incl. | | Forced Air Heating with provision to add air conditioning + Type C Warning Clause |
| | | > 65 | | Central Air Conditioning + Type D Warning Clause |
| | Nighttime (11pm to 7am) | 51 to 60 incl. | | Forced Air Heating with provision to add air conditioning + Type C Warning Clause |
| | | > 60 | | Central Air Conditioning + Type D Warning Clause |

Notes:
[1] Whistle noise is excluded from assessment.
[2] Road and Rail noise is combined for determining ventilation and warning clause requirements.





### Building Components

Table 21 provides sound level thresholds which, if exceeded, trigger a requirement for the building shell components (i.e., exterior walls, windows) to be designed accordingly to meet the applicable indoor sound criteria.

**Table 21: NPC-300 Building Component Assessment Requirements**

| Assessment Location | Time Period | Energy Equivalent Sound Level – $L_{eq}$ (dBA) | | Component Requirements |
|---|---|---|---|---|
| | | Road | Rail [1] | |
| Plane of Window | Daytime (7am to 11pm) | > 65 | > 60 | Designed/ Selected to Meet Indoor Requirements [2] |
| | Nighttime (11pm to 7am) | > 60 | > 55 | |
| Notes:<br>[1] Whistle noise is included in assessment.<br>[2] Building component requirements are assessed separately for Road and Rail and then combined for a resultant sound isolation parameter. | | | | |

### Supplementary Criteria

MECP Publication NPC-300 provides sound level criteria for land uses and developments not normally considered to be noise sensitive. This includes educational facilities, places of worship and office spaces. The sound level limits in Table 22 are provided as good practice design objectives.

**Table 22: Supplementary Indoor Sound Level Limits Road and Rail**

| Type of Space | Time Period | Energy Equivalent Sound Level $L_{eq}$ (dBA) – Road | Assessment Location [1] |
|---|---|---|---|
| General offices, reception areas, retail stores, etc. | Daytime (7am to 11pm) | 50 | Indoors |
| Hospitals, schools, nursing/retirement homes, day care centres, theatres, places of worship, libraries, individual or semi-private offices, conference rooms, reading rooms, etc. | Daytime (7am to 11pm) | 45 | Indoors |
| Notes:<br>[1] An assessment of indoor noise levels is required only if the criteria in Table 15 are exceeded. | | | |

#### 6.2.2.2 Durham Region Official Plan

The Durham Region Arterial Corridor Guidelines (dated February 2007) include noise attenuation strategies for arterial roads adjacent to residential areas. The Durham Region guidelines do not prescribe sound level limits; they are focused primarily on road design and attenuation strategies. Therefore, the guidelines have not been re-iterated in this report.

### 6.2.3 Traffic Data and Future Projections

Ultimate annual average daily traffic (AADT) and the percentages of commercial vehicles for Reach Street were obtained from Durham Region Planning and Economic Development Department. A day/night split of 90%/10% was assumed, in accordance with the MECP ORNAMENT document.

Traffic data and calculations are provided for reference in Appendix G. Table 23 summarizes the road traffic volumes used in the analysis.

**Table 23: Summary of Road Traffic Data Used in the Analysis**

| Roadway Link | Ultimate Traffic Volume (AADT) | % Daytime / Nighttime Volume Split [1] | | Commercial Traffic Breakdown | | Vehicle Speed (km/hr) |
|---|---|---|---|---|---|---|
| | | Daytime | Night-time | % Medium Trucks | % Heavy Trucks | |
| Reach Street | 10,000 | 90 | 10 | 4.0% | 6.0% | 60 |
| Notes:<br>[1] Based on ultimate traffic volume data provided by Durham Region. | | | | | | |

### 6.2.4 Predicted Sound Levels

Road traffic sound levels at the proposed development were predicted using Cadna/A, a commercially available noise propagation modelling software. Roadways were modelled as line sources of sound, with sound emission rates calculated using the ORNAMENT algorithms, the road traffic noise model of the MECP. These predictions were validated and are equivalent to those made using the MECP ORNAMENT or STAMSON v5.04 road traffic noise models.

Sound levels were predicted at proposed development using the “receiver” feature of Cadna/A. Sound levels were predicted at the discrete locations representing top floor planes of windows as follows:

- Residential low density – 2nd-storey window, 4.5 m above grade;
- Condominium townhomes – 3rd-storey window, 7.5 m above grade;
- Mid-rise/mixed use – 5th-storey window, 13.5 m above grade; and
- Long term care/mid-rise mixed use – 5th-storey window, 13.5 m above grade.

An at-grade rear-yard receptor was also included at the north end of Block 1, evaluated at a height of 1.5 m above grade





Topographic contours at a resolution of 1 m were obtained from the Ontario GeoHub (based on the Ontario Digital Terrain Model) and used in the assessment, except for the Project site lands that considered the Grading Plan included in Appendix B. Global ground absorption was conservatively considered to be reflective (G = 0).

#### 6.2.4.1 Façade Sound Levels

Predicted sound levels due to road traffic are presented in Table 24 and shown in Figure 16.

**Table 24: Summary of Predicted Transportation Façade Sound Levels**

| Project Building | Maximum Predicted Road Traffic Sound Levels [2] | |
|---|---|---|
| | Daytime, $L_{eq}$ (16-hr), dBA | Nighttime, $L_{eq}$ (8-hr), dBA |
| Block 1 - North (Residential Low Density) | 60 | 54 |
| Block 3 - North (Residential Low Density) | 53 | 47 |
| Block 27 - South (Residential Low Density) | 50 | 44 |
| Block 28 - South (Residential Low Density) | 46 | 39 |
| Block 29 - Northwest (Condo Townhomes) | 57 | 51 |
| Block 29 - Northeast (Condo Townhomes) | 58 | 51 |
| Block 30 - Northwest (Condo Townhomes) | 58 | 51 |
| Block 30 - Northeast (Condo Townhomes) | 58 | 51 |
| Block 31 - Northwest (Mid-Rise, Mixed-Use) | 65 | 58 |
| Block 32 - Northeast (Mid-Rise, Mixed-Use) | 64 | 58 |
| Block 33 - Northwest (Mid-Rise, Mixed-Use) | 65 | 58 |
| Block 33 - Northeast (Mid-Rise, Mixed-Use) | 65 | 58 |
| Block 34 - Northwest (Long Term Care Mid-Rise, Mixed Use) | 65 | 58 |
| Block 34 - Northeast (Long Term Care Mid-Rise, Mixed Use) | 65 | 58 |
| Notes:<br>[1] Building façade road traffic sound levels for daytime and nighttime are shown in Figures 16. | | |

The façade roadway sound levels are predicted to be below the thresholds described in Table 20. Therefore, an assessment of building components is not required. Refer to Section 6.3.1.

#### 6.2.4.2 OLA Sound Levels

The OLAs considered for the proposed development are anticipated to include private backyards of residential low density blocks (Blocks 1 to 28) and common outdoor amenity spaces for mid-rise blocks and condominium townhouses (Blocks 29 to 34).

For this preliminary assessment, the worst-case OLA assessment location in Block 1, situated in close proximity to Reach Street, is shown in Figure 16. The predicted sound level is shown in Table 24. OLA sound levels at Block 1 and other locations within the Project site interior are expected to be lower once the screening effects of the buildings associated with the mid-rise Blocks are taken into account.

**Table 25: Summary of Predicted Outdoor Living Area Sound Levels – Unmitigated**

| Assessment Location | Predicted Daytime Sound Level $L_{eq}$ (16-hr), dBA |
|---|---|
| OLA 01 - Block 1 [1] | 60 |
| Notes:<br>[1] Predicted sound levels at the representative worst-case OLA in the Block. | |

Predicted OLA sound levels at OLA 01 of Block 1 exceeds 55 dBA but is equal to 60 dBA; therefore, warning clauses are recommended. Refer to Section 6.2.5.3.

As building massing and site plans have not yet been developed, OLA locations for Block 29 to 34 cannot be evaluated. The OLAs should be assessed by an Acoustical Consultant later in the planning process, when detailed building massing and concept plans are developed. Based on predicted transportation sound levels in this assessment, it is predicted that roadway noise can feasibly be controlled to meet applicable limits. Warning clauses may also be warranted.

### 6.2.5 Noise Control Measures

#### 6.2.5.1 Façade Assessment

An assessment of indoor noise levels is not required because façade sound levels due to road traffic do not exceed 65 dBA during daytime hours or 60 dBA during nighttime hours at any project locations.

Exterior wall and window (glazing) assemblies meeting the minimum non-acoustical requirements of the Ontario Building Code (OBC) are expected to be sufficient to meet the indoor sound level guidelines of the MECP.

#### 6.2.5.2 Ventilation and Warning Clause Requirements

The sound level triggers for warning clauses are summarized in Table 20. Where recommended, the warning clauses should be included in agreements registered on Title for the residential units and included in all agreements of purchase and sale or lease and all rental agreements.





Based on the predicted façade sound levels, an MECP Type C warning clause and the provision for installing air conditioning at a later date is recommended for residential units in Block 1, and Blocks 29 to 34. Transportation-related ventilation provisions and warning clause are not predicted to be required for other locations within the proposed development.

Ventilation and warning clause recommendations are summarized in Appendix A.

#### 6.2.5.3 OLA Mitigation and Warning Clause Recommendations

An MECP Type A warning clause is recommended for residential units in Block 1.

OLA mitigation and warning clause recommendations should be reviewed at later stages in the planning process once detailed plans for the Project site are developed.

## 6.3 Summary of Noise Conclusions and Recommendations

The potential for noise impacts on the Project site have been assessed. Based on the results of our studies:

- SLR staff completed site visits to the Project site and surrounding area on July 11, 2025 and December 9, 2025. The ambient acoustic environment of the Project site and surrounding area was dominated by road traffic along Reach Street during daytime hours.
- Stationary source sound levels were assessed against the MECP NPC-300 Class 2 Area guideline limits, based on either minimum exclusion limits or existing ambient sound levels from roadway traffic.
- Stationary sounded level from the surrounding commercial and industrial facilities are predicted to meet applicable guideline limits within the Project site at all locations.
- The 2.4 m high acoustic barrier should be designed to meet the requirements outlined in Section 6.1.8 and Appendix A.
- An MECP Type E warning clause informing occupants of the proximity of the proposed development to surrounding commercial and industrial facilities is recommended for some Blocks as outlined in Section 6.1.8 and Appendix A.
- Future studies will be required to assess potential noise and vibration from Block 42 and Block 43 industrial uses onto the sensitive portions of the Project site. Design considerations and recommendations are provided in Section 6.1.7.
- An MECP Type C noise warning clause is recommended for Block 1, and Block 29 to 34 as outlined in Section 6.2.5 and Appendix A.
- An MECP Type A warning clause is recommended for residential units in Block 1 of the proposed development, as outlined in Section 6.3.3 and Appendix A.

# 7.0 Environmental Vibration Assessment

## 7.1 Industrial (Stationary) Sources

There are no existing or proposed significant industrial vibration sources, such as large stamping presses or forges, within 75 m of the Project site.

Most vacant industrial lots are more than 75 m away from the Project site. The proposed Prestige Industrial lands (Block 42) include only a few uses that could potentially include sources of vibration in the future, including Manufacturing, Processing, Assembly or Fabrication Plants.

Any future industries which may sources of vibration with the potential to impact the sensitive areas of the Project site will be able to incorporate vibration isolation into their design so that applicable vibration limits are met at the receptors. These measures should be determined through studies to be completed at future stages in the planning and design process, once lots and proposed uses are developed for Block 42.

## 7.2 Transportation Sources

As the closest active railway is located approximately 8.5 km from the Project site, a detailed vibration assessment is not warranted. This aligns with guidance in the Federation of Canadian Municipalities/Rail Association of Canada (FCM/RAC) guidelines that indicates a detailed assessment is typically not required at proposed development distances exceeding 75 m from the nearest source of vibration (i.e., rail tracks carrying locomotives).

Vibration levels from transportation-related vibration sources are not anticipated to exceed applicable guideline limits, and a detailed assessment is not required.

# 8.0 Conclusions

SLR Consulting (Canada) Ltd. (SLR), was retained by 2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments, to conduct a Land Use Compatibility/Mitigation Assessment focusing on air quality, odour, dust, noise, and vibration in support of Zoning By-law Amendment (ZBA) and Plan of Subdivision (DPOS) planning applications for the proposed development. The development site is located at 1520, 1540, 1580 Reach Street in Port Perry, Ontario (the Project site).

A Terms of Reference (ToR) was prepared for the Township of Scugog prior to commencing this Land Use Compatibility assessment. This assessment is intended to address the ToR for Land Use Compatibility/Mitigation, Air Quality and Odour, Noise Impact, and Vibration Studies.

This assessment has considered:

- Industrial air quality, odour, and dust emissions;
- Industrial/ commercial noise and vibration; and
- Transportation-related noise and vibration.

The assessment has included a review of air quality and noise emissions from industrial facilities in the area.

The Project site has been designed in considerations of nearby employment land uses.

A berm and barrier are included at the southwest area of the Project site to improve the physical separation between the existing industrial uses to the south and the proposed residential components of the proposed development.

## 8.1 Air Quality Conclusions

Based on potential for fugitive odour emissions from the Durham Region Waste Management facility, it is recommended that a warning clause and receptor based physical mitigation measures be included in the architectural design of Block 33. The mitigation measures include strategic location of fresh air intakes facing away from the Durham Region Waste Management facility, provisions for installation of carbon and MERV rated filters, and positive pressurization of the building(s). A summary of the mitigation measures and the recommended warning clause is provided in Appendix A. With the inclusion of the berm and barrier, receptor-based mitigation measures, and warning clauses, the Project site is anticipated to be compatible with the surrounding land uses from an air quality perspective.

## 8.2 Noise and Vibration Conclusions

The potential for noise impacts on the Project site has also been assessed. Based on the results of the assessment, and with the design of berm/barrier, sound levels from the surrounding commercial/industrial facilities are predicted to meet applicable MECP Publication NPC-300 guideline limits at all Project site locations. A Type E warning clause is recommended for some Blocks as the Project site is located in proximity to stationary noise sources. With respect to transportation noise, ventilation provisions and warning clauses are recommended at some locations. Acoustic barriers may be required for outdoor living areas when future plans are available. Overall, future studies are recommended one building massing and lotting fabric are further developed. Mitigation measures can be secured as part of conditions required for future planning approvals, such as Site Plan Approval. A summary of the noise-related mitigation measures and the warning clauses is provided in Appendix A.

## 8.3 Overall Conclusions

Proposed employment (industrial) land uses at the west side of the Project site should be assessed at future stages in the planning process, and designed to minimize potential for air quality, dust, odour, noise and vibration impacts to the sensitive land uses within the proposed development. Facilities on Blocks 42 and 43 may also require MECP permits. Preliminary recommendations and considerations are outlined in this report, and include maximizing setback distance, appropriate building design, equipment selection and inclusion of appropriate mitigation measures if required.

The Project site will not affect the ability for industrial facilities to obtain or maintain compliance with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines. The requirements of MECP Guideline D-6, Ontario Regulation 419/05, and Publication NPC-300 are met. As the applicable policies and guidelines are met, the proposed development is:

- Unlikely to result in increased risk of complaint and nuisance claims;
- Unlikely to result in operational constraints for the major facilities; and
- Unlikely to result in constraints on major facilities to reasonably expand, intensify or introduce changes to their operations.





# 9.0 Closure

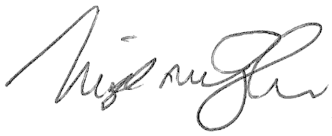
Should you have questions on the above report, please contact the undersigned.

Regards,

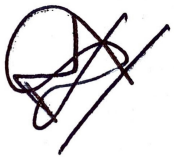
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Air Quality Scientist



**Nigel Taylor, M.Sc., EP**
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**Sabah Ersum, M.Eng.**
Acoustics Consultant




**Keni Mallinen, M.A.Sc, P.Eng.**
Senior Acoustics Engineer




**R.L. Scott Penton, P.Eng.**
Principal Engineer

# 10.0 References

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# Figures

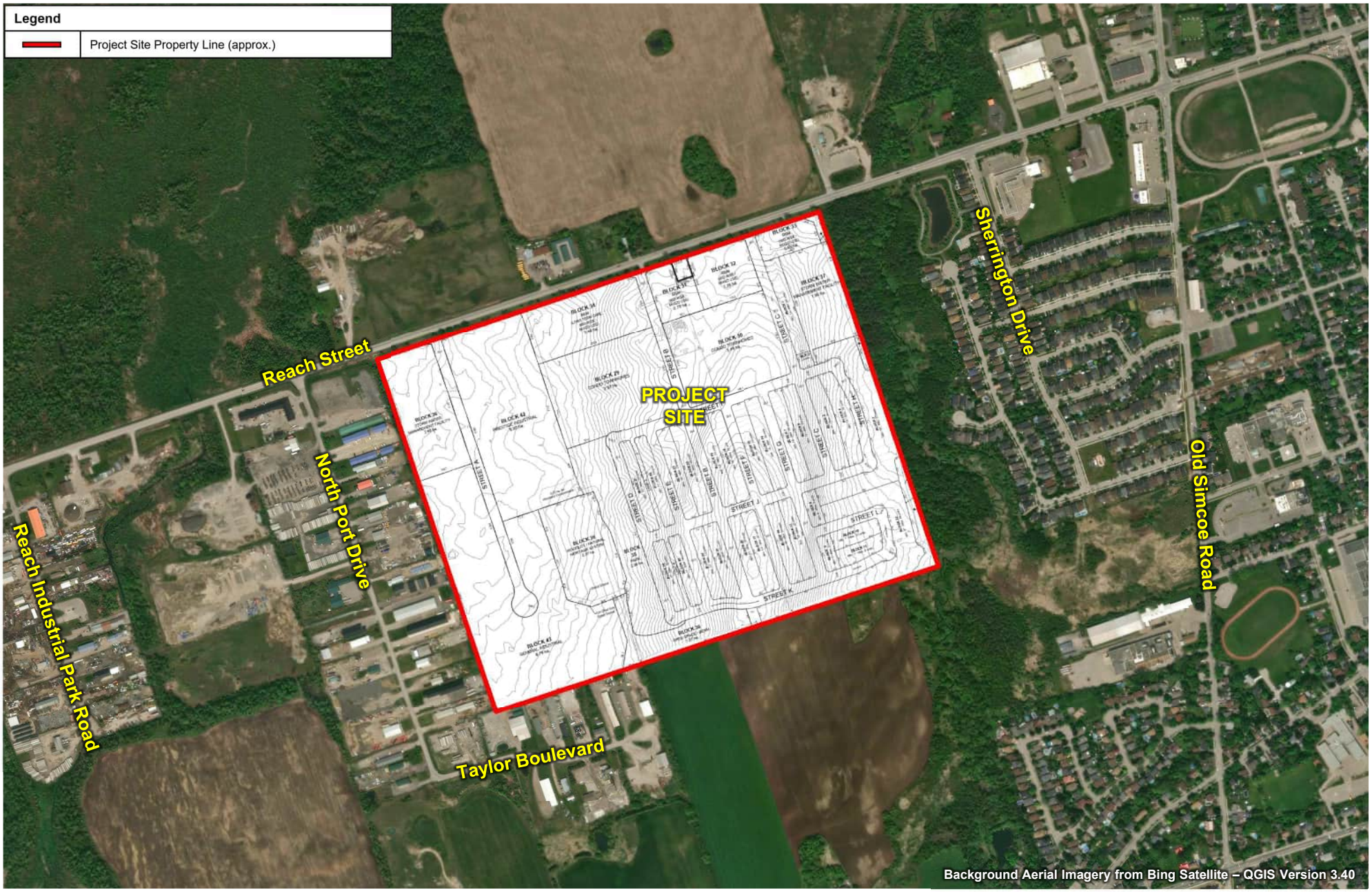
## Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

SITE AND CONTEXT PLAN

True North

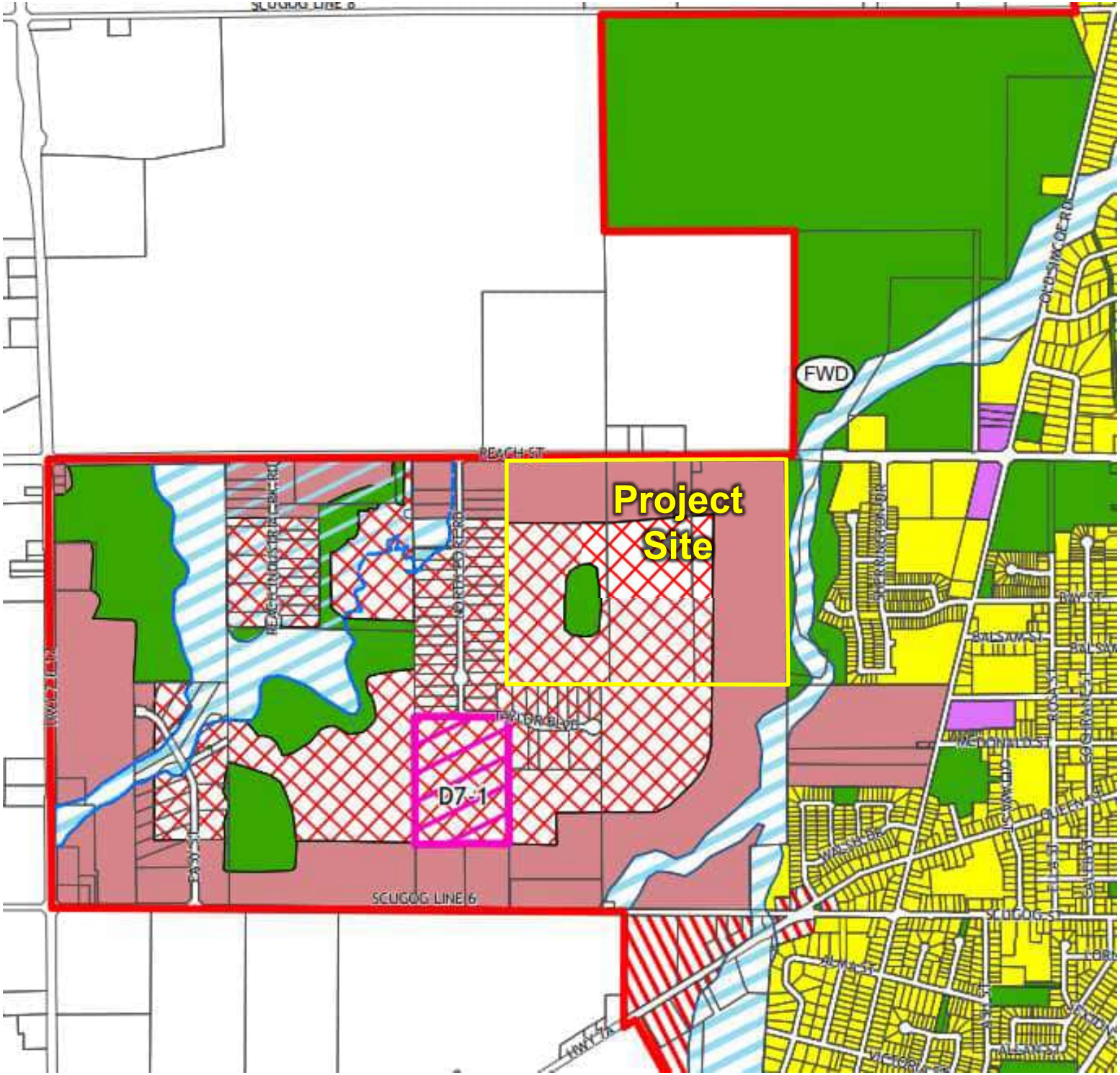
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Date: Mar. 26, 2026 Rev. 0

Project No.: 241.032129.00001

Figure No. 1

SLR




## LEGEND

- RESIDENTIAL
- MAIN CENTRAL AREA
- COMMUNITY COMMERCIAL
- CORRIDOR COMMERCIAL
- GATEWAY REGENERATION AREA
- NEIGHBOURHOOD COMMERCIAL
- FWD FORMER WASTE DISPOSAL SITE
- PRESTIGE INDUSTRIAL
- GENERAL INDUSTRIAL
- HAZARD LANDS
- OPEN SPACE
- FLOODLINE
- PORT PERRY URBAN AREA BOUNDARY
- FUTURE ELEMENTARY SCHOOL

True North

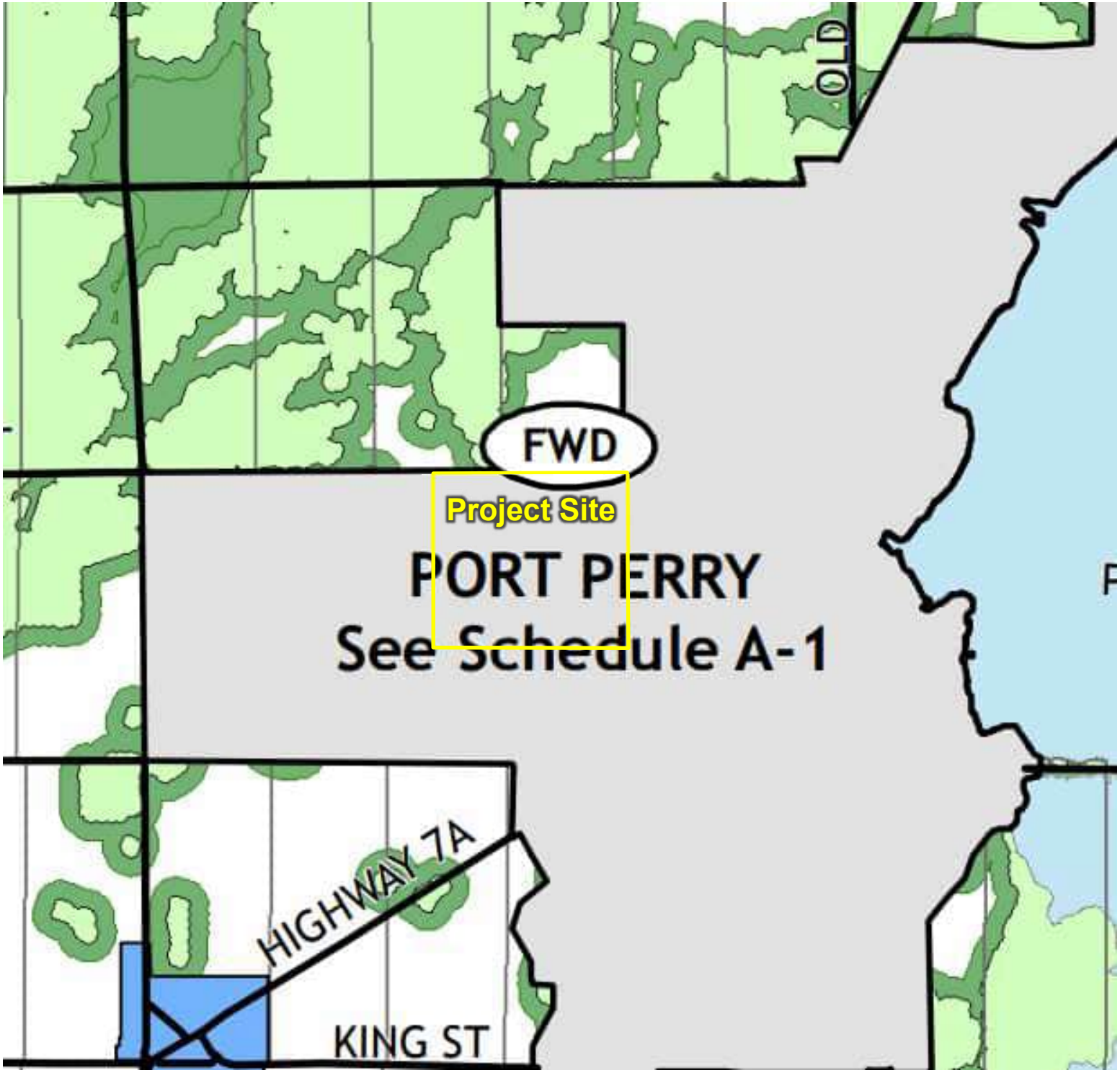
**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

TOWNSHIP OF SCUGOG
OFFICIAL PLAN SCHEDULE A-1
PORT PERRY URBAN AREA
LAND USE

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| Project No.: 241.032129.00001 | | |

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LEGEND

RURAL SYSTEM

- AGRICULTURAL
- HAMLET
- SHORELINE
- RESIDENTIAL CLUSTERS
- MINERAL AGGREGATE EXTRACTION
- OPEN SPACE

GREENLANDS SYSTEM

- NATURAL CORE AREA
- NATURAL LINKAGE AREA
- OAK RIDGES MORAINE BOUNDARY
- ORM AGGREGATE AREA
- ORM COUNTRYSIDE AREA
- ORM NATURAL CORE AREA
- ORM NATURAL LINKAGE AREA
- RAILWAY
- FIRST NATION LANDS
- PORT PERRY URBAN AREA
- FWD FORMER WASTE DISPOSAL SITE

True North

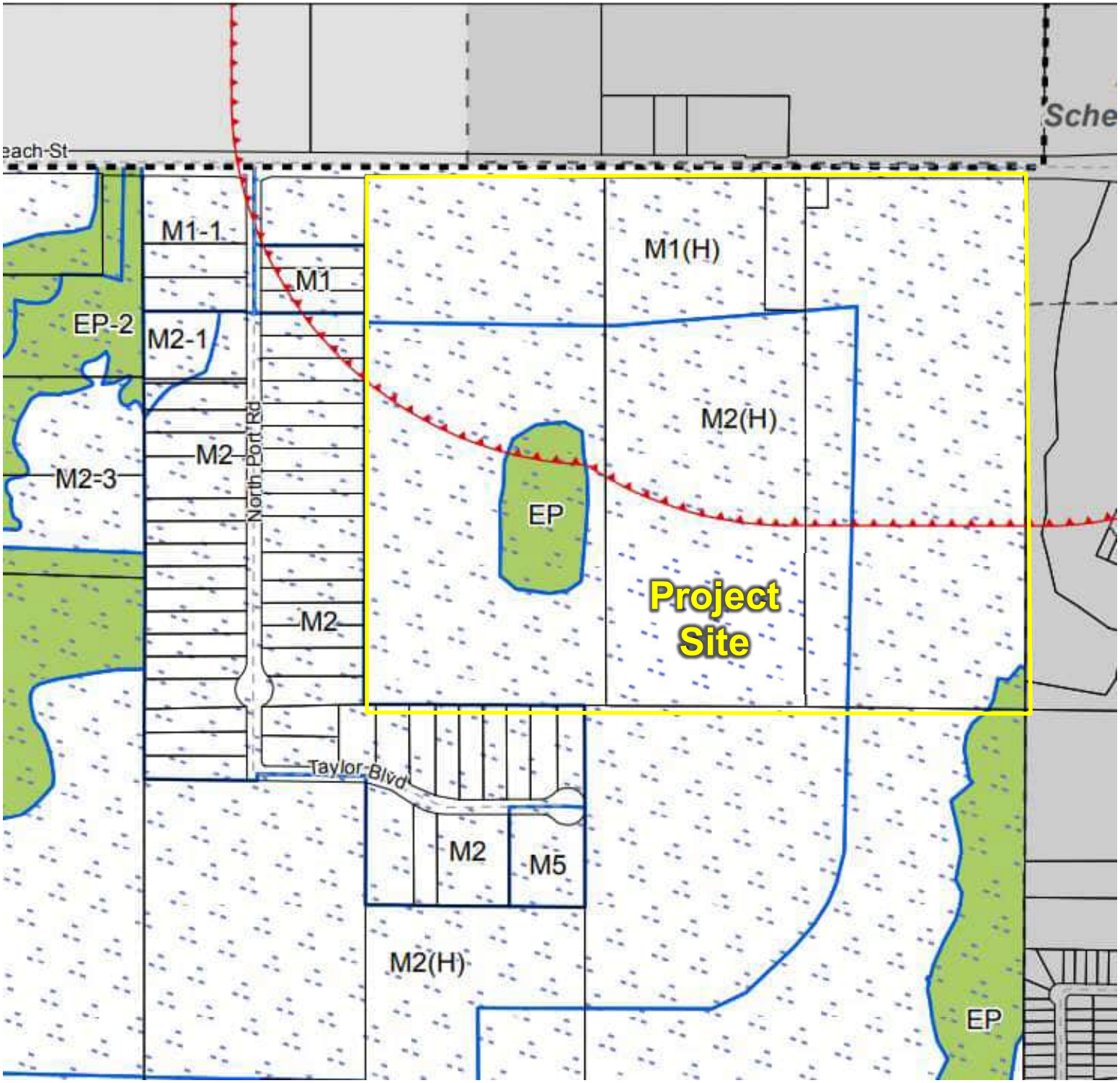
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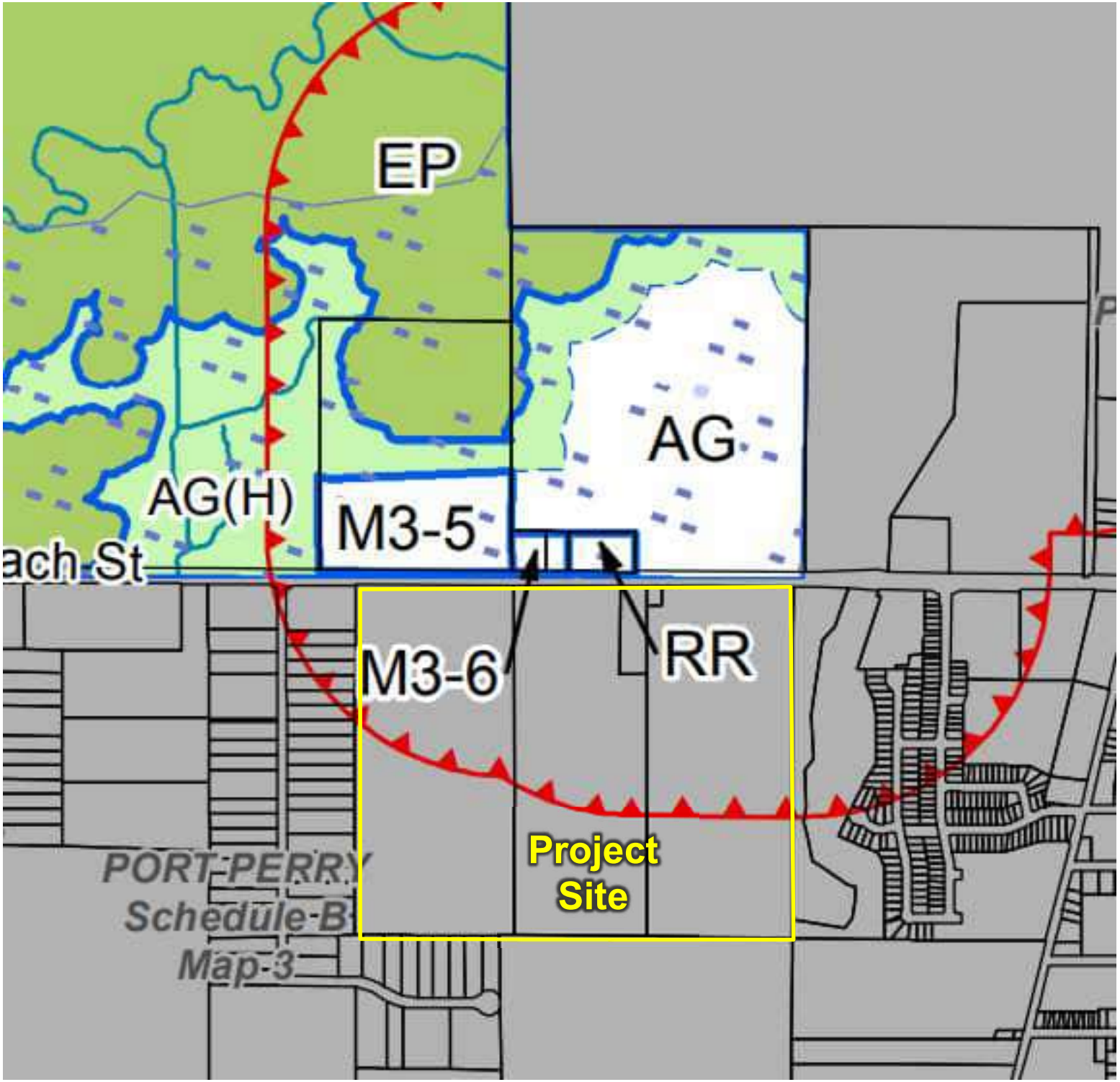
1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

TOWNSHIP OF SCUGOG OFFICIAL PLAN SCHEDULE A PORT PERRY RURAL AREA LAND USE

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| Date: Mar. 26, 2026 | Rev. 0 | Figure No. **2b** |
| Project No.: 241.032129.00001 | | |

SLR


Zones
EP Environmental Protection
R3 Urban Partial Service Residential
C4 Highway Commercial
M1 Prestige Industrial
M2 General Industrial
M5 Waste Disposal Industrial
CF Community Facility
(H) Holding
Sche
each St
M1-1
M1
EP-2
M2-1
M2
M2-3
North Port Rd
M1(H)
M2(H)
EP
Project Site
M2
Taylor Blvd
M2
M5
M2(H)
EP
True North
2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS
1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO
TOWNSHIP OF SCUGOG
ZONING BY-LAW 14-14
PORT PERRY SCHEDULE B
MAP 3
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Date: Mar. 26, 2026
Rev. 0
Figure No.
3a
Project No.:
241.032129.00001
SLR




**Zones**

| | |
|---|---|
| **RE** | Recreational |
| **C6** | Rural Commercial |
| **M2** | General Industrial |
| **M3** | Rural Industrial |
| **CF** | Community Facility |
| **(H)** | Holding |
| **AG** | Agricultural |
| **EP** | Environmental Protection |
| **RR** | Rural Residential |

True North

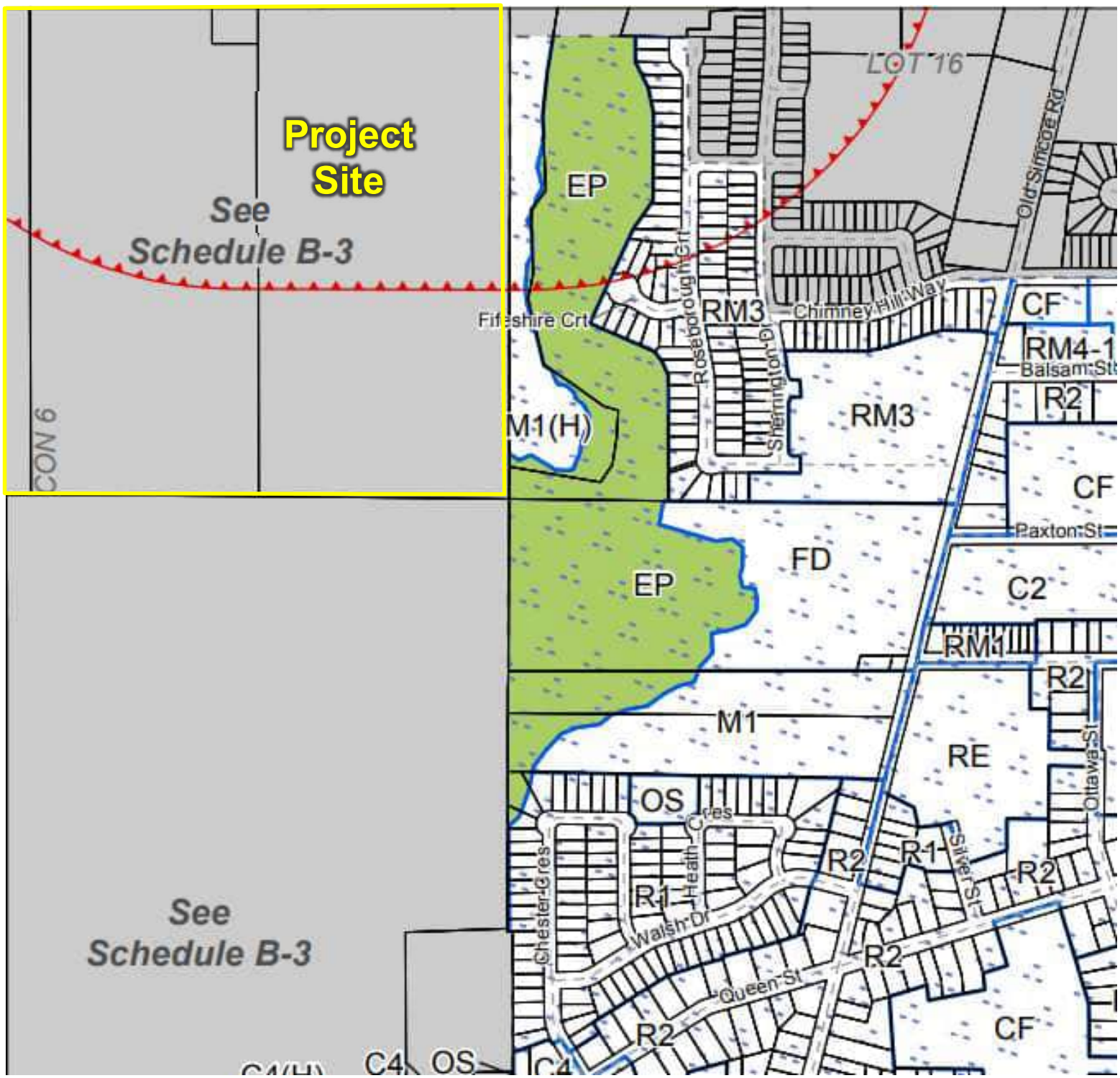
**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

TOWNSHIP OF SCUGOG
ZONING BY-LAW 14-14
PORT PERRY SCHEDULE A
MAP 4

| | | |
|---|---|---|
| Scale: n/a | | METRES |
| Date: Mar. 26, 2026 | Rev. 0 | Figure No. **3b** |
| Project No.: 241.032129.00001 | | |

SLR




## Zones

| | |
|---|---|
| EP | Environmental Protection |
| RE | Recreational |
| R1 | Urban Residential Type One |
| R2 | Urban Residential Type Two |
| R3 | Urban Partial Service Residential |
| RM1 | Urban Residential Multiple Type One |
| RM2 | Urban Residential Multiple Type Two |
| RM3 | Urban Residential Multiple Type Three |
| RM4 | Urban Residential Multiple Type Four |
| C1 | Neighbourhood Commercial |
| C2 | Community Commercial |
| C3 | Main Central Commercial |
| C4 | Highway Commercial |
| C5 | Corridor Commercial |
| C7 | Tourist Commercial |
| M1 | Prestige Industrial |
| CF | Community Facility |
| OS | Open Space |
| FD | Future Development |
| (H) | Holding |

True North

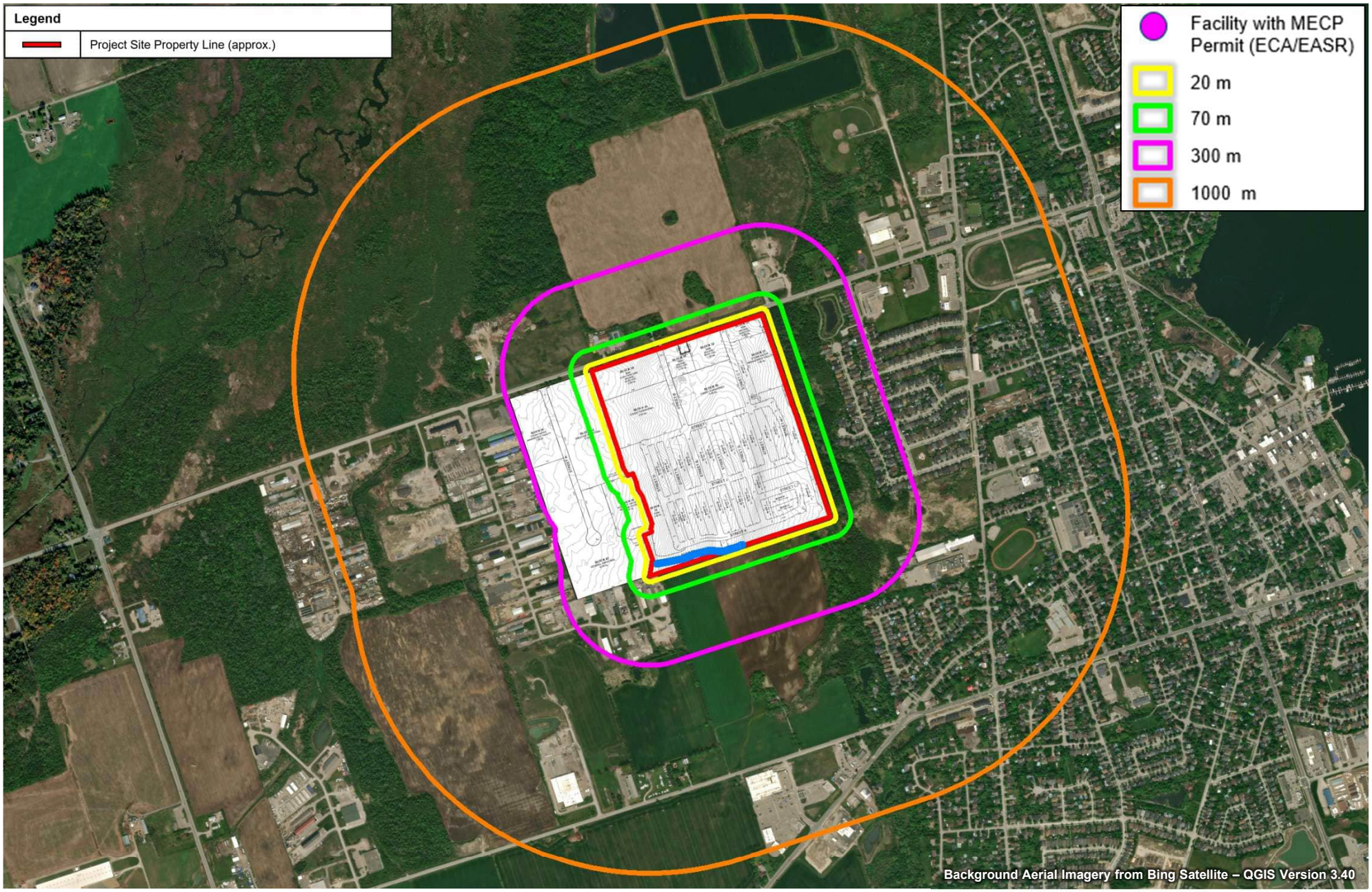
**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

TOWNSHIP OF SCUGOG
ZONING BY-LAW 14-14
PORT PERRY SCHEDULE B
MAP 4

| | | |
|---|---|---|
| Scale: n/a | | METRES |
| Date: Mar. 26, 2026 | Rev. 0 | Figure No. 3c |
| Project No.: 241.032129.00001 | | |

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

GUIDELINE D-6 SEPARATION DISTANCES TO 1,000 METRES

True North

Scale: 1:17,500

METRES

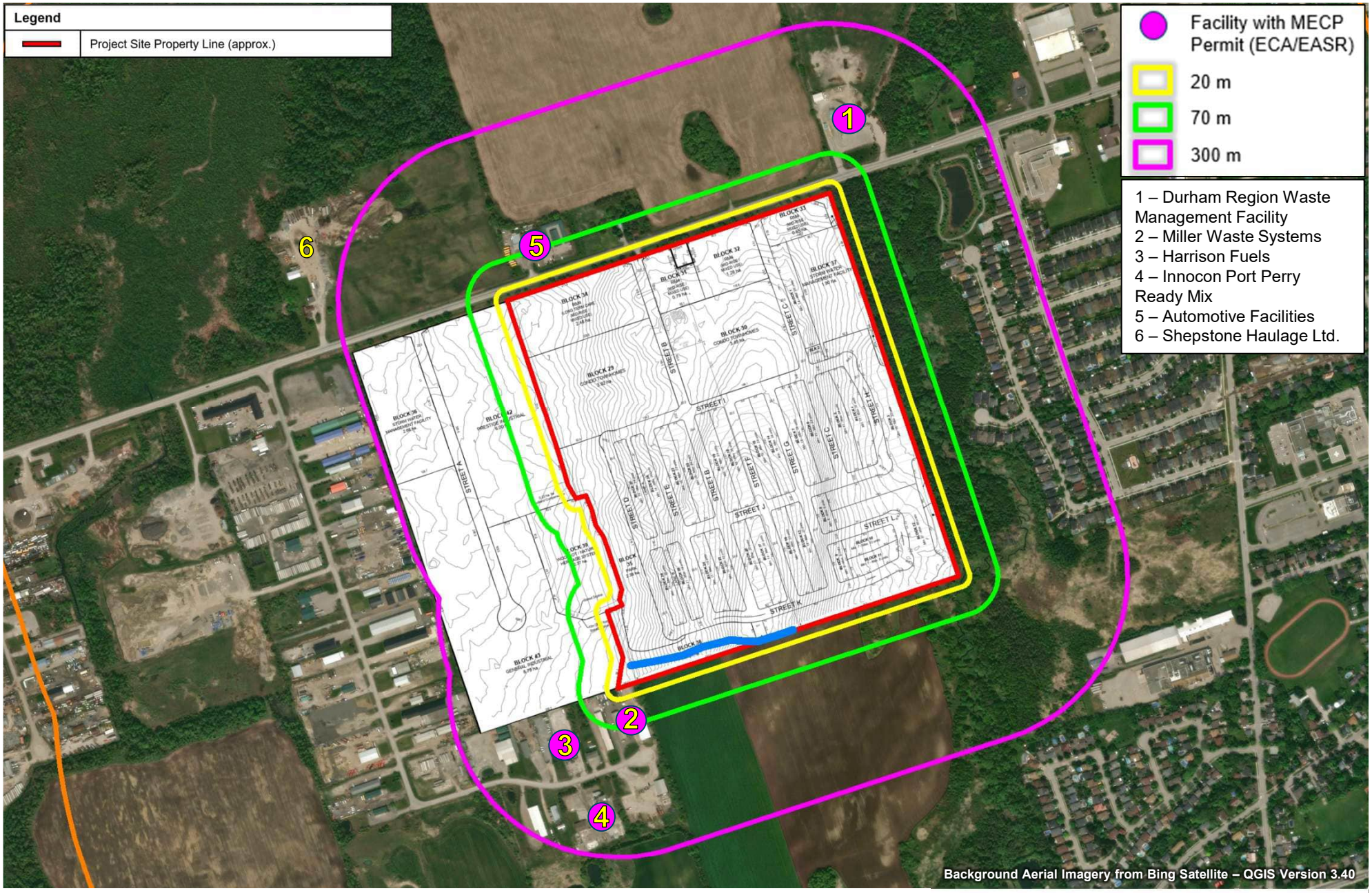
Date: Mar. 26, 2026

Rev. 0

Project No.: 241.032129.00001

Figure No. **4a**

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

GUIDELINE D-6 SEPARATION DISTANCES TO 300 METRES

True North

Scale: 1:9,250

METRES

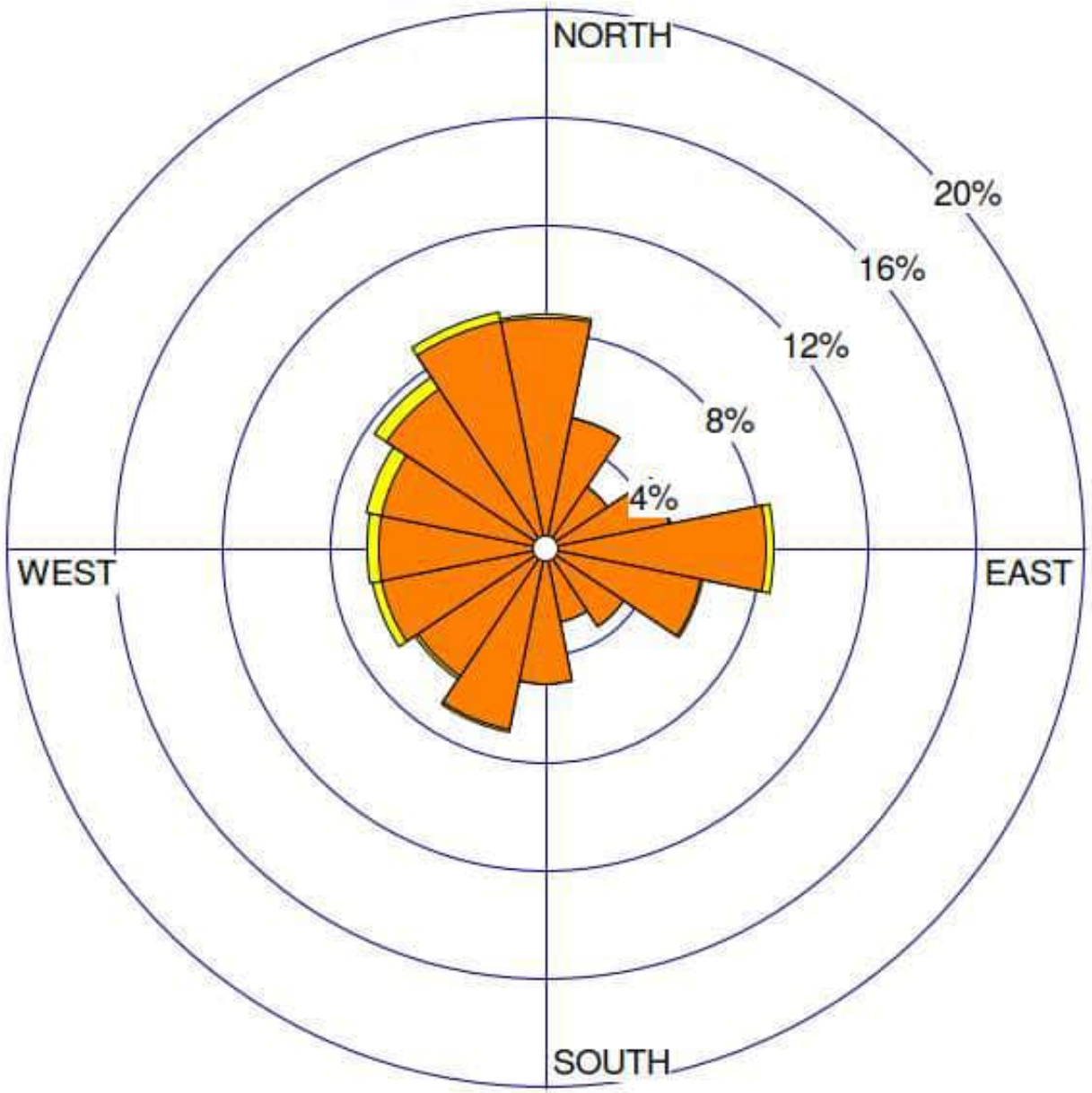
Date: Mar. 26, 2026

Rev. 0

Project No.: 241.032129.00001

Figure No. **4b**

SLR




WIND SPEED
(m/s)

>= 8.33

0.10 - 8.33

Calms: 3.93%

True North

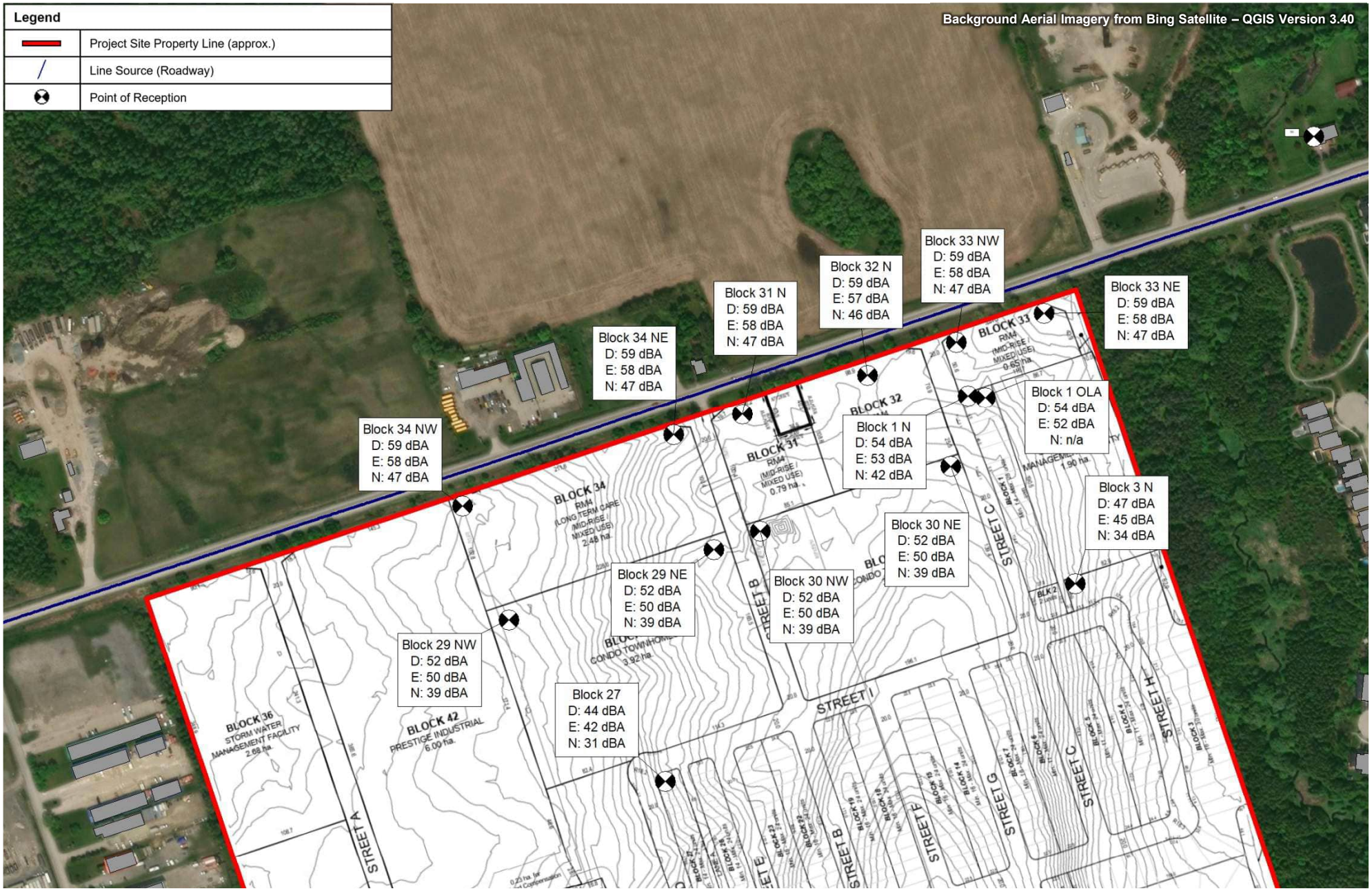
**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

WIND FREQUENCY DISTRIBUTION DIAGRAM (WIND ROSE) OSHAWA 2010-2021

| | | |
|---|---|---|
| Scale: n/a | | METRES |
| Date: Mar. 26, 2026 | Rev. 0 | Figure No. **5** |
| Project No.: 241.032129.00001 | | |

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

PREDICTED AMBIENT SOUND LEVELS DUE TO ROAD TRAFFIC – MINIMUM DAYTIME, EVENING AND NIGHTTIME HOURS

True North

Scale: 1:4,750

METRES

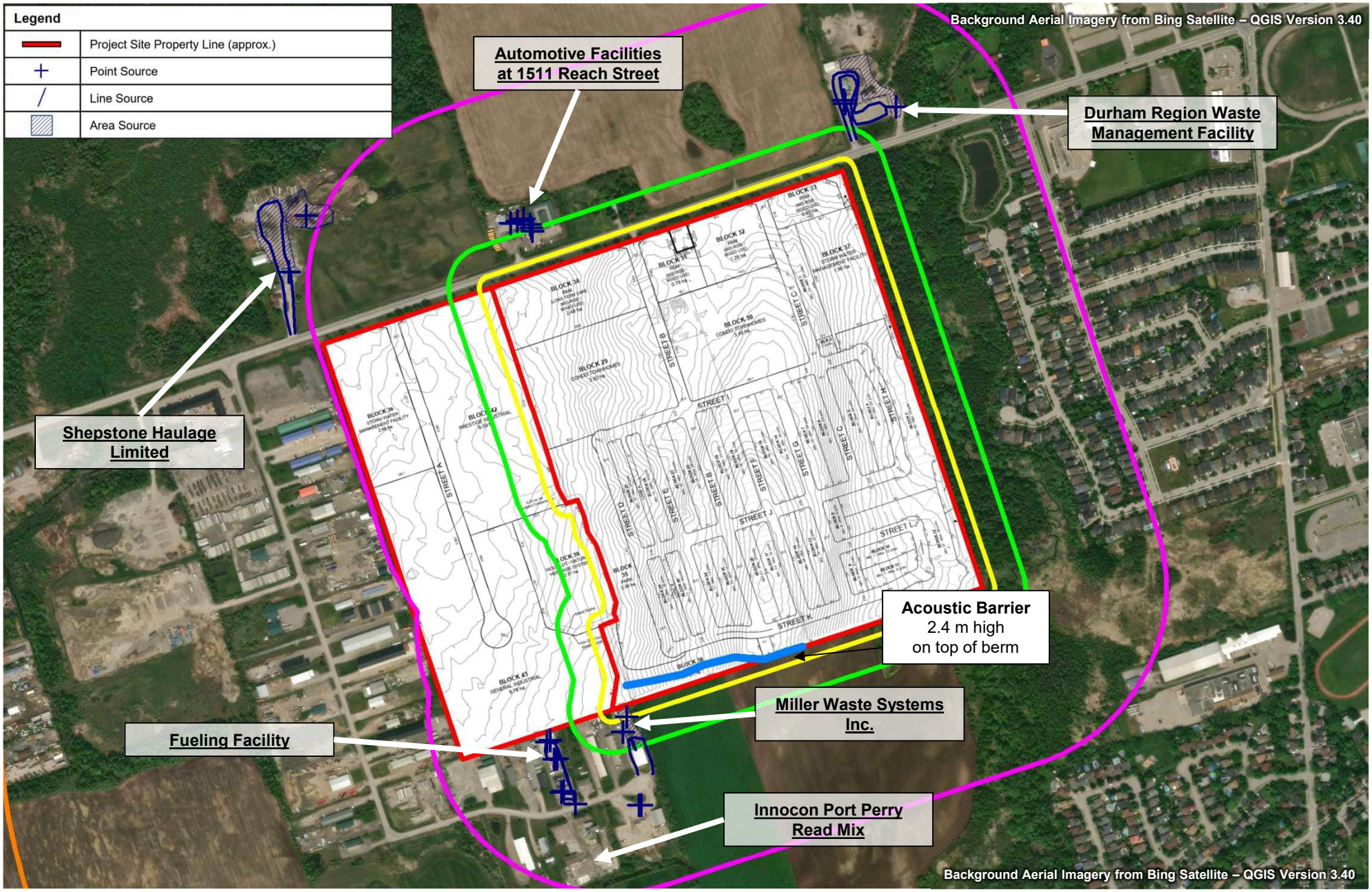
Date: Mar. 26, 2026

Rev. 0

Project No.: 241.032129.00001

Figure No. **6**

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

STATIONARY NOISE SOURCE LOCATIONS – SURROUNDING COMMERCIAL/INDUSTRIAL LANDS

True North

Scale: 1:8,500

METRES

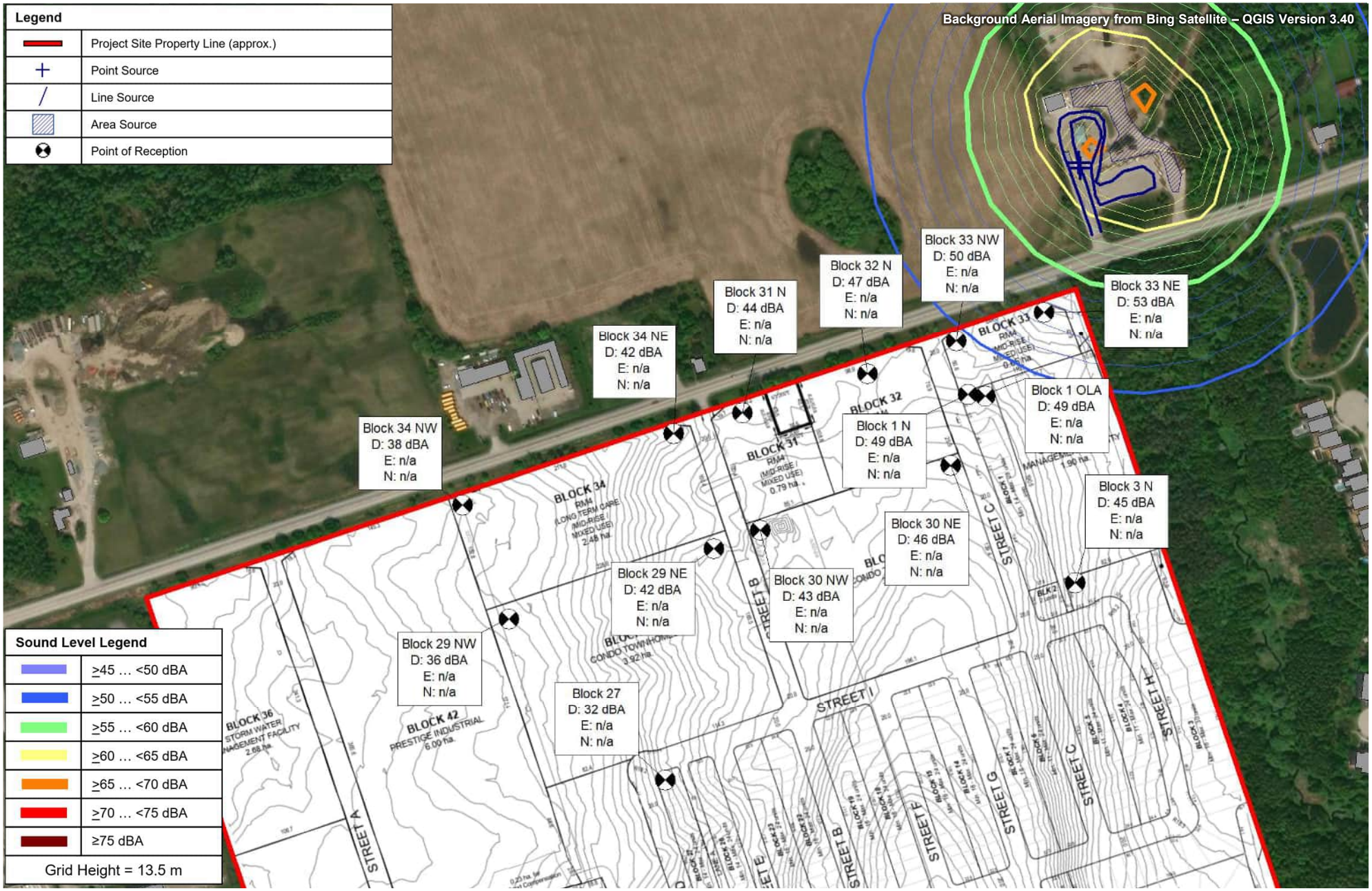
Date: Mar. 26, 2026

Rev. 0

Project No.: 241.032129.00001

Figure No. **7**

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

PREDICTED STATIONARY SOURCE SOUND LEVELS – DURHAM REGION WASTE MANAGEMENT FACILITY – NON-IMPULSIVE (CONTINUOUS) SOURCES

True North

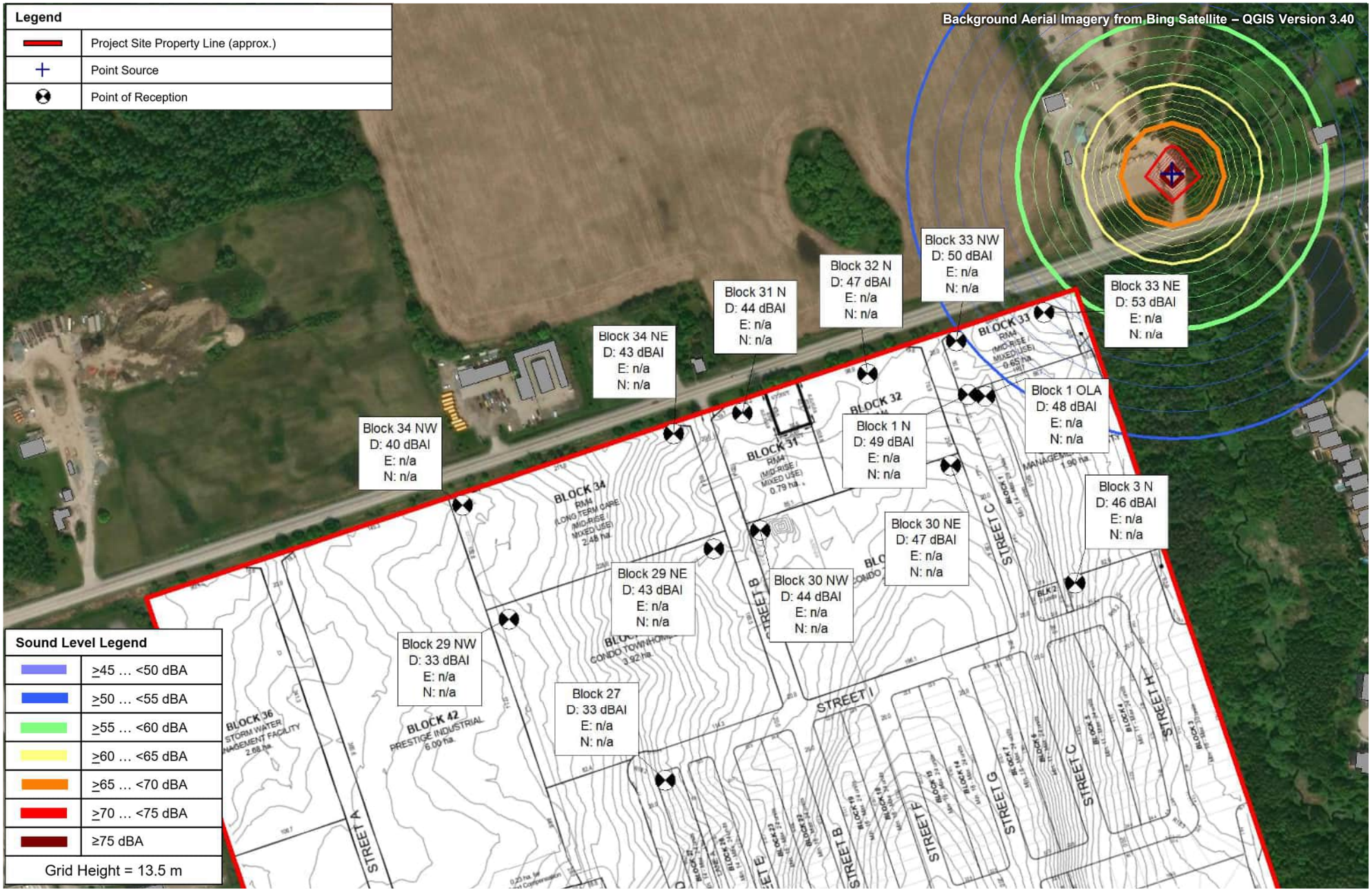
Scale: 1:4,750 METRES

Date: Mar. 26, 2026 Rev. 0

Project No.: 241.032129.00001

Figure No. **8**

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

PREDICTED STATIONARY SOURCE SOUND LEVELS – DURHAM REGION WASTE MANAGEMENT FACILITY – IMPULSIVE SOURCES

True North

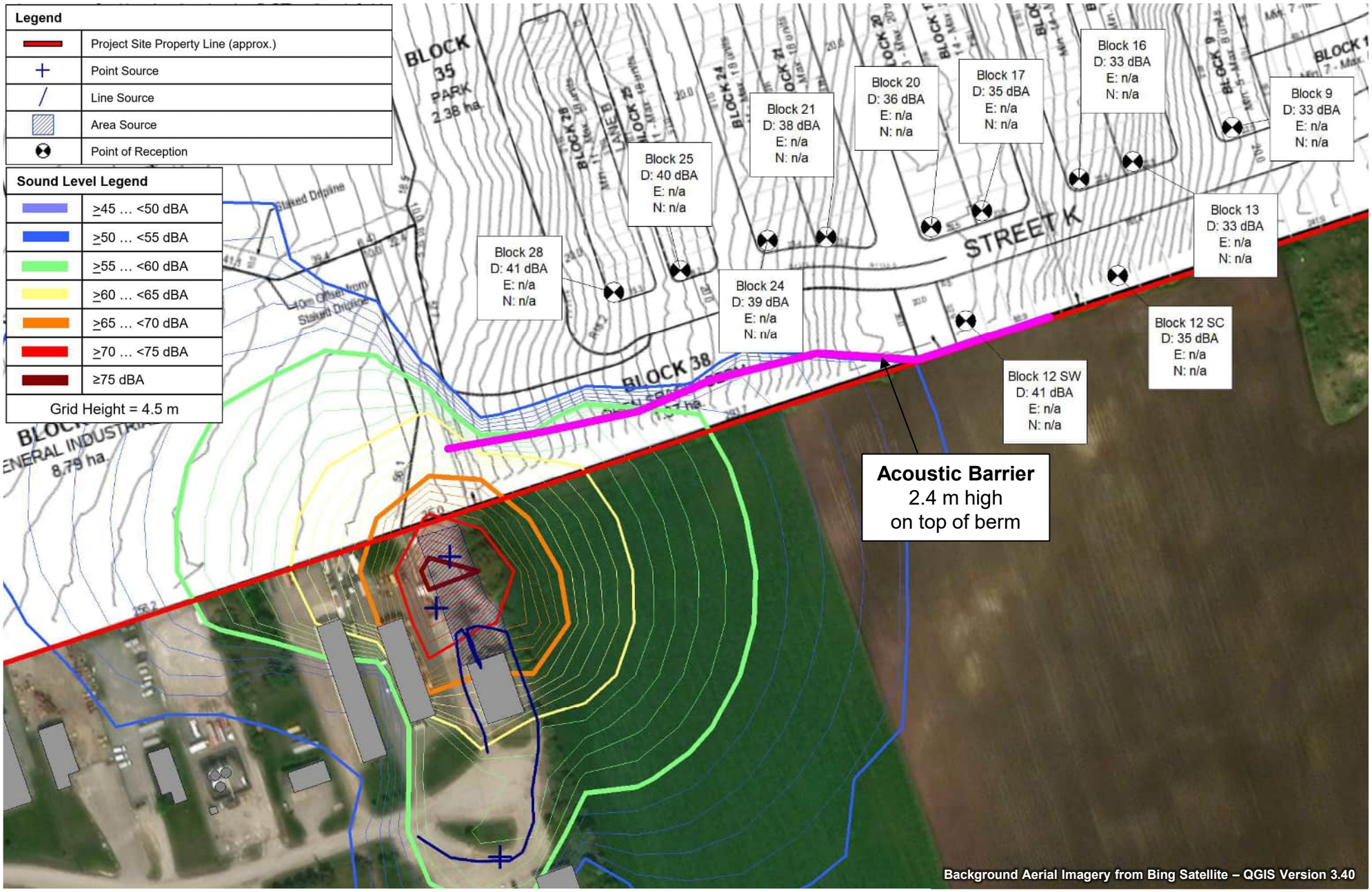
Scale: 1:4,750 METRES

Date: Mar. 26, 2026 Rev. 0

Project No.: 241.032129.00001

Figure No. **9**

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

PREDICTED STATIONARY SOURCE SOUND LEVELS – MILLER WASTE SYSTEMS INC. – NON-IMPULSIVE (CONTINUOUS) SOURCES

True North

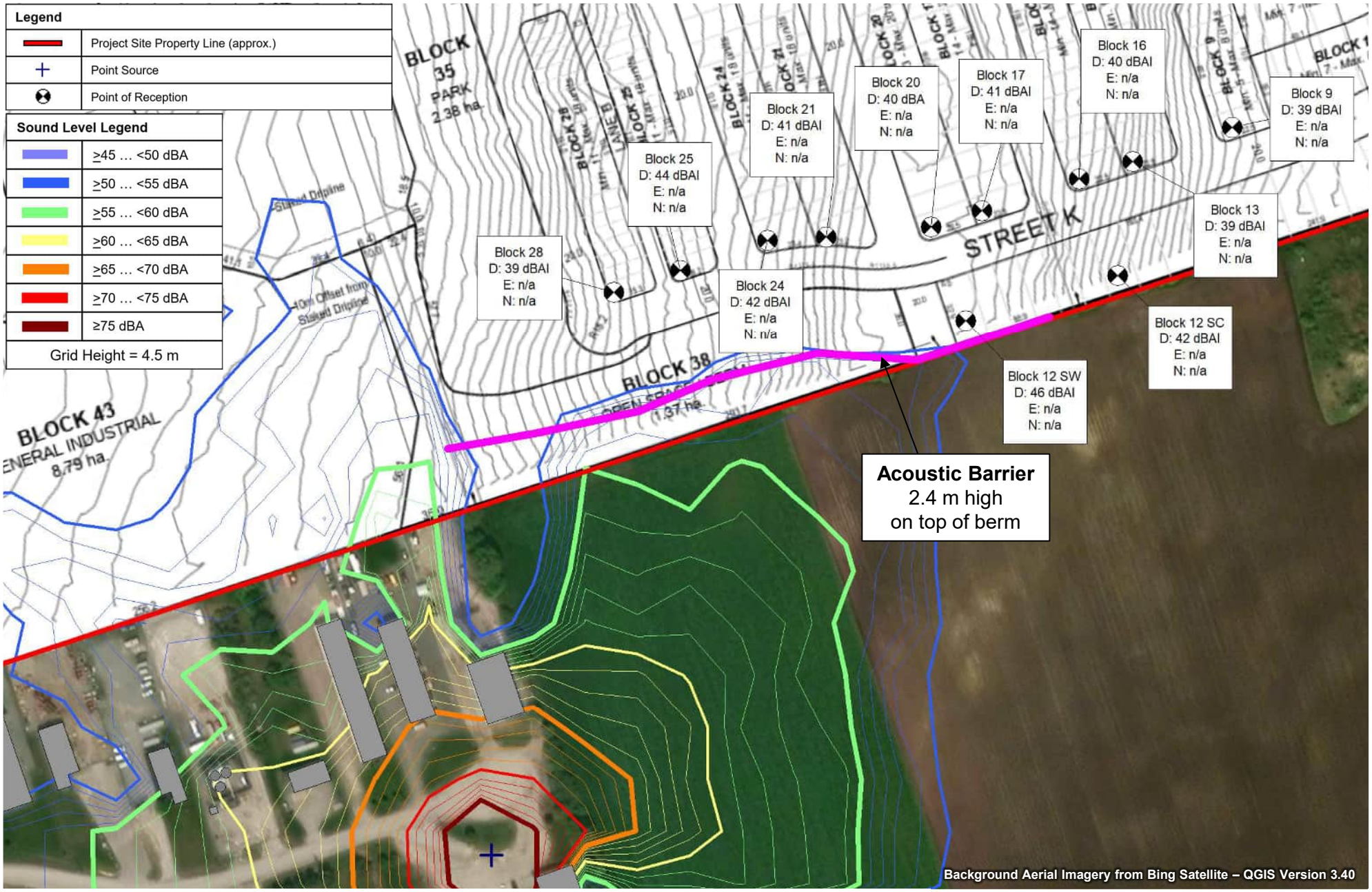
Scale: 1:2,500 METRES

Date: Mar. 26, 2026 Rev. 0

Project No.: 241.032129.00001

Figure No. **10**

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

PREDICTED STATIONARY SOURCE SOUND LEVELS – MILLER WASTE SYSTEMS INC. – IMPULSIVE SOURCES

True North

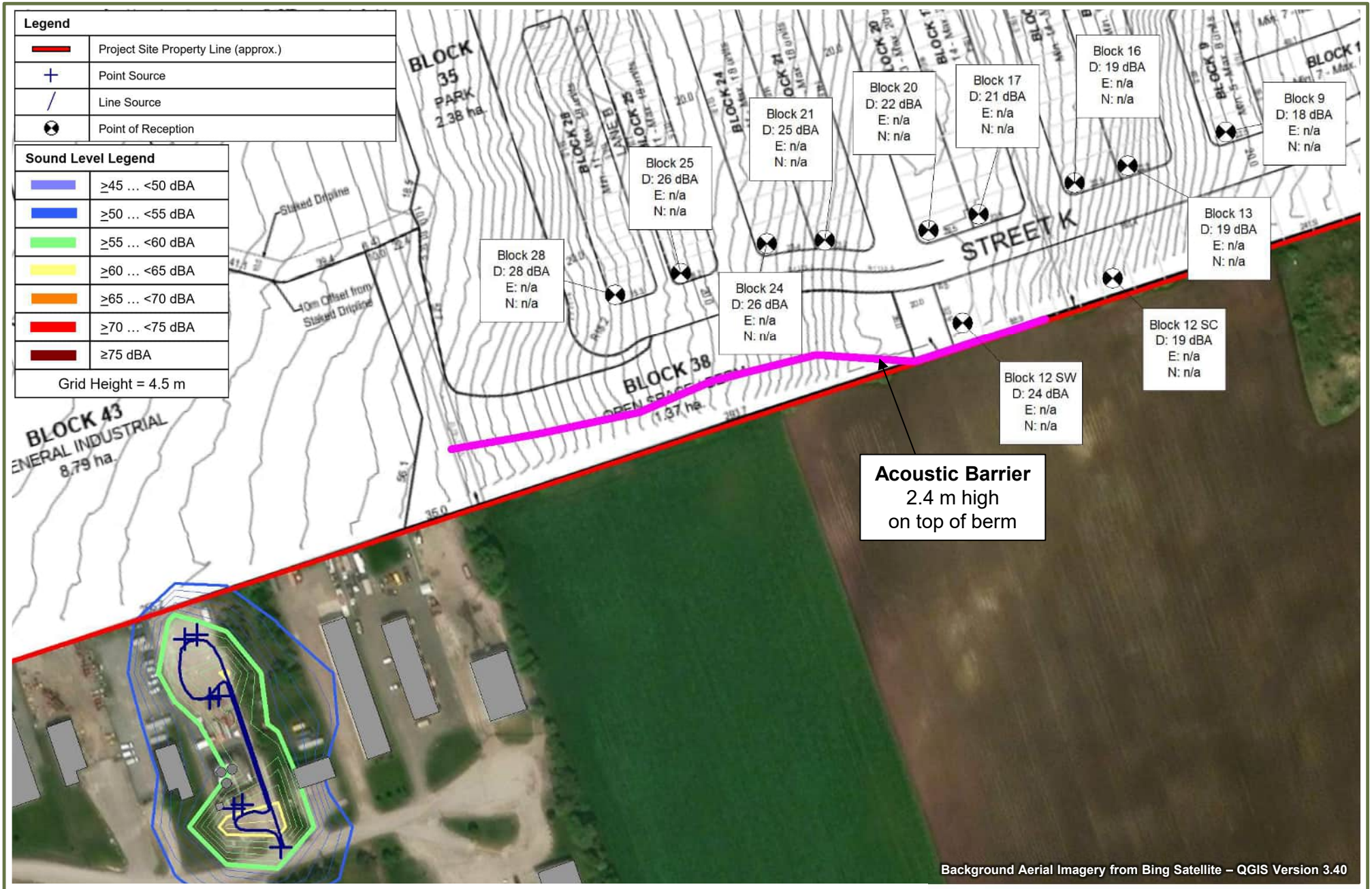
Scale: 1:2,500 METRES

Date: Mar. 26, 2026 Rev. 0

Project No.: 241.032129.00001

Figure No. **11**

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

PREDICTED STATIONARY SOURCE SOUND LEVELS – FUELING FACILITY, 38 TAYLOR BOULEVARD – NON-IMPULSIVE (CONTINUOUS) SOURCES

True North

Scale: 1:2,500

METRES

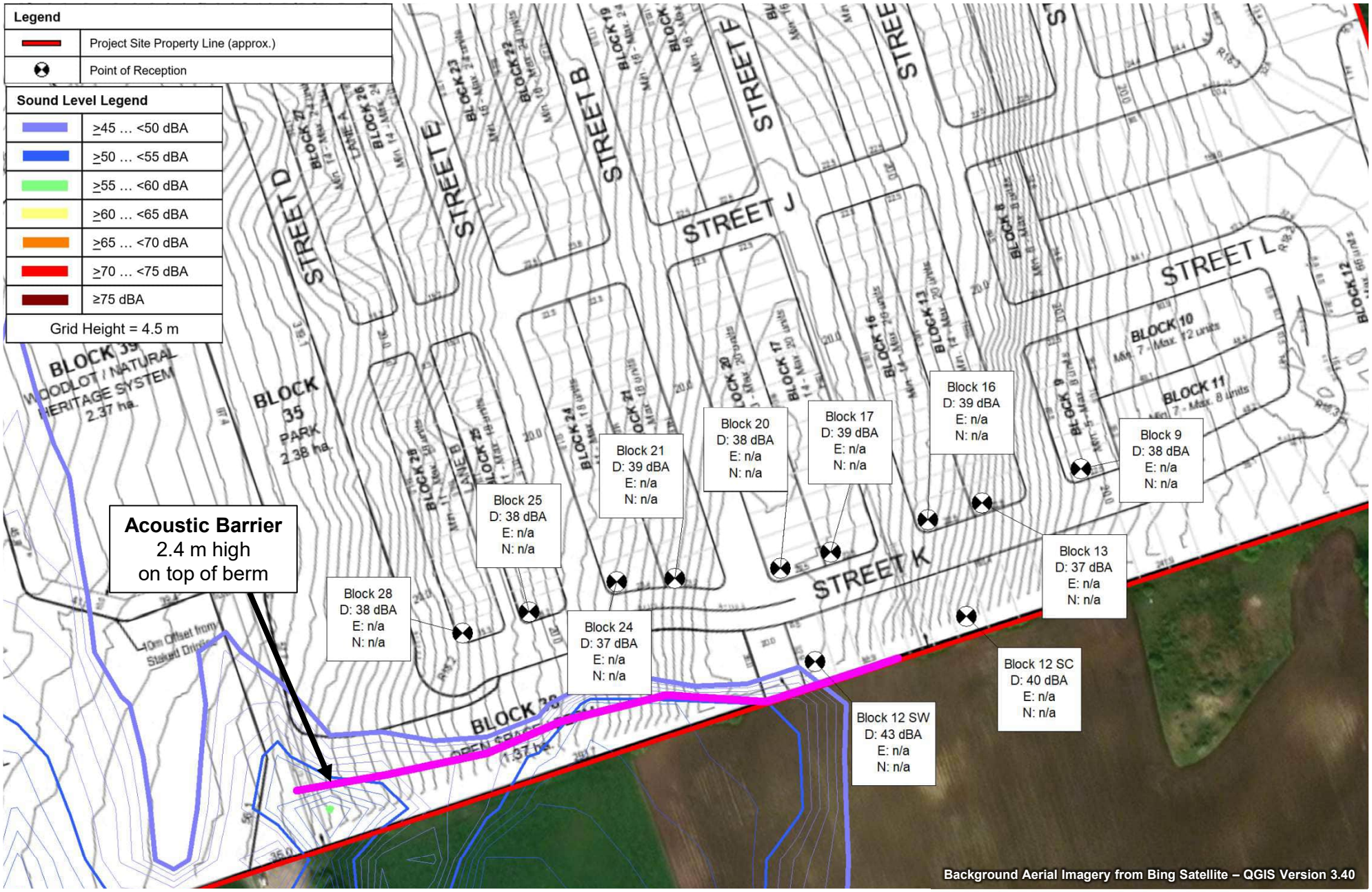
Date: Mar. 26, 2026

Rev. 0

Project No.: 241.032129.00001

Figure No. **12**

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

PREDICTED STATIONARY SOURCE SOUND LEVELS – INNOCON PORT PERRY READY MIX – NON-IMPULSIVE (CONTINUOUS) SOURCES

True North

Scale: 1:2,500

METRES

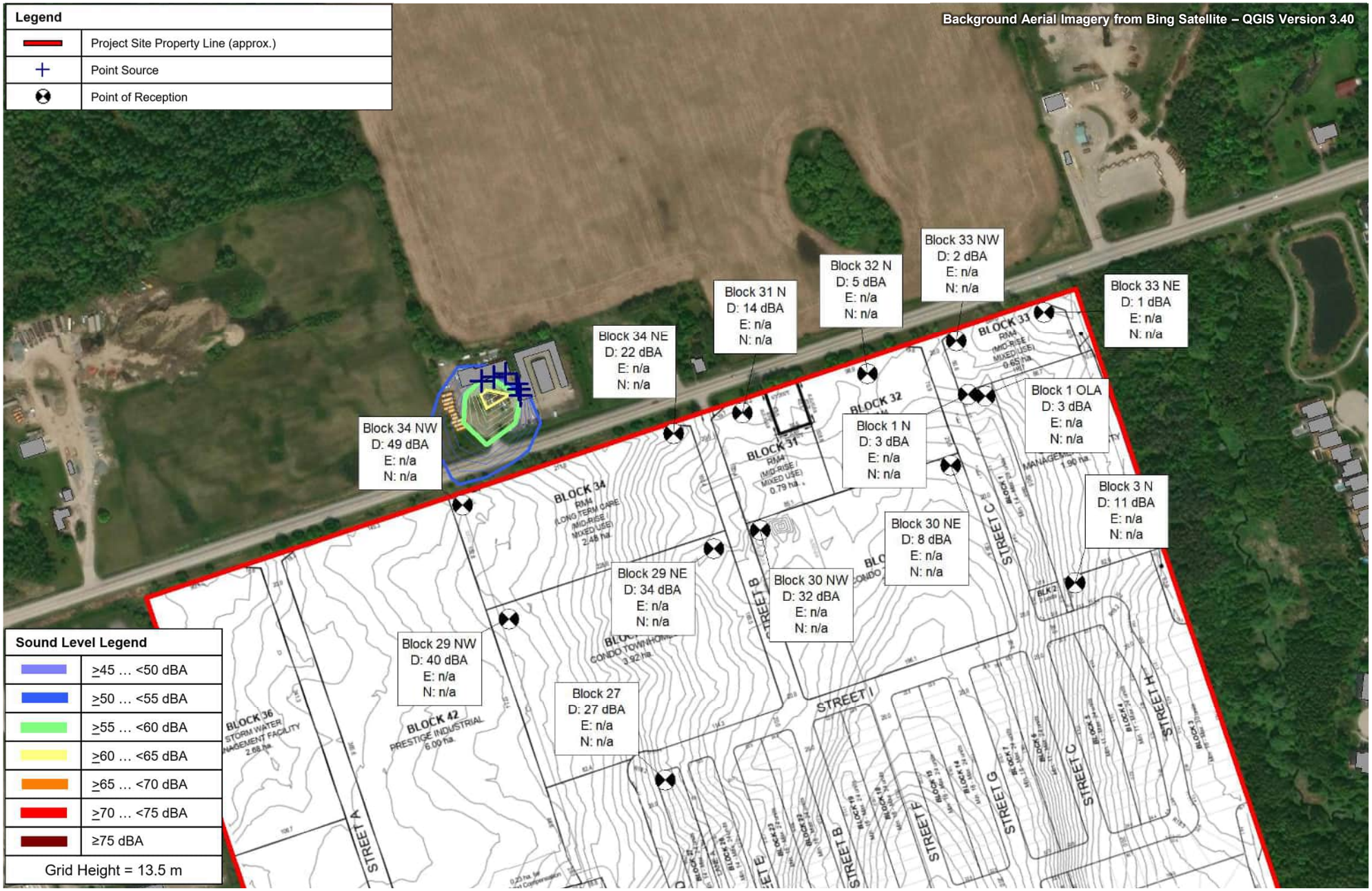
Date: Mar. 26, 2026

Rev. 0

Project No.: 241.032129.00001

Figure No. **13**

SLR



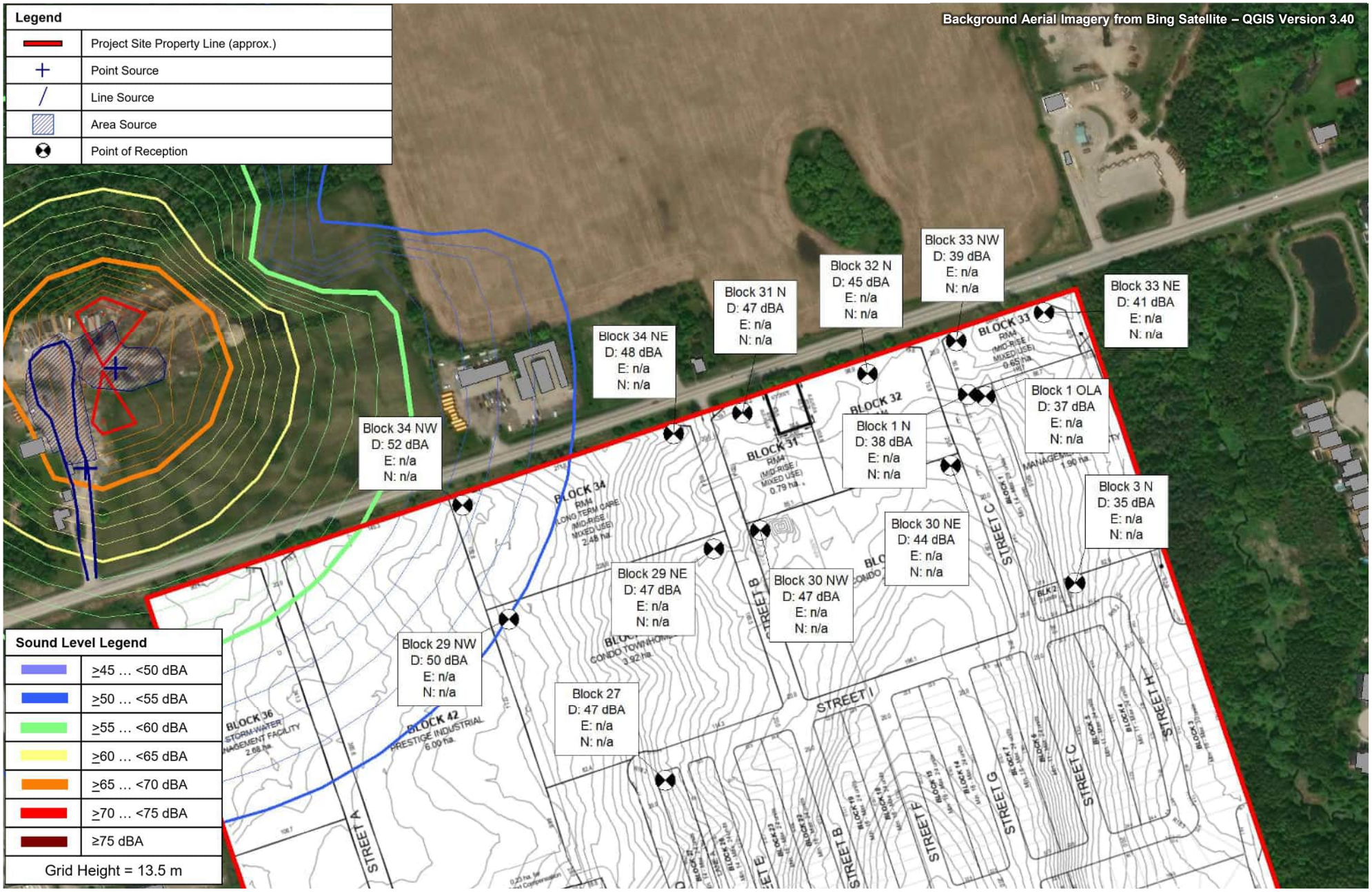

**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

PREDICTED STATIONARY SOURCE SOUND LEVELS – AUTOMOTIVE FACILITIES AT 1511 REACH STREET – NON-IMPULSIVE (CONTINUOUS) SOURCES

| | | | |
|---|---|---|---|
| True North | Scale: 1:4,750 | | METRES |
| | Date: Mar. 25, 2026 | Rev. 0 | Figure No. 14 |
| | Project No.: 241.032129.00001 | | |

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

PREDICTED STATIONARY SOURCE SOUND LEVELS – SHEPSTONE HAULAGE LIMITED – NON-IMPULSIVE (CONTINUOUS) SOURCES

True North

Scale: 1:4,750

METRES

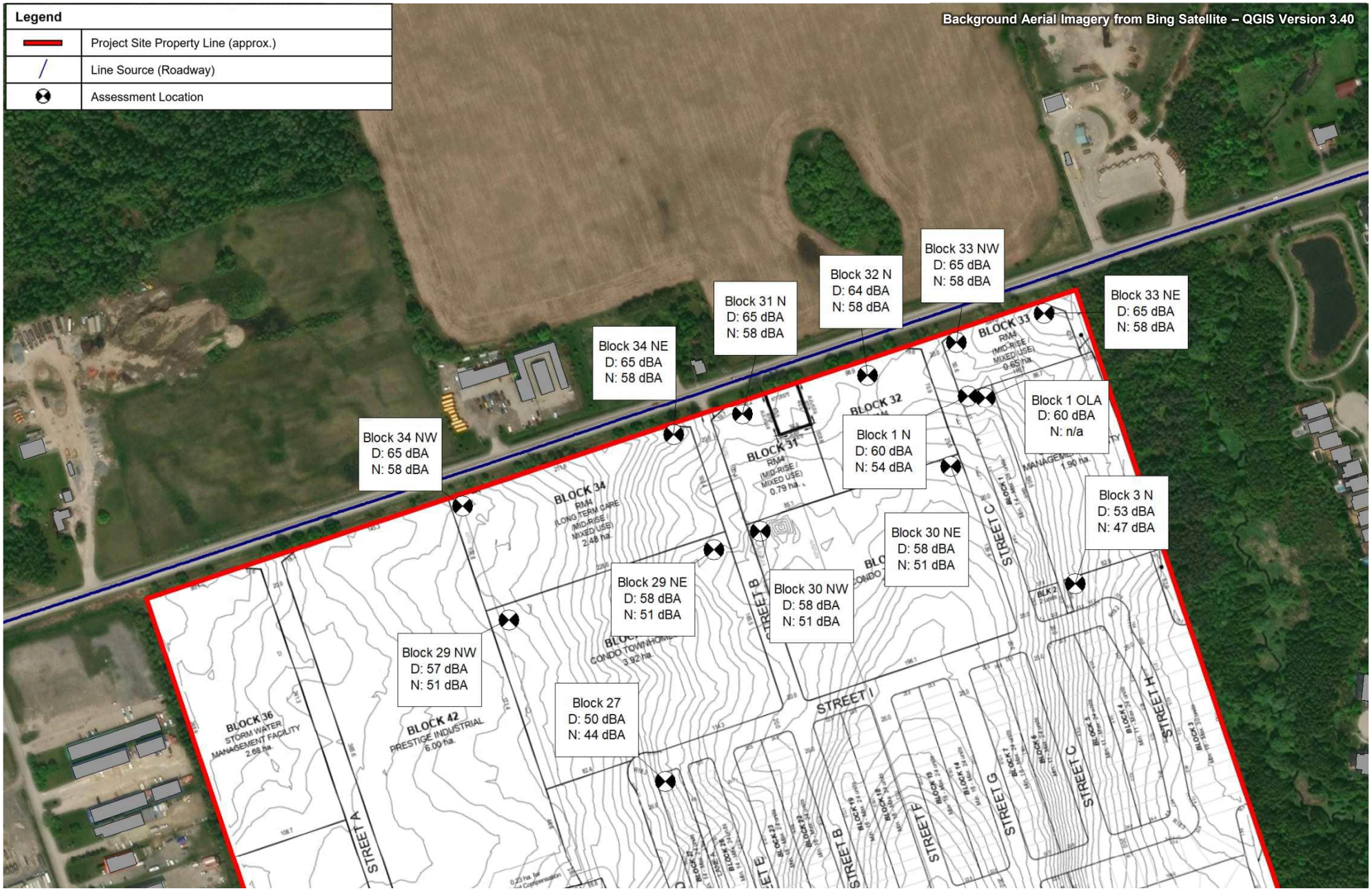
Date: Mar. 26, 2026

Rev. 0

Project No.: 241.032129.00001

Figure No. **15**

SLR




**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

PREDICTED ROAD TRAFFIC SOUND LEVELS – DAYTIME/NIGHTTIME PERIODS

True North

Scale: 1:4,750

METRES

Date: Mar. 26, 2026

Rev. 0

Project No.: 241.032129.00001

Figure No. **16**

SLR

# Appendix A Summary of Mitigation Measures & Warning Clauses

## Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

# Appendix A – Summary of Mitigation Measures & Warning Clauses

## Warning Clauses

Warning clauses may be used individually or in combination. The following warning clauses should be included in agreements registered on Title for the residential units, and included in all agreements of purchase and sale or lease, and all rental agreements:

### Transportation Sources (Road Traffic)

#### MECP Type A Warning Clause (Block 1 – All Units)

“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.”

#### MECP Type C Warning Clause (Blocks 1, 29, 30, 31, 32, 33, 34)

“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.”

### Industrial Sources

#### MECP Type E Warning Clause (Blocks 12, 17, 20, 21, 24, 25, 27, 28, 29, 31, 32, 33, 34)

“Purchasers/tenants are advised that due to the proximity of the adjacent commercial and industrial facilities, noise from these facilities may at times be audible.”

#### Air Quality, Odour, Dust Emissions (Block 33)

“Purchasers/tenants are advised that due to the proximity of nearby industries, dust and odours from these facilities may at times be perceptible.”

## Receptor-Based Physical Mitigation Measures

### Ventilation System Design (Block 33)

#### Air Conditioning

All units should be designed with central air conditioning systems, which will allow windows and exterior doors to remain closed.

#### Air Intake Locations

All air intakes for building mechanical systems, central air conditioning units and heat recovery units shall be located in areas of least impact, on the lea-side of the building (south and west facades), facing away from the Durham Region Waste Management facility, or behind a significant intervening building or structure.

#### Carbon/ Dust Filters

All air intakes for building mechanical systems, make-up air units, HVAC units, central air conditioning units and heat recovery units shall include carbon and dust filters. The filtration system is to be designed to supply the space with 100% odour filtered air drawn from outside the building envelope.

#### Positive Pressurization

The building mechanical systems, make-up air units, HVAC units, central air conditioning units and heat recovery units shall be designed to maintain positive pressurization under normal weather conditions of all occupied areas, in accordance with current ASHRAE recommendations.

### Barrier Design (2.4 m atop Berm, Block 38)

The 2.4 m high acoustic barrier on the berm should be designed to have a surface density of 20 kg/$m^2$ and no gaps/cracks (other than small, localized openings required for drainage), thereby meeting standard barrier requirements per MECP Publication NPC-300. Top of barrier heights are shown on the grading plan, Appendix B.

# Appendix B Development Drawings

## Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

# DRAFT PLAN OF SUBDIVISION

Part of Lots 15 and 16
Concession 6
Geographic Township of Reach
Now in the
Township of Scugog
Regional Municipality of Durham

## SCHEDULE OF LAND USE

| BLOCK | LAND USE | UNITS Min. | UNITS Max. | AREA |
|---|---|---|---|---|
| 1-28 | Residential Low Density | 375 | 575 | 14.83 |
| 29-30 | Condominium Townhomes | 250 | 320 | 7.41 |
| 31-33 | RM4 (Mid-Rise / Mixed Use) (Max. 50uph) | 150 | 235 | 2.72 |
| 34 | RM4 (Long Term Care/Mid-Rise Mixed Use) (Max.5 Storeys)(Max. 50uph) | 125 | 225 | 2.48 |
| 35 | Park | | | 2.38 |
| 36-37 | SWM | | | 4.58 |
| 38 | Open Space - Berm | | | 1.37 |
| 39-41 | Natural Heritage System | | | 3.08 |
| 42 | Prestige Industrial | | | 6.00 |
| 43 | General Industrial | | | 8.79 |
| 44 | Possible Future Road Connection | | | 0.07 |
| St. A | 20m Right of Way 561 m | | | 1.24 |
| Sts. B-L | 20m Right of Way 4,272 m | | | 8.54 |
| Lane A-B | 8.5m Laneway 323 m | | | 0.26 |
| | **TOTAL 5,156 m** | **900** | **1,355** | **63.75** |

## OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Township of Scugog.

_____ _____
Date

## ADDITIONAL INFORMATION

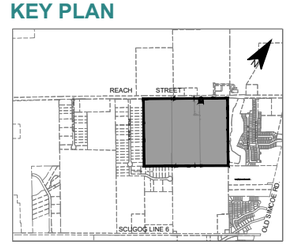
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).
(a),(e),(f),(g),(j),(l) - As shown of the Draft Plan.
(b),(c) - As shown on the Draft and Key Plan.
(d) - Land to be used in accordance with the Schedule of Land Use.
(i) - Soil is silt and clay loam.
(h),(k) - Full municipal services to be provided.

## SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

_____ _____
Date

## KEY PLAN




| Date | Revision | By |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

Date: March 18, 2026
MGP File: 24-3401


Malone Given Parsons.
140 Renfrew Drive, Suite 201 | Markham, ON | L3R 6B3
905 513 0170 | mgp.ca

REACH STREET

WATER TOWER

BLOCK 36
STORM WATER MANAGEMENT FACILITY

BLOCK 42
PRESTIGE INDUSTRIAL

BLOCK 34
RM4
(LONG TERM CARE / MID-RISE / MIXED USE)

BLOCK 31
RM4
(MID-RISE / MIXED USE)

BLOCK 32
RM4
(MID-RISE / MIXED USE)

BLOCK 33
RM4
(MID-RISE / MIXED USE)

BLOCK 41
WOODLOT / NATURAL HERITAGE SYSTEM

BLOCK 37
STORM WATER MANAGEMENT FACILITY

BLOCK 29
CONDO TOWNHOMES

BLOCK 30
CONDO TOWNHOMES

BLK 2
2 UNITS

0.23 ha FOR WOODLAND COMPENSATION

BLOCK 39
WOODLOT / NATURAL HERITAGE SYSTEM

BLOCK 35
PARK

OPEN SPACE / BERM

OPEN SPACE

BLOCK 43
GENERAL INDUATRIAL

BLOCK 44
POSSIBLE FUTURE ROAD CONNECTION

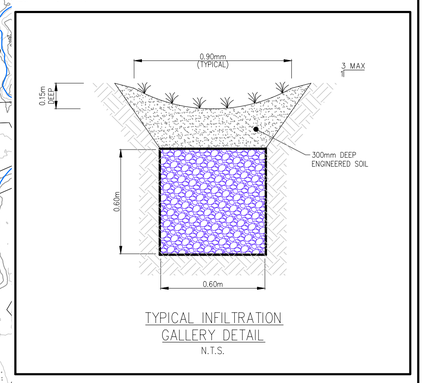
BLOCK 40
WOODLOT / NATURAL HERITAGE SYSTEM

RETAINING WALL

100-YEAR STORM CAPTURE POINT

INFILTRATION GALLERY SEE DETAIL THIS DWG

2.4m NOISE FENCE




TYPICAL INFILTRATION GALLERY DETAIL
N.T.S.

## LEGEND:

- × 273.06 — PROPOSED GRADES
- × EX 271.00 — EXISTING GRADES
- REGIONAL FLOODLINE
- REGIONAL FLOODLINE + 10m
- PROPOSED ENHANCED SWALE
- OVERLAND FLOW ROUTE

0 20 40 60 80 100

SCALE 1:1500

# REACH STREET LAND
# FSR GRADING PLAN
# CONCEPT OPTION 1

SABOURIN KIMBLE & ASSOCIATES LTD.
CONSULTING ENGINEERS

| PROJECT NUMBER | FIGURE NUMBER |
|---|---|
| 24:478 | SG |

PLOT DATE: 1/30/2026, 6:09 PM, CAD FILE: J:\24\478\Drawing Files\Plans \Submission Drawings\478 FSR SG.dwg

# Appendix C Surrounding Industry List

## Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

# Appendix C - Industry List

**Land Uses Surrounding 1520, 1540, 1580 Reach Street, Port Perry**

| Name | Address | Description | MECP ECA or EASR No. (Date) | MECP Guideline D-6 | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Class | A of I | R M S | Actual Dist. | Within A of I? | Within R M S? |
| Port Perry Automotive | 1511 Reach Street | Tire Shop | | I | 70 | 20 | 15 | Yes | Yes |
| Mark Willes Automotive | 1511 Reach Street | Automotive Repair Shop | 7758-6B7K79 (2005) | I | 70 | 20 | 15 | Yes | Yes |
| Durham Region Waste Management Facility | 1623 Reach St | Waste Transfer Station | A390711 (2016)<br>A390711 (2010) | II | 300 | 70 | 10 | Yes | Yes |
| Miller Waste Systems Inc. | 51 Taylor Blvd | Waste Transfer Station | A390715 (2008)<br>A390715 (2011)<br>A390715 (2015)<br>A390715 (2022) | II | 300 | 70 | 115 | Yes | - |
| Harrison Fuels (1070626 Ontario Limited) | 39 Taylor Boulevard | Fueling Depot | 8108-5C6LPD (2002) | II | 300 | 70 | 240 | Yes | - |
| Shepstone Haulage Limited | 1451 Reach Street | Aggregate Supplier | - | II | 300 | 70 | 250 | Yes | - |
| Innocon Port Perry (Lafarge Canada Inc.) | 38 Taylor Blvd | Ready Mix Concrete | 3621-AQNQ87 (2017) | II | 300 | 70 | 290 | Yes | - |
| Wayne James Haulage Limited | 147 North Port Road | Trucking Company | 4824-652NUA (2004) | I | 70 | 20 | 292 | - | - |
| Clark's Auto Repair | 99 North Port Road | Automotive Repair Shop | - | I | 70 | 20 | 292 | - | - |
| B M Welding Inc. | 119 North Port Road | Welder | - | I | 70 | 20 | 292 | - | - |
| Colin's Trailer and Auto Service | 175 North Port Road | Trailer Repair Shop | - | I | 70 | 20 | 292 | - | - |
| Mugfords Trim Shop | 171 North Port Road | Upholestery Shop | - | I | 70 | 20 | 292 | - | - |
| The Detail Doctor | 171 North Port Road | Car Detailing Service | - | I | 70 | 20 | 292 | - | - |
| Pollock's Driveline Service Inc. | 167 North Port Road | Automotive Repair Shop | - | I | 70 | 20 | 292 | - | - |
| Scott Darnley Automotive | 159 North Port Road | Automotive Repair Shop | - | I | 70 | 20 | 292 | - | - |
| Gary's Exhaust & Auto Inc. | 131 North Port Road | Automotive Repair Shop | 9036-5PJPWM (2003) | I | 70 | 20 | 292 | - | - |
| Clark's Auto Repair | 99 North Port Road | Automotive Repair Shop | - | I | 70 | 20 | 292 | - | - |
| Cardinal Equipment | 31 Taylor Boulevard | Equipment Supplier | - | I | 70 | 20 | 250 | - | - |
| Talon Industries | 115 North Port Road | Connstruction | _ | I | 70 | 20 | 292 | - | - |
| Vermeer Canada Inc. | 124 North Port Rd. | Equipment Supplier | | I | 70 | 20 | 450 | - | - |
| Ray Hobbs Garage | 182 North Port Road | Automotive Repair Shop | - | I | 70 | 20 | 450 | - | - |
| Brian's Towing | 133 North Port Road | Towing Service | - | I | 70 | 20 | 292 | - | - |
| CNC Profiles Inc. | 128 North Port Road | Laser Cutting Services | - | I | 70 | 20 | 450 | - | - |
| B & R Rubber Svc | 96 North Port Road | Rubber Products Supplier | - | I | 70 | 20 | 450 | - | - |
| Lima Services | 92 North Port Road | Transporation Service | - | I | 70 | 20 | 450 | - | - |
| The Regional Municipality of Durham - Nonquon Water Pollution Control Plant | 1730 Scugog Line 8 | Aerated Lagoon | 2207-9LKHLM (2014) | II | 300 | 70 | 600 | - | - |
| Engage Hydrovac Services Inc. | 100 North Port Rd | Excavating Contractor | R-004-9112913756 (2022)<br>A-500-9226596598 (2023) | II | 300 | 70 | 450 | - | - |
| Luchka Float Service | 172 North Port Rd | Trucking Company | R-004-6435947129 (2017)<br>0001113568 (2019) | II | 300 | 70 | 450 | - | - |
| Hind Exhaust Systems | 140 North Port Road | Motor Manufaturer | _ | II | 300 | 70 | 450 | - | - |
| Tri Son Contraing Inc. | 116 North Port Road | Paving Contractor | - | II | 300 | 70 | 450 | - | - |
| Lakeridge Health | 451 Paxton St | Community Memorial Hospital | R-010-4111192530 (2019) | II | 300 | 70 | 620 | - | - |
| Ceder Creek General Contracting | 133 Reach Industrial Park RD | General Contracting | R-004-1115036999 (2023) | II | 300 | 70 | 900 | - | - |
| Adamson Systems Engineering Inc. | 1401 Scugog Line 6 | Paint/Welding | 4834-6K2KZ3 (2006) | II | 300 | 70 | 580 | - | - |
| Maple Leaf Consumer Foods Inc./Les Aliments de consommation Maple Leaf | 15350 Old Simcoe Rd | Food Manufacture | 2876-883J5M (2010)<br>R-010-4110665739 (2018) | II | 300 | 70 | 330 | - | - |
| Consolidated Food Brands Inc. o/a Mother Jackson's Open Kitchens Limited | 15350 Old Simcoe Rd. | Food Manufacture | 4304-4J5NJZ (2000) | II | 300 | 70 | 330 | - | - |
| TECHSTAR PLASTICS INC. | 15400 OLD SIMCOE RD | Plastic Bin Manufacture | R-010-1110669376 (2018) | II | 300 | 70 | 320 | - | - |
| Porty Perry Salvage Inc. | 132 REACH INDUSTRIAL PARK RD | Salvage Yard | R-004-5113868100 (2022) | III | 1000 | 300 | 1080 | - | - |
| Langille's Truck Parts | 124 Reach Industrial Park Road | Salvage Yard | - | III | 1000 | 300 | 1080 | - | - |
| Langille's Metal Recycling | 150 and 158 Reach Industrial Park Rd Port Perry | Scrap Metal Recycling | 2398-7Z8QEU (2010) | III | 1000 | 300 | 1035 | - | - |
| Durham Pioneer Plumbing & Heating Ltd. | 172 Reach Industrial Rd | Plumbing and Heating Constractor | 9909-D4GQ3R (2024) | III | 1000 | 300 | 1035 | - | - |

# Appendix D MECP Permits

## Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

## D.1 Durham Region Waste Management MECP Permit

# Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

**CONTENT COPY OF ORIGINAL**

Ontario

**Ministry of the Environment** **Ministère de l'Environnement**

*AMENDED PROVISIONAL CERTIFICATE OF APPROVAL*
*WASTE DISPOSAL SITE*
*NUMBER A390711*
*Issue Date: October 14, 2005*

The Regional Municipality of Durham
605 Rossland Road East
P.O. Box 623
Whitby, Ontario
L1N 6A3

Site Location: Scugog Transfer Station
1623 Reach St.
Scugog Township, Regional Municipality of Durham

*You have applied in accordance with Section 27 of the Environmental Protection Act for approval of:*

the establishment and operation of a 2 hectare Waste Disposal Site (Transfer) for the receipt of non-hazardous solid waste and household hazardous waste originating within the Regional Municipality of Durham.

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

(a) "**Act**" means the *Environmental Protection Act*, R.S.O. 1990, C.E-19, as amended;

(b) "**Certificate**" means this entire provisional Certificate of Approval document, issued in accordance with section 39 of the , and includes any schedules to it, the application and the supporting documentation listed in schedule "A;

(c) "**Director**" means any Ministry employee appointed in writing by the Minister pursuant to section 5 of the *Act* as a Director for the purposes of Part V of the *Act*;

(d) "**District Manager**" means the District Manager of the local district office of the Ministry in which the Site is geographically located;

(e) **"household hazardous waste"** and "**HHW**" means waste classes 121, 145, 148, 213, 221, 242, 252, 254, 261, 263, 269, 312 (restricted to sharps and syringes only) and 331 as described in the Ministry document "New Ontario Waste Classes" dated January, 1986;

(f) "**Ministry**" and "**MOE**" means the Ontario Ministry of the Environment;

(g) "**OWRA**" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;

(h) "**Ontario Regulation 189**" means Ontario Regulation 189/94, Refrigerants, or as amended, made under the *Act*;

(i) "**Ontario Regulation 347**" means Ontario Regulation 347, R.R.O. 1990, General - Waste Management, made under the *Act*, as amended from time to time;

(j) "**Owner"** means any person that is responsible for the establishment or operation of the Site being approved by this *Certificate*, and includes the Regional Municipality of Durham**,** its successors and assigns and any person(s) contracted to operate the Site on behalf of the Regional Municipality of Durham;

(k) "**PA**" means the *Pesticides Act*, R.S.O. 1990, c. P-11, as amended from time to time;

(l) "**Provincial Officer**" means any person designated in writing by the Minister as a provincial officer pursuant to section

5 of the *OWRA* or section 5 of the *Act* or section 17 of *PA*;

(m) "**PWQO**" means the Provincial Water Quality Objectives included in the July 1994 publication entitled *Water Management Policies, Guidelines, Provincial Water Quality Objectives*, as amended from time to time;

(n) "**Site**" means the 2 hectare property located at 1623 Reach Street, Port Perry, legally described as Lot 17, Concession 7, Part 1 of Reference Plan 40R-20475, Township of Scugog, approved for use as a transfer station and a *household hazardous waste* collection depot; and

(o) "**white goods which contain refrigerants**" means white goods which contain, or may contain refrigerants, and which include, but is not restricted to, refrigerators, freezers and air-conditioning systems.

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

**TERMS AND CONDITIONS**

**Revoke and Replace**

1. This *Certificate* supersedes and replaces Provisional Certificate No. A390711 issued June 23, 1989, and Notices issued September 21, 1989, March 31, 1992 and August 15, 1995.

**Compliance**

2. The *Owner* shall ensure compliance with all the conditions of this *Certificate* and shall ensure that any person authorized to carry out work on, or operate any aspect of, the *Site* is notified of this *Certificate* and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

3. Any person authorized to carry out work on, or operate any aspect of, the *Site* shall comply with the conditions of this *Certificate*.

**In Accordance**

4. Except as otherwise provided for in this *Certificate*, the *Site* shall be designed, developed, built, operated and maintained in accordance with the application for this *Certificate*, dated April 12, 2005, and the supporting documentation listed in Schedule “A”.

**Interpretation**

5. Where there is a conflict between a provision of any document, including the application, referred to in this *Certificate*, and the conditions of this *Certificate*, the conditions in this *Certificate* shall take precedence.

6. Where there is a conflict between the application and a provision in any documents listed in Schedule "A", the application shall take precedence, unless it is clear that the purpose of the document was to amend the application and that the *Ministry* approved the amendment.

7. Where there is a conflict between any two documents listed in Schedule "A", other than the application, the document bearing the most recent date shall take precedence.

8. The conditions of this *Certificate* are severable. If any condition of this *Certificate*, or the application of any condition of this *Certificate* to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this *Certificate* shall not be affected thereby.

**Other Legal Obligations**

9. The issuance of, and compliance with, this *Certificate* does not:

(a) relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other

legal requirement; or
(b) limit in any way the authority of the *Ministry* to require certain steps be taken or to require the *Owner* to furnish any further information related to compliance with this *Certificate*.

**Adverse Effect**

10. The *Owner* shall take steps to minimize and ameliorate any adverse effect on the natural environment or impairment of water quality resulting from the *Site*, including such accelerated or additional monitoring as may be necessary to determine the nature and extent of the effect or impairment.

11. Despite an *Owner* or any other person fulfilling any obligations imposed by this *Certificate*, the person remains responsible for any contravention of any other condition of this *Certificate* or any applicable statute, regulation, or other legal requirement resulting from any act or omission that caused the adverse effect to the natural environment or impairment of water quality.

**Change of Owner**

12. The *Owner* shall notify the *Director*, in writing, and forward a copy of the notification to the *District Manager*, within 30 days of the occurrence of any changes in the following information:

(a) the ownership of the *Site*;
(b) the address of the *Owner*;
(c) the partners, where the *Owner* is or at any time becomes a partnership and a copy of the most recent declaration filed under the Business Names Act, R. S. O. 1990, c. B.17, shall be included in the notification;

13. No portion of this *Site* shall be transferred or encumbered prior to or after closing of the *Site* unless the *Director* is notified in advance and sufficient financial assurance is deposited with the *Ministry* to ensure that these conditions will be carried out.

14. In the event of any change in ownership of the works, other than change to a successor municipality, the *Owner* shall notify the successor of and provide the successor with a copy of this *Certificate*, and the *Owner* shall provide a copy of the notification to the *District Manager* and the *Director*.

**Inspections**

15. No person shall hinder or obstruct a *Provincial Officer* from carrying out any and all inspections authorized by the *OWRA*, the *Act*, or the *PA*, of any place to which this *Certificate* relates, and without limiting the foregoing:

(a) to enter upon the premises where the approved works are located, or the location where the records required by the conditions of this *Certificate* are kept;
(b) to have access to, inspect, and copy any records required to be kept by the conditions of this *Certificate*;
(c) to inspect the *Site*, related equipment and appurtenances;
(d) to inspect the practices, procedures, or operations required by the conditions of this *Certificate*; and
(e) to sample and monitor for the purposes of assessing compliance with the terms and conditions of this *Certificate* or the *Act*, the *OWRA* or the *PA*.

**Information and Record Retention**

16. Any information requested, by the *Ministry*, concerning the *Site* and its operation under this *Certificate*, including but not limited to any records required to be kept by this *Certificate* shall be provided to the *Ministry*, upon request**,** in a timely manner. Records shall be retained for a minimum of five (5) years from the date of their creation, except for as otherwise authorized in writing by the *Director*.

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17. The receipt of any information by the *Ministry* or the failure of the *Ministry* to prosecute any person or to require any person to take any action, under this *Certificate* or under any statute, regulation or other legal requirement, in relation to the information, shall not be construed as:

(a) an approval, waiver, or justification by the *Ministry* of any act or omission of any person that contravenes any term or condition of this *Certificate* or any statute, regulation or other legal requirement; or
(b) acceptance by the *Ministry* of the information's completeness or accuracy.

18. Any information relating to this *Certificate* and contained in *Ministry* files may be made available to the public in accordance with the provisions of the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, C. F-31.

**Waste Type**

19. The *Owner* shall ensure that the *Site* is used for the receipt and transfer of the following types of waste only:

(a) solid, non-hazardous, residential and commercial waste, including waste electrical and electronic equipment as defined in Ontario Regulation 393/04 made under the *Waste Diversion Act*, *2002, S.O. 2002, c6*.; and
(b) liquid industrial waste and hazardous waste limited to Waste Classes 121, 145, 148, 213, 221, 242, 252, 254, 261, 263, 269, 312 (limited to sharps and syringes) and 331, as described in the New Ontario Waste Classes, January 1986 or as amended, from residential sources.

20. No PCBs, radioactive or biomedical wastes, except waste class 312 (limited to sharps and syringes), shall be accepted at the *Site*.

21. Incoming waste shall be screened by a qualified employee(s) prior to being received at the *Site* to ensure that the *Site* is approved to accept that type of waste.

22. (a) If any incoming waste load is known to, or is discovered to, contain unacceptable waste, that load shall not be accepted at the *Site*; and

(b) If any unacceptable waste is discovered on-site, that waste shall be immediately be disposed of in accordance with the *Act* and *Ontario Regulation 347*.

**Waste Quantity**

23. The *Owner* shall ensure that:

(a) the total amount of non-hazardous solid waste received at the *Site* does not exceed 100 tonnes per day; and
(b) the total amount of *household hazardous waste* received at the *Site* does not exceed 5 tonnes per day; and
(c) the total amount of waste of any kind transferred from the *Site* does not exceed 65 tonnes per day; and
(d) the total amount of waste of any kind stored at the *Site* does not exceed 200 tonnes, of which:

(i) not more than 21 tonnes is liquid industrial and *household hazardous waste*; and
(ii) not more than 18,450 litres (90 - 205L drums) is liquid industrial waste.

24. (a) In the event that waste cannot be transferred from the *Site*, the *Owner* shall cease accepting waste and shall ensure the total amount of waste on *Site* does not exceed the maximum quantities approved under Condition 23; and

(b) The *Owner* shall develop and keep up-to-date a written contingency plan which details how residual waste and processed materials will be stored or disposed in the event that they cannot be shipped from the *Site*. If implementation of the contingency plan is necessary, it shall be effected through written concurrence from the *District Manager*.

**Site Operations - General**

25. The *Site* shall be operated and maintained at all times, including management and disposal of all waste, in accordance with the *Act,* Ontario *Regulation 347*, and the conditions of this *Certificate.* At no time shall the discharge of a contaminant that causes or is likely to cause an adverse effect be permitted.

26. All wastes must be transported to and from the *Site* in accordance with *Ontario Regulation 347*, R.R.O. 1990.

27. (a) The *Owner* shall set operational hours which provide an adequate level of service for residents.

(b) Hours of operation may be changed by the *Owner* at any time, provided that the hours are correctly posted at the *Site* gate and that suitable public notice is given of any change.

28. The *Owner* shall erect a sign at the entrance to this *Site* stating:

(a) the name of the *Owner* of the *Site*;
(b) the hours of operation of the *Site*;
(c) a 24 hour municipal phone number to contact in the event of an emergency or complaint.

29. The *Owner* shall ensure that a trained attendant(s) is/are on duty at all times when the *Site* is open to ensure proper supervision of all activities.

30. The *Owner* shall ensure that no off-site impacts such as vermin, vectors, odour, dust, and litter, result from the operation of the *Site*.

31. The *Site* shall be maintained under lock and key, and in a secure manner, such that unauthorized persons cannot enter the *Site* when the *Site* is closed.

32. The *Owner* shall ensure that all enclosed structures on *Site* (i.e. offices or shed), which are built in ground or at grade, and have not been vented, are equipped with gas monitoring devices.

33. (a) The *Owner* shall ensure that the *Site* is not operated unless all air approvals under Section 9 of the *Act*, where applicable, have been obtained; and

(b) At no time is burning or incineration of any materials allowed on the *Site*.

**Waste Storage**

34. (a) Putrescible waste shall be stored on *Site* for a maximum of seven (7) days;

(b) All waste, other than putrescible waste shall be stored on *Site* for a maximum of three (3) months from the date it was received. *White goods which contain refrigerants* may be stored for longer than three (3) months during the winter months if weather conditions are not suitable for the safe and efficient removal of refrigerants.

35. All waste types shall be segregated either into bins with lids or doors, or in designated areas as defined by barriers. All bins and designated waste storage areas shall be clearly labelled.

36. At the end of each operating day, bins containing wastes that can become wind blown litter (for example, plastics, cardboard, paper) shall be covered with a tarp, compacted by a loader or equivalent action to prevent wind blown litter.

37. Each time a bin is removed for emptying and/or transfer, the *Owner* shall clean up any litter on the ground in the vicinity of where the bin had been stationed before a new bin is re-positioned.

38. The *Owner* shall ensure that:
(a) all *white goods which contain refrigerants* accepted at the *Site*, which have not been tagged by a licensed technician to verify that the equipment no longer contains refrigerants, are stored in an upright position and in a manner which allows for the safe handling and removal of refrigerants as required by *Ontario Regulation 189*;

(b) *white goods which contain refrigerants* received on-site shall either have the refrigerant removed prior to removal from the *Site* or shall be shipped off-site only to facilities where the refrigerants can removed by a licensed technician in accordance with *Ontario Regulation 189*; and
(c) a detailed log of all *white goods which contain refrigerants* received is maintained which includes the following information:

(i) date of the record;
(ii) types, quantities and source of *white goods which contain refrigerants* received;
(iii) destination of the white goods; or
(iv) the details on removal of refrigerants, if conducted on *Site*, and the quantities and destination of the refrigerants transferred from the *Site*.

39. Propane cylinders shall be stored in a segregated area in a manner which prevents cylinders from being knocked over or cylinder valves from breaking.

40. The *Owner* shall store no more than 1000 tire units on *Site* at any one time. Tires shall be stockpiled in the following manner:

(a) stockpiles shall be located a minimum of 5 metres from the property line, any buildings and the active landfilling area;
(b) stockpiles shall be separated from each other and from other waste piles by a minimum of 4.5 metres; and
(c) an area around stockpiles of no less than 4.5 metres shall be kept free of vegetation.

41. *Household hazardous waste* received at the *Site* shall be stored in the following manner:

(a) hazardous or liquid wastes shall be stored in a secured enclosure which provides protection from vehicular traffic and the elements;
(b) containers and storage areas containing flammable and/or ignitable materials shall be adequately grounded;
(c) storage containers shall be clearly labelled indicating the type and nature of the hazardous waste stored as required by applicable legislation;
(d) liquid wastes shall be stored in secondary containment that is adequate to contain any spills or leaks or run-off. Secondary containment systems shall be constructed of, or treated with, materials which are resistant to physical deterioration by cracking, chipping, abrasion and deformation and resistant to chemical attack by the wastes they are meant to contain;
(e) incompatible types of waste shall be segregated during storage;
(f) automotive batteries are to be stored in a secure area apart from the other wastes and provided with a containment area to ensure against leakage or spilled battery acid*;*
(g) waste class 312 (restricted to sharps and syringes) shall be placed into a puncture-resistant, leak-proof container dedicated specifically for that purpose. The sharps container shall have a lid which cannot be removed once it has been permanently closed. The sharps container shall be marked with the universal biohazard symbol and labelled "Biomedical Waste/Déchets Biomédicaux. Syringes shall be segregated and shipped in either a plastic bag or rigid container with a non-removable lid and labeled. The container shall be capable of withstanding the weight of the waste;
(h) waste class 261 shall be packaged in dedicated, rigid, puncture-resistant, leak-proof containers designed specifically for that purpose. The waste containers shall have lids which cannot be removed once the lids have been permanently closed, and shall be marked with the appropriate pharmaceutical symbol and labelled; and

**Spills and Emergency Response and Reporting**

42. All spills, upsets and fires shall be immediately reported to the ***Ministry*'s Spills Action Centre at 1-800-268-6060** and shall be recorded in a log book**,** as to the nature of the spill or upset, and the action taken for clean-up, correction and prevention of future occurrences.

43. The *Owner* shall immediately take all measures necessary to contain and clean up any spill or leak which may result from the operation at this *Site*.

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**Stormwater Management**

44. The *Site* shall be free of any accumulation of water from rain and snow by proper and continuous drainage and maintenance at all times.

45. Storm surface runoff water shall be diverted away from containment areas. Drainage from containment areas shall be collected and tested to ensure it meets *PWQO* before discharge. In the event that surface runoff water does not meet *PWQO*, the runoff shall be directed to a sanitary sewer/sewage treatment plant. There is to be no discharge to the storm sewer.

**Training**

46. (a) All operators of the *Site* shall be trained with respect to the following:

(i) terms, conditions and operating requirements of this *Certificate*;
(ii) operation and management of the *Site*, or area(s) within the *Site*, in accordance with the specific job requirements of each individual operator, and which may include procedures for receiving, screening and identifying, refusing, handling and temporarily storing wastes;
(iii) operation and maintenance of the specific equipment which they operate at the *Site*;
(iv) shipping and manifesting procedures, if such functions fall within the job requirements of an individual operator;
(v) responsibilities of *Site* personnel including roles and responsibilities during emergencies and spills;
(vi) environmental, and occupational health and safety concerns pertaining to the wastes to be handled;
(vii) emergency first-aid information;
(viii) relevant waste management legislation and regulations, including the *Act* and *Ontario Regulation 347*;
(ix) recording keeping procedures;
(x) equipment and site inspection procedures; and
(xi) procedures for recording and responding to public complaints.

(b) The *Owner* shall maintain a written or electronic record at the *Site* of training that was provided including:

(i) date of training;
(ii) name and signature of person who has been trained; and
(iii) description of the training provided.

(c) Training records shall be made available to a *Provincial Officer* upon request.

**Inspections**

47. The Company shall conduct, on each operating day, a visual inspection of the following areas to ensure the *Site* is secure and that no off-site impacts such as vermin, vectors, odour, dust, litter, noise and traffic, result from the operation of the facility:

(a) loading/unloading area(s);
(b) processing area(s);
(c) indoor and outdoor storage area(s); and
(d) security fence or barriers and property line.

48. The *Owner* shall conduct monthly inspections of the equipment and facilities to ensure that all equipment and facilities at the *Site* are in good working condition and operated in a manner that will not negatively impact the environment. Any deficiencies, that might negatively impact the environment, detected during these regular inspections must be promptly corrected.

49. On a quarterly basis, the *Owner* shall inspect spill cleanup equipment.

50. On an annual basis, the *Owner* shall examine or test all storage tanks to ensure there are no structural deficiencies or

other conditions which could result in leaks.

51. The *Owner* shall promptly remedy any malfunction and/or deficiency which the inspections, examinations or tests required by Conditions 47 through 50 reveal.

52. The *Owner* shall maintain a written record at the *Site*, of the inspections required by Conditions 47 through 50 which includes the following:

(a) name and signature of trained personnel conducting the inspection;
(b) date and time of inspections;
(c) list of equipment inspected and all deficiencies observed;
(d) recommendations for remedial action and actions undertaken;
(e) date and time of maintenance activity.

53. The records required by Condition 52 shall be made available for inspection by a *Provincial Officer* upon request.

**Complaints**

54. If at any time, the *Owner* receives complaints regarding the operation of the *Site* under this *Certificate*, the *Owner* shall respond to these complaints according to the following procedure:

(a) The *Owner* shall record and number each complaint, either electronically or in a log book, and shall include the following information:

(i) the nature of the complaint;
(ii) the name, address and the telephone number of the complainant if the complainant will provide this information; and
(iii) the time and date of the complaint;

(b) The *Owner*, upon notification of the complaint, shall initiate appropriate steps to determine all possible causes of the complaint, proceed to take the necessary actions to eliminate the cause of the complaint and forward a formal reply to the complainant;
(c) The *Owner* shall notify the District Office within two (2) business days of the complaint date, listing the actions taken to resolve the complaint and any recommendations for remedial measures, and managerial or operational changes to reasonably avoid the reoccurrence of similar incidents; and
(d) The *Owner* shall complete and retain on-site a report written within one (1) week of the complaint date, listing the actions taken to resolve the complaint and any recommendations for remedial measures, and managerial or operational changes to reasonably avoid the recurrence of similar incidents.

**Record Keeping**

55. The Company shall maintain, at the *Site*, a log book which records daily the following information:

(a) date of record;
(b) type and quantity of waste received;
(c) quantities of residual waste on the *Site*;
(d) quantities and destination of each type of waste shipped from the *Site*;
(e) quantity and type of any rejected wastes;
(f) equipment and *Site* inspection report as required under Condition 52;
(g) any complaints regarding *Site* operations as required under Condition 54;
(h) any fires, upsets or other problems encountered during the operation of the *Site* and action(s) taken to remediate the problem as required under Condition 42;
(i) any spills or incidents of non-containment, a description of how the waste was recontained or otherwise dealt with and recommendations for preventing a recurrence of a similar incident;
(j) records of staff training as required by Condition 46;
(k) records of refrigerant removal as required by Condition 38.

**Annual Report**

56. By March 31st of each year, and on an annual basis thereafter, the *Owner* shall prepared and retain on *Site* an annual report for the previous calendar year. Each report shall include, as a minimum, the following information:

(a) a monthly summary of the type and quantity of all incoming and outgoing wastes;
(b) a discussion of any environmental and operation problems that could negatively impact the environment encountered during the operation of the *Site* and during the facility inspections and any mitigative actions taken;
(c) a summary of any complaints received and the responses made;
(d) a statement as to compliance with all Conditions of this *Certificate* and with the inspection and reporting requirements of the Conditions herein;
(e) any recommendations to minimize environmental impacts from the operation of the *Site* and to improve *Site* operations and monitoring programs in this regard; and
(f) any changes to the Design and Operations Report and/or Closure Plan that have been approved by the *Director* since the last Annual Report.

**Closure Plan**

57. (a) The *Owner* shall submit, for approval by the *Director*, a written Closure Plan for the *Site* four (4) months prior to closure of the *Site*. This plan must include, as a minimum, a description of the work that will be done to facilitate closure of the *Site* and a schedule for completion of that work; and

(b) Within ten (10) days after closure of the *Site*, the *Owner* shall notify the *Director*, in writing, that the Site has been closed in accordance with the approved Closure Plan**.**

**SCHEDULE "A"**

*This Schedule "A" forms part of Certificate of Approval No. A390711.*

1. Application for a Provisional Certificate of Approval for a Waste Disposal Site, signed by Mr. Peter Watson, Manager of Waste Management, Regional Municipality of Durham, dated April 12, 2005.

2. Document titled "Application to amend Provisional Certificate of Approval No. A390711, Waste Disposal Site (Transfer), Regional Waste Management Facility - Scugog, 1623 Reach Street, Port Perry, prepared by Waste Management Services, Works Department, Regional Municipality of Durham, consisting of the following attachments:

- legal description and survey;
- planning and zoning documents;
- maximum daily amounts of waste received;
- approved waste classes;
- maximum storage capacity;
- maximum residual waste for disposal;
- public consultation;
- location map and site plans;
- site operation summary;
- site improvements.

3. Letter from Peter Watson, Manager of Waste Management, Durham Region, to EAAB, dated June 7, 2005 with accompanying additional information:

- clarification on waste classes;
- clarification on site size;
- clarification on scope of waste management activities approved under Certificate of Approval No. A390711;
- Figure titled Scugog Closed Landfill and Operating Transfer Station, Site Overview;
- Figure titled Scugog Closed Landfill and Operation Transfer Station, Storage Locations for Tires and Roll-off Bins.

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

*The reason for Condition 1 is to clarify that the previously issued Certificate of Approval No. A390711 issued on June 23,*

*1989 is no longer in effect and has been replaced and superseded by the Terms and Conditions stated in this Certificate.*

*The reason for Conditions 2, 3, 5, 6, 7, 8, 9, 10, 11, 16, 17, 18, 25, 26, 33(a) and 53 is to clarify the legal rights and responsibilities of the Owner under this Certificate.*

*The reason for Conditions 4 and 56 is to ensure that the Site is designed, operated, monitored and maintained in accordance with the application and supporting documentation submitted by the Owner, and not in a manner which the Director has not been asked to consider.*

*The reason for Condition 12 is to ensure that the Site is operated under the corporate name which appears on the application form submitted for this approval and to ensure that the Director is informed of any changes.*

*The reason for Conditions 13 and 14 is to restrict potential transfer or encumbrance of the Site without the approval of the Director and to ensure that any transfer of encumbrance can be made only on the basis that it will not endanger compliance with this Certificate.*

*The reason for Condition 15 is to ensure that appropriate Ministry staff have ready access to the Site for inspection of facilities, equipment, practices and operations required by the conditions in this Certificate. This condition is supplementary to the powers of entry afforded a Provincial Officer pursuant to the Act and OWRA.*

*The reason for Conditions 19, 20, 22 and 23 is to specify the approved areas from which waste may be received and to ensure that the types and quantities of waste received at the Site are in accordance with that approved under this Certificate.*

*The reason for Conditions 24, 29, 30 and 33(b) is to ensure that the Site is operated in a manner which does not result in a nuisance or a hazard to the health and safety of the environment or people.*

*The reason for Condition 27 is to specify the hours of operation for the landfill Site and a mechanism for amendment of the hours of operation, as required.*

*The reason for Condition 28 is to ensure that users of the Site are fully aware of important information and restrictions related to Site operations and access under this Certificate.*

*The reason for Condition 31 is to minimize the risk of unauthorized entry and to ensure the Site is only operated in the presence of trained personnel and to ensure proper management of waste.*

*The reason for Condition 32 is to warn of the build up of methane gas within enclosed structures.*

*Conditions 34, 35, 36, 37, 38, 39 and 41 are included to ensure that waste storage is done in a manner and duration which does not result in a nuisance or a hazard to the health and safety of the environment or people.*

*The reason for Condition 40 is to limit the number of tires stored on this Site at any one time. The Director does not approve the storage of more than 1000 tire units on this Site as there is insufficient space at the Site to do so. Storage of greater than 1000 tire units could result in housekeeping issues and impinge on the efficient and safe operation of other waste management activities approved under this Certificate.*

*The reason for Conditions 42 and 43 is to ensure that the Owner immediately responds to a spill and notify the Ministry forthwith of any spills as required in Part X of the Act so that appropriate spills response can be determined.*

*The reason for Conditions 44 and 45 is to ensure that potentially contaminated stormwater is responsibly handled in accordance with the OWRA.*

*The reason for Condition 46 is to ensure that the Site is supervised and operated by properly trained staff in a manner which does not result in a hazard or nuisance to the natural environment or any person.*

*The reason for Conditions 47, 48, 49, 50 and 51 is to ensure that all equipment and facilities are maintained in good working order.*

**CONTENT COPY OF ORIGINAL**

*The reason for Condition 52 is to ensure that detailed records of Site inspections are recorded and maintained for inspection and information purposes.*

*The reason for Condition 54 is to ensure that complaints are properly and quickly resolved and that complaints and follow-up actions have been documented.*

*The reason for Condition 55 is to ensure that accurate waste records are maintained to ensure compliance with the conditions in this Certificate, the Act and its regulations.*

*The reason for Condition 57 is to ensure that the Site is closed in accordance with MOE standards and to protect the health and safety of the environment.*

**This Provisional Certificate of Approval revokes and replaces Certificate(s) of Approval No. A390711 issued on June 23, 1989**

*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 and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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 waste disposal site is located;

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

*This Notice must be served upon:*

The Secretary*
Environmental Review Tribunal
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Director
Section 39, *Environmental Protection Act*
Ministry of Environment and Energy
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**

*The above noted waste disposal site is approved under Section 39 of the Environmental Protection Act.*

DATED AT TORONTO this 14th day of October, 2005

Ian Parrott, P.Eng.
Director
Section 39, *Environmental Protection Act*

VP/
c: District Manager, MOE York-Durham

CONTENT COPY OF ORIGINAL

Ontario

**Ministry of the Environment** **Ministère de l'Environnement**

*AMENDMENT TO PROVISIONAL CERTIFICATE OF APPROVAL*
*WASTE DISPOSAL SITE*
*NUMBER A390711*
*Notice No. 1*
*Issue Date: December 18, 2007*

The Regional Municipality of Durham
605 Rossland Rd. E., P.O. Box 623
Whitby, Ontario
L1N 6A3

Site Location: Scugog Landfill Site
1623 Reach St.
Scugog Township, Regional Municipality of Durham

*You are hereby notified that I have amended Provisional Certificate of Approval No. A390711 issued on October 14, 2005 for a 2 hectare Waste Disposal Site (Transfer), serving all municipalities in the Region of Durham, which is used for the transfer of non-hazardous and hazardous wastes,, as follows:*

**CONDITIONS**

Condition 19. (b) is hereby revoked and replaced with:

19. (b) liquid industrial waste and hazardous waste limited to Waste Classes **112**, 121, 145, 148, **212**, 213, 221, 242, 252, 254, 261, 263, 269, 312 (limited to sharps and syringes) and 331, as described in the New Ontario Waste Classes, January 1986 or as amended, from residential sources.

The following conditions are hereby added:

19. (c) The depot shall accept for bulking and temporary storage pending transfer to an approved carrier (recycler) for disposal elsewhere:
- Household batteries from municipal offices:
- single use batteries: carbon zinc, zinc chloride, mercury oxide, silver oxide, lithium, alkaline
- rechargeable batteries: nickel-cadmium, nickle metal hydride
- Common mercury switches, brought in by residents.
- Compact fluorescent bulbs, containing mercury, brought in by residents.

41. (i) Household batteries shall be kept in leak-proof, non metallic or lined metal containers, in a manner which prevents contact with stormwater with fire extinguishers located close to the containers.

41. (j) Household rechargeable batteries shall be stored, awaiting shipment to recycler, for nickel and cadmium extraction.

41. (k) Mercury switches shall be kept in leak-proof, non metallic or lined metal containers.

41. (l) Spent compact fluorescent bulbs shall be kept in original cartons or specially designed boxes and in leak-proof, non metallic or lined metal containers.

41. (m) Separated broken compact fluorescent bulbs shall be kept in leak-proof, non metallic or lined metal, sealed containers.

41. (n) Battery, mercury switch, compact fluorescent bulb containers shall be stored in dry low traffic areas with clearly marked storage area. Containers shall be stacked neatly on pallets and containers shall be labelled as to contents and dates of accumulation.

46. (a)(xii) Staff shall be trained to safely handle household batteries, mercury switches, compact fluorescent

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bulbs.

The following documents are hereby added to **Schedule "A":**

4. Application for an Amendment to Provisional Certificate of Approval for a Waste Disposal Site, dated May 3, 2007 from the Regional Municipality of Durham.

The **reasons** for this amendment to the Certificate of Approval are as follows:

The reason for Conditions 19. (b), (c) is to specify the waste management activities approved for the site.

The reason for Conditions 41. (i), (j), (k), (l), (m), (n) is to handle the waste properly in order to prevent breakage and contamination to the environment.

**This Notice shall constitute part of the approval issued under Provisional Certificate of Approval No. A390711 dated October 14, 2005**

*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 and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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 waste disposal site is located;

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

*This Notice must be served upon:*

The Secretary*
Environmental Review Tribunal
2300 Yonge St., Suite 1700
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Director
Section 39, *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**

*The above noted waste disposal site is approved under Section 39 of the Environmental Protection Act.*

DATED AT TORONTO this 18th day of December, 2007

Tesfaye Gebrezghi, P.Eng.
Director
Section 39, *Environmental Protection Act*

RL/
c: District Manager, MOE York-Durham
Lyndsay Waller, Waste Technician, The Regional Municipality of Durham

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Ontario

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

**AMENDMENT TO ENVIRONMENTAL COMPLIANCE APPROVAL**
NUMBER A390711
Notice No. 3
Issue Date: November 7, 2016

The Regional Municipality of Durham
1835 Energy Dr
Clarington, Ontario
L1E 6A3

Site Location: Scugog Landfill Site (Closed)
1623 Reach St
Scugog Township, Regional Municipality of Durham

*You are hereby notified that I have amended Approval No. A390711 issued on October 14, 2005 and amended on December 18, 2007 and October 12, 2010 for a 2 hectare Waste Disposal Site (Transfer), serving all municipalities in the Region of Durham, which is used for the transfer of non-hazardous and hazardous wastes , as follows:*

**Schedule "A" is revoked and replaced as follows:**

1. Application for a Provisional Certificate of Approval for a Waste Disposal Site, signed by Mr. Peter Watson, Manager of Waste Management, Regional Municipality of Durham, dated April 12, 2005.

2. Document titled "Application to amend Provisional Certificate of Approval No. A390711, Waste Disposal Site (Transfer), Regional Waste Management Facility - Scugog, 1623 Reach Street, Port Perry, prepared by Waste Management Services, Works Department, Regional Municipality of Durham, consisting of the following attachments:

- legal description and survey;
- planning and zoning documents;
- maximum daily amounts of waste received;
- approved waste classes;
- maximum storage capacity;
- maximum residual waste for disposal;
- public consultation;
- location map and site plans;
- site operation summary;
- site improvements.

3. Letter from Peter Watson, Manager of Waste Management, Durham Region, to EAAB, dated June 7, 2005 with accompanying additional information:

- clarification on waste classes;
- clarification on site size;

- clarification on scope of waste management activities approved under Certificate of Approval No. A390711;
- Figure titled Scugog Closed Landfill and Operating Transfer Station, Site Overview;
- Figure titled Scugog Closed Landfill and Operation Transfer Station, Storage Locations for Tires and Roll-off Bins.

4. Application for an Amendment to Provisional Certificate of Approval for a Waste Disposal Site, dated May 3, 2007 from the Regional Municipality of Durham.

5. Application for Approval of a Waste Disposal Site signed by Gioseph Anello, Manager, Waste Planning and Technical Services, Durham Region, dated March 2, 2010.

6. Application to amend Provisional Certificate of Approval No. A390711 to allow the collection, temporary storage and transfer of waste classes 114, 122 and 146, signed by Gioseph Anello, Manager, Waste Planning and Technical Services, Durham Region, dated March 25, 2010.

7. Email from Darren MacNeil dated May 12, 2010, specifying waste materials in new waste classes to be collected, temporarily stored and transferred.

8. Email from Darren MacNeil dated June 8, 2010 specifying lighting materials dropped off by residents.

9. Application for an Environmental Compliance Approval for a Waste Disposal Site from The Regional Municipality of Durham dated July 18, 2016, and signed by Frank Lombardo, Supervisor of Waste Operations, including all attached supporting information and a cover letter. The supporting documentation included:

i. Design and Operations Report entitled "Region of Durham Operating Procedures For: Waste Management Oshawa, Brock, Scugog, Cartwright", prepared by The Regional Municipality of Durham.

**The reason for this amendment to the Approval is as follows:**

The reason for this amendment is for the extension of the area permitted to temporarily store diversion materials in roll off bins. This amendment also consolidates the entirety of Schedule "A".

**This Notice shall constitute part of the approval issued under Approval No. A390711 dated October 14, 2005, as amended**

*In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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

AND

The Director appointed for the purposes of Part II.1 of the Environmental Protection Act
Ministry of the Environment and Climate 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**

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

DATED AT TORONTO this 7th day of November, 2016

Dale Gable, P.Eng.
Director
appointed for the purposes of Part II.1 of the *Environmental Protection Act*

NK/
c: District Manager, MOECC York-Durham
Darren MacNeil, The Regional Municipality of Durham

CONTENT COPY OF ORIGINAL

Ontario

Ministry of the Environment
Ministère de l'Environnement

**AMENDMENT TO PROVISIONAL CERTIFICATE OF APPROVAL**
**WASTE DISPOSAL SITE**
NUMBER A390711
Notice No. 2
Issue Date: October 12, 2010

The Regional Municipality of Durham
605 Rossland Rd E
Post Office Box, No. 623
Whitby, Ontario
L1N 6A3

Site Location: Scugog Landfill Site (Closed)
1623 Reach St
Scugog Township, Regional Municipality of Durham

*You are hereby notified that I have amended Provisional Certificate of Approval No. A390711 issued on June 23, 1989 for a Waste Disposal Site (Transfer) to include the collection, temporary storage and transfer of hazardous waste materials at the Scugog Waste Management Facility, as follows:*

Waste Class 114 - Acid Lab (Other Inorganic Acid Wastes) Waste Corrosive Liquid (Sulphuric Acid, Hydroxide Acids).

Waste Class 122 - Alkaline Lab (Alkaline Wastes- Other Metals) Waste Corrosive Liquid (Sodium Hydroxide, Ammonia).

Waste Class 122 - Alkaline Lab (Alkaline Wastes- Other Metals) Waste Batteries - Dry Cell (Potassium Hydroxide Solid, Electric Storage).

Waste Class 122 - Alkaline Lab, Waste Batteries - Ni Cd

Waste Class 146 - Fluorescent (Other Specific Inorganics) - Fluorescent Tubes, Switches, Mercury, Thermostats**.**

**CONDITIONS**

**I. The following conditions are hereby revoked and replaced with:**

19. (b) liquid industrial waste and hazardous waste limited to Waste Classes 112, 114, 121, 122, 145, 146, 148, 212, 213, 221, 242, 252, 254, 261, 263, 269, 312 (limited to sharps and syringes) and 331, as described in the New Ontario Waste Classes, January 1986 or as amended, from residential sources.

19. (c) The Household Hazardous Waste Depot shall accept, for the collection, bulking, temporary storage and transfer of the following materials to an approved carrier:

- Household batteries from municipal offices:
- single use batteries: carbon zinc, zinc chloride, mercury oxide, silver oxide, lithium, alkaline
- rechargeable batteries: nickel-cadmium, nickle metal hydride
- Mercury Switches, brought in by residents
- Thermostats
- Compact fluorescent light/lamps and fluorescent bulbs/tubes containing mercury and brought in by residents.

**Spills and Emergency Response Reporting**

42. (a) All spills, as defined in the *Act,* and fires shall be immediately reported to the ***Ministry*'s Spills Action Centre at 1-800-268-6060** and shall be recorded in the log book as to the nature of the spill or upset, and the action taken for clean-up, correction and prevention of future occurrences.

(b) A copy of the Fire Safety and Emergency Response Plan shall be approved by the local Fire Department and a copy submitted to the District Manager, York Durham District Office within sixty (60) days of recieving this Certificate of Approval;

(c) A copy of the Fire Safety and Emergency Response Plan shall be kept on the Site at all times, in a prominent location available to all staff;

(d) The Fire Safety and Emergency Response Plan shall be reviewed once per year and the Owner shall ensure that copies of any updates are forwarded immediately upon completion to the District Manager, York Durham District Office and the Fire Department;

(e) The Owner shall ensure that the contingency equipment and materials outlined in the Fire Safety and Emergency Response Plan are immediately available on the Site at all times, in a good state of repair, and fully operational; and

(f) The Owner shall ensure that all operating personnel are fully trained in the use of the contingency equipments and related materials, and in the procedures to be employed in the event of an emergency.

(g) The Fire Safety and Emergency Response Plan shall include, but is not limited to the following:

(i) emergency response procedures to be undertaken in the event of a fire, spill or process upset, including specific clean up methods for each individual waste;

(ii) a list of contingency equipments and spill clean up materials, including names and telephone numbers of waste management companies available for emergency response; and

(iii) a notification protocol, with names and telephone numbers of persons to be contacted, including Owner personnel, the **Ministry of the Environment Spills Action Centre**, the **York Durham District Office**, the local Fire and Police Departments, the local Medical Officer of Health, and the Ministry of Labour; and

(f) The Owner shall ensure that the names and telephone numbers of the persons to be contacted as required under Condition 42 (g)(iii) are up-to-date, and that these numbers are prominently displayed and immediately available to all staff and emergency response personnel.

43. The Owner shall maintain on-site and in a prominent location at all times, a Site plan identifying:

(a) location of all hazardous waste and flammable materials storage areas;

(b) location of all recyclable materials storage areas;

(c) the location of all floor drains and outdoor catch-basins; and

(d) the Owner shall make the diagram available for immediate inspection upon request by emergency response personnel and/or Provincial Officers and submit a copy to the local Fire Department.

**II. The following conditions are hereby added:**

46.(a)(xiii) Staff shall be trained on the updates made to the Fire Safety and Emergency Response Plan and other emergency response protocols.

CONTENT COPY OF ORIGINAL

**III. The reasons for this amendment to the Certificate of Approval are as follows:**

1. Condition 19(b) was amended to include waste classes 114, 122 and 146.
2. Condition 19(c) was amended to add fluorescent tubes and thermostats to the list of items to be accepted by the HHW Depot.
3. Condition 42 was amended to ensure the HHW Depot continues to meet the requirements for fire safety and emergency response as outlined in the *Guidelines for Environmental Protection Measures at Chemical and Waste Storage Facilities.*
4. Condition 43 is to ensure staff and emergency personnel are familiar with the location of all storage areas.
5. Condition 46.(a)(xiii) is to ensure staff is trained on all updated requirements of the Fire Safety and Emergency Response Plan.

**IV. The following documents are hereby added to Schedule "A":**

1. Application for Approval of a Waste Disposal Site signed by Gioseph Anello, Manager, Waste Planning and Technical Services, Durham Region, dated March 2, 2010.
2. Application to amend Provisional Certificate of Approval No. A390711 to allow the collection, temporary storage and transfer of waste classes 114, 122 and 146, signed by Gioseph Anello, Manager, Waste Planning and Technical Services, Durham Region, dated March 25, 2010.
3. Email from Darren MacNeil dated May 12, 2010, specifying waste materials in new waste classes to be collected, temporarily stored and transferred.
4. Email from Darren MacNeil dated June 8, 2010 specifying lighting materials dropped off by residents.

**This Notice shall constitute part of the approval issued under Provisional Certificate of Approval No. A390711 dated June 23, 1989**

*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 and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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 waste disposal site is 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

AND

The Director
Section 39, *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**

*The above noted waste disposal site is approved under Section 39 of the Environmental Protection Act.*

**CONTENT COPY OF ORIGINAL**

DATED AT TORONTO this 12th day of October, 2010

Tesfaye Gebrezghi, P.Eng.
Director
Section 39, *Environmental Protection Act*

CJ/
c: District Manager, MOE York-Durham
Darren MacNeil, The Regional Municipality of Durham

## D.2 Miller Waste Systems MECP Permit

# Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

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Ontario

Ministry of the Environment, Conservation and Parks
Ministère de l'Environnement, de la Protection de la nature et des Parcs

**AMENDMENT TO ENVIRONMENTAL COMPLIANCE APPROVAL**
NUMBER A390715
Notice No. 4
Issue Date: June 12, 2022

Miller Waste Systems Inc.
8050 Woodbine Ave
Markham, Ontario
L3R 2N8

**Site Location:** 51 Taylor Boulevard
Township of Scugog, Regional Municipality of Durham
L9L 1B2

*You are hereby notified that I have amended Approval No. A390715 issued on April 15, 1992 for a Waste Disposal Site (transfer and processing) , as follows:*

Condition 5 is hereby revoked and replaced with the following:

5(a). The Company shall maintain with the Ministry, Financial Assurance as defined in Section 131 of the EPA, in the amount of $18,525.00. This Financial Assurance shall provide sufficient funds for the analysis, transportation, Site clean-up, monitoring, supervision and disposal of all quantities of waste on the Site at any one time.
(b) Commencing on May 31, 2025 and at intervals of three (3) years thereafter, the Company shall submit to the Director, a re-evaluation of the amount of Financial Assurance to implement the actions required under Condition 5(a). The re-evaluation shall include an assessment based on any new information relating to the environmental conditions of the Site and shall include the costs of additional monitoring and/or implementation of contingency plans required by the Director upon review of the closure plan and annual reports. The Financial Assurance must be submitted to the Director within twenty (20) days of written acceptance of the re-evaluation by the Director.
(c) Commencing on May 31, 2023, the Company shall prepare and maintain at the Site an updated re-evaluation of the amount of Financial Assurance required to implement the actions required under Condition 5(a) for each of the intervening years in which a re-evaluation is not required to be submitted the Director under Condition 5(b). The re-evaluation shall be made available to the Ministry, upon request.
(d) The amount of Financial Assurance is subject to review at any time by the Director and may be amended at his/her discretion. If any Financial Assurance is scheduled to expire or notice is received, indicating Financial Assurance will not be renewed, and satisfactory methods have not been made to replace the Financial Assurance at least sixty (60) days before the Financial Assurance terminates, the Financial Assurance shall forthwith be replaced by cash.

**Schedule "A"**

1. Letter dated March 29, 2021 to the Ministry from Bill O'Meara, Environmental Health and Safety Manager, Miller Waste Systems for the Financial Assurance Re-evaluation of ECA No. A390715.

The reason(s) for this amendment to the Approval is (are) as follows:

1. *The reason for the revision of Condition 5 is to ensure that sufficient funds are available to the Ministry to clean up the Site in the event that the Owner is unable or unwilling to do so*

**This Notice shall constitute part of the approval issued under Approval No. A390715 dated April 15, 1992**

In accordance with Section 139 of the *Environmental Protection Act,* you may by written notice served upon me and the Ontario Land Tribunal within 15 days after receipt of this notice, require a hearing by the Tribunal. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Notice") shall state:

a. 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;
b. 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:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. 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:

Registrar*
Ontario Land Tribunal

and

The Director appointed for the purposes of Part II.1 of the *Environmental Protection Act*

655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5
OLT.Registrar@ontario.ca

Ministry of the Environment, Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or** www.oltt.gov.on.ca

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 June, 2022



Mohsen Keyvani, P.Eng.
Director
appointed for the purposes of Part II.1 of the *Environmental Protection Act*

SF/
c: District Manager, MECP York-Durham District Office
Bill O'Meara, Miller Waste Systems Inc.

CONTENT COPY OF ORIGINAL

Ontario

**Ministry of the Environment**
**Ministère de l'Environnement**

**AMENDMENT TO PROVISIONAL CERTIFICATE OF APPROVAL**
**WASTE DISPOSAL SITE**
NUMBER A390715
Notice No. 1
Issue Date: April 16, 2008

945327 Ontario Ltd.
Post Office Box, No. 64522
Unionville, Ontario
L3R 0M9

Site Location: 51 Taylor Boulevard
Scugog Township, Regional Municipality of Durham

*You are hereby notified that I have amended Provisional Certificate of Approval No. A390715 issued on April 15, 1992 for Waste Disposal Site, as follows:*

Condition No. 5 of Provisional Certificate of Approval No. A390715 is hereby amended to include Condition 5(c) as follows:

5(c) Within sixty (60) days of the issuance of this Notice, 945327 Ontario Ltd. shall submit for the Director's approval, a Financial Assurance evaluation prepared in accordance with the Ministry's Financial Assurance Guideline (Guideline F-15), revised November 2005.

For the purpose of this Notice the "Director" is defined to mean the Director, Section 39, Environmental Protection Act, of the Environmental Assessment and Approvals Branch of the Ministry of the Environment.

The reason(s) for this amendment to the Certificate of Approval is (are) as follows:

The reason for Condition 5(c) is to ensure that sufficient funds are available to the Ministry to clean up the site in the event that 945327 Ontario Ltd. is unable or unwilling to do so.

**This Notice shall constitute part of the approval issued under Provisional Certificate of Approval No. A390715 dated April 15, 1992**

*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 and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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 waste disposal site is located;

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

**CONTENT COPY OF ORIGINAL**

*This Notice must be served upon:*

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

AND

The Director
Section 39, *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**

*The above noted waste disposal site is approved under Section 39 of the Environmental Protection Act.*

DATED AT TORONTO this 16th day of April, 2008

Tesfaye Gebrezghi, P.Eng.
Director
Section 39, *Environmental Protection Act*

DB/
c: District Manager, MOE York-Durham
Mary Ouroumis, MOE

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Ontario

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

**AMENDMENT TO ENVIRONMENTAL COMPLIANCE APPROVAL**
NUMBER A390715
Notice No. 3
Issue Date: April 23, 2015

945327 Ontario Ltd.
51 Taylor Blvd
Port Perry, Ontario
L9L 1B2

Site Location: 51 Taylor Boulevard
Scugog Township, Regional Municipality of Durham
L9L 1B2

*You are hereby notified that I have amended Approval No. A390715 issued on April 15, 1992 and amended on April 16, 2008 and October 14, 2011 for a Waste Disposal Site (transfer and processing) , as follows:*

**I. The following definition is hereby added to the Approval:**

"Approval" means this Environmental Compliance Approval and any Schedules to it, including the application and supporting documentation listed in Schedule "A";

**II. Condition 5 is hereby revoked and replaced with the following:**

5(a). The *Company* shall maintain with the Ministry, Financial Assurance as defined in Section 131 of the EPA, in the amount of $18,525.00. This Financial Assurance shall provide sufficient funds for the analysis, transportation, *Site* clean-up, monitoring, supervision and disposal of all quantities of waste on the *Site* at any one time.

(b) Commencing on April 30, 2018 and at intervals of three (3) years thereafter, the *Company* shall submit to the *Director,* a re-evaluation of the amount of Financial Assurance to implement the actions required under Condition 5a. The re-evaluation shall include an assessment based on any new information relating to the environmental conditions of the *Site* and shall include the costs of additional monitoring and/or implementation of contingency plans required by the *Director* upon review of the closure plan and annual reports. The Financial Assurance must be submitted to the *Director* within twenty (20) days of written acceptance of the re-evaluation by the *Director.*

(c) Commencing on April 30, 2016, the *Company* shall prepare and maintain at the *Site* an updated re-evaluation of the amount of Financial Assurance required to implement the actions required under Condition 5a for each of the intervening years in which a re-evaluation is not required to be submitted the *Director* under Condition 5b. The re-evaluation shall be made available to the *Ministry,* upon request **.**

(d) The amount of Financial Assurance is subject to review at any time by the *Director* and may be amended at his/her discretion. If any Financial Assurance is scheduled to expire or notice is received, indicating Financial Assurance will not be renewed, and satisfactory methods have not been made to

replace the Financial Assurance at least sixty (60) days before the Financial Assurance terminates, the Financial Assurance shall forthwith be replaced by cash.

**III. The following items have been added to Schedule "A":**

16. Application for FA Re-evaluation for ECA#. A390715 for a Waste Disposal Site signed by Maria Gordon, 945327 Ontario Limited dated November 4, 2014, including all supporting documentation.

The reason for this amendment to the Approval is as follows:

*The reason for the revision of Condition 5 is to ensure that sufficient funds are available to the Ministry to clean up the Site in the event that the Owner is unable or unwilling to do so.*

**This Notice shall constitute part of the approval issued under Approval No. A390715 dated April 15, 1992 as amended from time to time.**

*In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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

AND

The Director appointed for the purposes of Part II.1 of the Environmental Protection Act
Ministry of the Environment and Climate Change
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) 212-6349, Fax: (416) 314-3717 or www.ert.gov.on.ca**

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

DATED AT TORONTO this 23rd day of April, 2015

Dale Gable, P.Eng.
Director
appointed for the purposes of Part II.1 of
the *Environmental Protection Act*

LG/
c: District Manager, MOECC York-Durham
Maria Gordon, 945327 Ontario Ltd.

CONTENT COPY OF ORIGINAL

Ontario

**Ministry of the Environment**
**Ministère de l'Environnement**

**AMENDMENT TO PROVISIONAL CERTIFICATE OF APPROVAL**
**WASTE DISPOSAL SITE**
NUMBER A390715
Notice No. 2
Issue Date: October 14, 2011

945327 Ontario Ltd.
51 Taylor Blvd
Port Perry, Ontario
L9L 1B2

Site Location: 51 Taylor Boulevard
Scugog Township, Regional Municipality of Durham
L9L 1B2

*You are hereby notified that I have amended Provisional Certificate of Approval No. A390715 issued on April 15, 1992 and amended on April 16, 2008 for a Waste Disposal Site (transfer and processing), as follows:*

**I. The following definitions are added to the Certificate:**

"**Act**" means the Environmental Protection Act, R.S.O. 1990, C. E-19 as amended;

"**Certificate**" means Provisional Certificate of Approval A390715 issued April 15, 1992 for a Waste Disposal Site including Schedule A, issued in accordance with Part V of the Act;

"**Company**" means 945327 Ontario Limited;

"**Director**" means any Ministry employee appointed in writing by the Minister pursuant to Section 5 of the Act as a Director for the purposes of Part V of the Act;

"**District Manager**" means the District Manager, York Durham District Office, Ontario Ministry of the Environment;

"**Ministry**" and "**MOE**" means the Ontario Ministry of the Environment;

"**Processed waste**" means waste that has gone through the Company's entire processing operation and is destined for an end user;

"**Residual waste**" means waste resulting from the operations at the Site that cannot be recycled and that is destined for final disposal;

"**Site**" means the operation being approved under Provisional Certificate of Approval A390715 issued April 15, 1992, located at 51 Taylor Blvd., Port Perry, Ontario; and

"**Unprocessed waste**" means wastes received at the Site which has not fully completed the Company's processing operation.

**II. Condition 5 is hereby revoked and replaced with the following:**

5(a). The *Company* shall submit to the Ministry, Financial Assurance as defined in Section 131 of the EPA, in the amount of $18,525.00. This Financial Assurance shall provide sufficient funds for the analysis, transportation, *Site* clean-up, monitoring, supervision and disposal of all quantities of waste on the *Site* at any one time.

CONTENT COPY OF ORIGINAL

(b) Commencing on October 30, 2014 and at intervals of three (3) years thereafter, the *Company* shall submit to the *Director,* a re-evaluation of the amount of Financial Assurance to implement the actions required under Condition 5a. The re-evaluation shall include an assessment based on any new information relating to the environmental conditions of the *Site* and shall include the costs of additional monitoring and/or implementation of contingency plans required by the *Director* upon review of the closure plan and annual reports. The Financial Assurance must be submitted to the *Director* within twenty (20) days of written acceptance of the re-evaluation by the *Director*.

(c) Commencing on October 30, 2012, the *Company* shall prepare and maintain at the *Site* an updated re-evaluation of the amount of Financial Assurance required to implement the actions required under Condition 5a for each of the intervening years in which a re-evaluation is not required to be submitted the *Director* under Condition 5b. The re-evaluation shall be made available to the *Ministry,* upon request**.**

(d) The amount of Financial Assurance is subject to review at any time by the *Director* and may be amended at his/her discretion. If any Financial Assurance is scheduled to expire or notice is received, indicating Financial Assurance will not be renewed, and satisfactory methods have not been made to replace the Financial Assurance at least sixty (60) days before the Financial Assurance terminates, the Financial Assurance shall forthwith be replaced by cash.

**III. Condition 7 is hereby revoked and replaced with the following:**

7.a) The *Company* shall store only the following waste outside in accordance with the site plan in Item 10 of Schedule "A":
i) untreated wood waste and tree stumps;
ii) aggregates and fill;
iii) used tires; and
iv) scrap metal.

b) Scrap metal shall be stored in a covered container/bin.

c) The following waste shall not be stored outside:
i) cardboard;
ii) glass and plastics;
iii) unprocessed waste; and
iv) residual waste.

**IV. Condition 8 is hereby revoked and replaced with the following:**

8. Empty waste containers are permitted to be stored outside the building.

**V. Condition 11 is hereby revoked and replaced with the following:**

11. No asbestos waste shall be collected, handled or transported at the Site.

**VI. Condition 14 is hereby revoked and replaced with the following:**

14.a) No more than 150 tonnes of waste referred to in Condition (2) of the *Certificate* shall be accepted at the *Site* on each operating day;

b) No more than 50 tonnes of *unprocessed waste, processed waste* and *residual waste* shall be stored on-site at any time. If for any reason waste cannot be transferred from the *Site,* the *Company* shall cease accepting waste .

**VII. The following condition is added to the Certificate:**

28. Only waste that is generated in the Province of Ontario shall be accepted at the *Site.*

**VIII. The following items have been added to Schedule "A":**

9. Application for amendment to Provisional Certificate of Approval No. A390715 for a Waste Disposal Site signed by

Maria Gordon, 945327 Ontario Limited received May 21, 2010 including all supporting documentation.

10. Letters dated June 24, 2010 and October 7, 2010 from Maria Gordon, 945327 Ontario Limited to Anne Cameron, MOE re: MOE Reference Number 5297-85FQDS, including supporting documentation.

11. Facsimile dated April 21, 2011 from Maria Gordon, 945327 Ontario Limited to Lucie Guichelaar, MOE, re: 945327 Ontario Limited, including supporting documentation.

12. Email correspondence dated July 22, 2011 [1:56 P.M.] from Maria Gordon, 945327 Ontario Limited to Lucie Guichelaar, MOE re: 945327 Ontario Limited, including supporting documentation.

13. Email correspondence dated August 22, 2011 [3:13 P.M.] from Maria Gordon, 945327 Ontario Limited to Lucie Guichelaar, MOE re: Re: 945327 ONTARIO LTD. #5297-85FQDS, including supporting documentation.

14. Email correspondence and attachment dated September 13, 2011 [1:44 P.M.] from Maria Gordon, 945327 Ontario Limited to Lucie Guichelaar, MOE re: Fwd: FW: [Image File] Walter,, #009, including supporting documentation.

15. Letter (by email) dated September 19, 2011 from Donald Gordon, Director of Community Services, Township of Scugog to Tesfaye Gebrezghi, P.Eng., Supervisor/part V Director, Waste Approvals, Ministry of the Environment re: Application for Approval of Waste Disposal Sites, Amend Condition 7 & Re-evaluate FA, Scugog Township, Regional Municipality of Durham, MOE Reference Number 5297-85FQDS - Municipal comments.

*The reasons for this amendment to the Certificate of Approval are as follows:*

*The reason for the revision of Condition 5 is to ensure that sufficient funds are available to the Ministry to clean up the Site in the event that the Owner is unable or unwilling to do so.*

*The reason for revision to Condition 7 and 8 is to approve the Company's request to store processed waste outside.*

*The reason for the revision to Condition 11 is to ensure that the Company is no longer accepting asbestos waste as outlined under Section 17.7(ii) of* Ontario Regulation 347*, R.R.O. 1990, General - Waste Management, made under the Act.*

*The reason for revision to Condition 14 is to clarify the amount of waste the Company may receive and store on-site and to approve the Company's request to increase the amount of waste accepted on-site.*

*The reason for Condition 28 is to define a service area for the Company.*

**This Notice shall constitute part of the approval issued under Provisional Certificate of Approval No. A390715 dated April 15, 1992, as amended.**

*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;

**CONTENT COPY OF ORIGINAL**

8. The municipality within which the waste disposal site is located;

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

*This Notice must be served upon:*

| | | | | |
|---|---|---|---|---|
| The Secretary* | AND | The Environmental Commissioner | AND | The Director |
| Environmental Review Tribunal | | 1075 Bay Street, 6th Floor | | Section 39, *Environmental Protection Act* |
| 655 Bay Street, 15th Floor | | Suite 605 | | Ministry of the Environment |
| Toronto, Ontario | | Toronto, Ontario | | 2 St. Clair Avenue West, Floor 12A |
| M5G 1E5 | | M5S 2B1 | | 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 Environmental Bill of Rights, 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 waste disposal site is approved under Section 39 of the Environmental Protection Act.*

DATED AT TORONTO this 14th day of October, 2011

Tesfaye Gebrezghi, P.Eng.
Director
Section 39, *Environmental Protection Act*

LG/
c: District Manager, MOE York-Durham
Maria Gordon, 945327 Ontario Ltd.

## D.3 Fueling Facility MECP Permit

# Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

SLR

**CONTENT COPY OF ORIGINAL**

Ontario

**Ministry of Environment and Energy** | **Ministère de l'Environnement et de l'Énergie**

*CERTIFICATE OF APPROVAL*
*AIR*
*NUMBER 8108-5C6LPD*

1070626 Ontario Limited
P.O. Box 566
Pickering, Ontario
L1V 2R7

Site Location: 39 Taylor Boulevard, Port Perry
Scugog Township, Regional Municipality of Durham

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

- three (3) vertical coned roof storage tanks containing No. 2 fuel oil, each 9.3 metres high and each having a diameter of 3.5 metres and a capacity of 87,400 litres;

- seven (7) horizontal fixed roof storage tanks containing No. 2 fuel oil, each 7.2 metres long and each having a diameter of 3.05 metres and a capacity of 49,940 litres;

all in accordance with the application for a Certificate of Approval (Air) dated October 9, 2001, signed by John Gravelle and supporting information prepared and submitted by Alan K. Gent & Associates.

*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 and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. 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
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Director
Section 9, *Environmental Protection Act*
Ministry of Environment and Energy
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**

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

**CONTENT COPY OF ORIGINAL**

DATED AT TORONTO this 21st day of July, 2002

Neil Parrish, P.Eng.
Director
Section 9, *Environmental Protection Act*

VG/
c: District Manager, MOEE York-Durham
Steven J. Challoner, Alan K. Gent & Associates

## D.4 Innocon Port Perry Plant MECP Permit

# Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

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Ontario

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

**ENVIRONMENTAL COMPLIANCE APPROVAL**
NUMBER 3621-AQNQ87
Issue Date: September 27, 2017

Lafarge Canada Inc.
6509 Airport Road
Mississauga, Ontario
L4V 1S7

Site Location: 38 Taylor Boulevard
Scugog Township, Regional Municipality of Durham
L9L 1B2

*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:*

One (1) ready-mix concrete batching plant having a maximum production rate of 400 cubic metres per day, and consisting of the following:

- One (1) baghouse dust collector controlling emissions from an 80 tonne capacity storage silo designated as Silo #1, equipped with 10.6 square metres of polyester filter material and a pulse-jet type cleaning system, discharging to the air at a volumetric flow rate of 0.47 cubic metre per second through a stack having an exit diameter of 0.13 metre, extending 17 metres above grade;
- One (1) baghouse dust collector controlling emissions from a 60 tonne capacity storage silo designated as Silo #2, equipped with 10.6 square metres of polyester filter material and a pulse-jet type cleaning system, discharging to the air at a volumetric flow rate of 0.47 cubic metre per second through a stack having an exit diameter of 0.13 metre, extending 17 metres above grade;
- One (1) natural gas fired hot water/steam boiler having a heat input rating of 2.3 million kilojoules per hour, discharging to the air at a volumetric flow rate of 0.41 cubic metre per second through a stack having an exit diameter of 0.3 metre, extending 2.0 metres above the roof and 7 metres above grade;
- Fugitive dust emissions resulting from the delivery, storage, and transfer of materials associated with ready-mix concrete batching operations, including controls and enclosures as described in the *ESDM Report* and *Best Management Practices Plan*.

All in accordance with the Environmental Compliance Approval application signed by Doug England, dated August 29, 2013, and submitted by the Company, the Emission Summary and Dispersion Modelling Report prepared by Adam Draper of BCX Environmental Consulting, dated August 2013, and submitted in support of the application, information submitted via e-mail by Susanne Pyda of BCX Environmental Consulting on March 28, 2016 and on April 21, 2016, information submitted via e-mail by Neil Chan, P.Eng. of BCX Environmental Consulting on September 14, 2017; the Acoustic Assessment Report prepared by HGC Engineering, dated August 29, 2013 and signed by Corey Kinart, P.Eng.; and all other supporting information and documentation submitted in support of the application.

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

1. "*Approval*" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
2. "*Best Management Practices Plan*" means a document or a set of documents which describe measures to minimize dust emissions from the *Facility* and/or *Equipment*;
3. "*Company*" means Lafarge Canada Inc., that is responsible for the construction or operation of the *Facility* and includes any successors and assigns;
4. "*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;*
5. "*District Manager*" means the District Manager of the appropriate local district office of the *Ministry*, where the *Facility* is geographically located;
6. "*ESDM Report*" means the Emission Summary and Dispersion Modelling Report prepared by Adam Draper of BCX Environmental Consulting, dated August 2013, and submitted in support of the application, and includes any changes to the report made up to the date of issuance of this *Approval*;
7. "*EPA*" means the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended;
8. "*Equipment*" means the equipment and processes described in the *Company's* application, this *Approval* and in the supporting documentation submitted with the application, to the extent approved by this *Approval*;
9. "*Facility*" means the entire operation located on the property where the *Equipment* is located;
10. *"Manual*" means a document or a set of documents that provide written instructions to staff of the *Company;*
11. "*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;
12. *"Ministry"* means the ministry of the government of Ontario responsible for the *EPA* and includes all officials, employees or other persons acting on its behalf;
13. *"Publication NPC-205"* means the *Ministry* Publication NPC-205 "Sound level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October 1995; as amended;
14. "*RMC Plant Batch Building*" means the building containing the aggregate bins, aggregate weigh scale, and transfer from cement silos to cement weigh scale; and
15. "*ruck(s)*" means ready-mix truck(s), aggregate truck(s), or cementitious material tanker truck(s).

*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. **OPERATION AND MAINTENANCE**
    1. The *Company* shall ensure that the *Equipment* is properly operated and maintained at all times. The *Company* shall:
        a. prepare, not later than three (3) months after the date of this *Approval*, and update, as necessary, a *Manual* outlining the operating procedures and a maintenance program for the *Equipment,* including:
            1. routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the *Equipment* suppliers;

2. emergency procedures; including spill clean-up procedures;
3. procedures for any record keeping activities relating to operation and maintenance of the *Equipment;*
4. the frequency of inspection and replacement of the filter material in the *Equipment;* and
5. all appropriate measures to minimize noise and odorous emissions from all potential sources;

b. implement the recommendations of the *Manual.*

2. The *Company* shall ensure that all doors of the *RMC Plant Batch Building* remain fully closed when the *Facility* is in operation, except when being used for personnel ingress and egress.

2. **FUGITIVE DUST CONTROL**

1. The *Company* shall develop in consultation with the *District Manager,* a *Best Management Practices Plan* for the control of fugitive dust emissions. This *Best Management Practices Plan* shall include, but not be limited to:
   a. identification of the main sources of fugitive dust emissions such as:
      1. on-site traffic;
      2. paved roads/areas;
      3. unpaved roads/areas;
      4. material stock piles;
      5. loading/unloading areas and loading/unloading techniques;
      6. material spills;
      7. material conveyance systems;
      8. exposed openings in process and storage buildings; and
      9. general work areas.
   b. potential causes for high dust emissions and opacity resulting from these sources;
   c. procedures for assessing the moisture level of aggregate material, and application of liquid dust suppressant to dry aggregate material;
   d. preventative and control measures in place or under development to minimize the likelihood of high dust emissions and opacity from the sources of fugitive dust emissions identified above. Details of the preventative and control measures shall include:
      1. a description of the control equipment to be installed;
      2. a description of the preventative procedures to be implemented; and/or
      3. the frequency of occurrence of periodic preventative activities, including material application rates, as applicable.
   e. an implementation schedule for the *Best Management Practices Plan,* including training of facility personnel;
   f. inspection and maintenance procedures and monitoring initiatives to ensure effective implementation of the preventative and control measures; and
   g. a list of all *Ministry* comments received, if any, on the development of the *Best Management Practices Plan,* and a description of how each *Ministry* comment was addressed in the *Best Management Practices Plan.*
2. The *Company* shall submit the *Best Management Practices Plan* to the *District Manager* not later than six months after the date of this *Approval.*
   a. The *District Manager* may not accept the *Best Management Practices Plan* if the minimum requirements described in Condition 2.1 were not included in the *Best Management Practices Plan.*
   b. If the *Best Management Practices Plan* is not accepted by the *District Manager,* the *Company* shall submit a *Best Management Practices Plan* acceptable to the *District Manager* not later than nine months after the date of this *Approval;*

3. Upon acceptance of the *Best Management Practices Plan* by the *District Manager,* the *Company* shall immediately implement the *Best Management Practices Plan* for the control of fugitive dust emissions to provide effective dust suppression measures to any potential sources of fugitive dust emissions resulting from the operation of the *Facility.*
4. The *Best Management Practices Plan* shall be updated as necessary or at the direction of the *District Manager.*

3. **RECORD RETENTION**
   1. The *Company* 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 recording activities required by this *Approval,* and make these records available for review by staff of the *Ministry* upon request. The *Company* shall retain:
      a. all records on the maintenance, repair and inspection of the *Equipment;*
      b. all records on the environmental complaints; including:
         1. a description, time, date and location of each incident;
         2. wind direction and other weather conditions at the time of the incident;
         3. a description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future, and the outcome of the measures taken.

4. **NOTIFICATION OF COMPLAINTS**
   1. The *Company* shall notify the *District Manager,* in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:
      a. a description of the nature of the complaint;
      b. the time, date and location of the incident.

5. **NOISE**
   1. The *Company* shall:
      a. at all times, ensure that the noise emissions from the *Facility* comply with the limits set out in *Publication NPC-205;*
      b. limit *Trucks* arrivals and departures during the day-time hours of 7 a.m. to 7 p.m., in accordance with the following:
         1. a maximum of eight (8) ready-mix trucks per sixty (60) minute period;
         2. a maximum of two (2) aggregate trucks per sixty (60) minute period;
         3. a maximum of one (1) cementitious material tanker truck per sixty (60) minute period;
      c. limit *Trucks* arrivals and departures during the evening-time hours of to 7 p.m to 11 p.m., in accordance with the following:
         1. a maximum of eight (8) ready-mix trucks per sixty (60) minute period;
         2. a maximum of two (2) aggregate trucks per sixty (60) minute period;
         3. a maximum of one (1) cementitious material tanker truck per sixty (60) minute period; and
      d. limit Trucks arrivals and departures during the night-time hours of 11 p.m. to 7 a.m., in accordance with the following:
         1. a maximum of eight (8) ready-mix trucks per sixty (60) minute period;
         2. a maximum of two (2) aggregate trucks per sixty (60) minute period; and
         3. a maximum of one (1) cementitious material tanker truck per sixty (60) minute period.

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

1. Conditions No. 1 and 2 are included to emphasize that the *Equipment* must be maintained and operated according to a procedure that will result in compliance with the *EPA,* the regulations and this *Approval.*

2. Condition No. 3 is included to require the *Company* to keep records and to provide information to staff of the *Ministry* so that compliance with the *EPA,* the regulations and this *Approval* can be verified.
3. Condition No. 4 is included to require the *Company* to notify staff of the *Ministry* so that compliance with the *EPA,* the regulations and this *Approval* can be verified.
4. Condition No. 5 is included to provide the minimum performance requirement considered necessary to prevent an adverse effect resulting from operation of the *Facility.*

*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:*

a. 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;
b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

*The Notice should also include:*

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. 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

AND

The Environmental Commissioner
1075 Bay Street, Suite 605
Toronto, Ontario
M5S 2B1

AND

The Director appointed for the purposes of Part II.1 of the Environmental Protection Act
Ministry of the Environment and Climate 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 27th day of September, 2017

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

NR/
c: District Manager, MOECC York-Durham
Adam Draper/Neil Chan, BCX Environmental Consulting

## D.5 Automotive Facility MECP Permit

# Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

SLR

**CONTENT COPY OF ORIGINAL**

Ontario

**Ministry of the Environment** **Ministère de l'Environnement**

*CERTIFICATE OF APPROVAL*
*AIR*
*NUMBER 7758-6B7K79*

Douglas Robinson
1511 Reach Road
Port Perry, Ontario
L9L 1B2

Site Location: Swamp Garage
1511 Reach Street
Scugog Township, Regional Municipality of Durham

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

- one (1) paint spray area for the application of solvent based coatings at a maximum rate of 2.0 litres per hour, equipped with one (1) paint spray gun and 1.86 square metres of dry type paint arrestor filters, exhausting into the atmosphere at a volumetric flow rate of 2.12 actual cubic metres per second, through a stack, having an exit diameter of 0.46 metre, extending 2.13 metres above the roof and 9.47 metres above grade;

all in accordance with the application for a Certificate of Approval (Air) dated August 16, 2004 and signed by Doug Robinson, and all supporting information associated with the application including additional information provided by Cardinal Environmental Consulting Services Ltd, dated August 12, 2004, October 14, 2004, March 2, 2005 and March 30, 2005, signed by Stewart J. McLellan.

*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) "Approved Automotive Refinish Coatings" means automotive refinish coatings that comply with the VOC content limits indicated in Section 3.2.1 *VOC Content Limits* of the National Standards;

(3) "CCME Guideline" means the document entitled "National Standards and Guidelines for the Reduction of Volatile Organic Compounds from Canadian Commercial/Industrial Surface Coating Operations-Automotive Refinishing, October 1998, PN 1278", as amended, and published by the Canadian Council of Ministers of the Environment;

(4) "Certificate" means this Certificate of Approval issued in accordance with Section 9 of the Act;

(5) "District Manager" means the District Manager, York-Durham District Office, Central Region of the Ministry;

(6) "Equipment" means the paint spray area described in the Owner's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;

(7) "Facility" means the entire operation located on the property where the Equipment is located;

(8) "High Efficiency-type Paint Spray System" means equipment used for the application of automotive refinish coatings conforming to Section 3.4 *Application Equipment* of the CCME Guideline;

(9) "Manual" means a document or a set of documents that provide written instructions to staff of the Owner;

(10) "Ministry" means the Ontario Ministry of the Environment;

(11) "National Standards" means the document entitled "National Standards for the Volatile Organic Compound Content of

Canadian Commercial/Industrial Surface Coating Products Automotive Refinishing, October 1998, PN 1288" and published by the Canadian Council of Ministers of the Environment;

(12) "Owner" means Douglas Robinson operating as Swamp Autobody Ltd., and includes its successors and assignees;
(13) "Point of Reception" means any point on the premises of a person where sound or vibration originating from other than those premises is received.

For the purpose of verifying compliance with Section 9 of the Act, the Point of Reception may be located on any of the following existing or zoned for future use premises: permanent or seasonal residences, hotels/motels, nursing/retirement homes, rental residences, hospitals, camp grounds, and noise sensitive buildings such as schools and places of worship.

For equipment/facilities proposed on premises such as nursing/retirement homes, rental residences, hospitals, and schools, the Point of Reception may be located on the same premises;

(14) “Publication NPC-205” means Ministry Publication NPC-205 "Sound level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October 1995;

(15) “Publication NPC-232” means Ministry Publication NPC-232 "Sound Level Limits for Stationary Sources in Class 3 Areas (Rural)", October 1995; and

(16) "Trained" and "Training" refers to a training program which conforms with Section 4.3 *Training* of the CCME Guideline.

*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.

**OPERATION 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) list of Trained personnel responsible for the operation and maintenance of the Facility;

(d) procedures for any record keeping activities relating to operation and maintenance of the Equipment;

(e) a regular maintenance program for each booth fan, including but not limited to cleaning and balancing of the fan blades, to ensure the fan noise emissions do not exceed at any time the levels specified in Publication NPC-205 or NPC-232 as applicable;

(f) the frequency of inspection and replacement of the filter material in the Equipment;

(g) procedures for recording and responding to environmental complaints; and

(h) appropriate measures to minimize emissions from all potential sources;

(2) implement the recommendations of the operating and maintenance Manual;

(3) ensure that all surface coating operations are performed using a High Efficiency-type Paint Spray System;

(4) ensure that all surface coating operations are performed using Approved Automotive Refinish Coatings;

(5) ensure that operators involved in the application of automotive refinish coatings receive Training in the proper use of High Efficiency-type Paint Spray Systems; and

(6) Implement the provisions of Section 4.0 *Codes of Good Practice* and Section 5.0 *Check List for Good Practices for Automotive Refinish Facilities* of the CCME Guideline.

**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) of the Approved Automotive Refinish Coating 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.

**PERFORMANCE**

6. The Owner shall ensure that the noise emissions from the Equipment comply with the limits set in Publication NPC-205 or NPC-232 as applicable.

*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

**CONTENT COPY OF ORIGINAL**

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.

5. Condition No. 6 is included to provide minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility/Equipment.

*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
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

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

AND

The Director
Section 9, *Environmental Protection Act*
Ministry of Environment and Energy
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 Environmental Bill of Rights, 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 6th day of April, 2005

Aziz Ahmed, P.Eng.
Director
Section 9, *Environmental Protection Act*

RM/

**CONTENT COPY OF ORIGINAL**

c: District Manager, MOE York-Durham
Stewart J. McLellan, Cardinal Environmental Consulting Ltd.

# Appendix E MECP EPI Request

## Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

Ontario

**Ministry of the Environment, Conservation and Parks**

Corporate Management Division

**Ministère de l'Environnement, de la Protection de la nature et des Parcs**

Division de la gestion ministérielle

March 2, 2026

Alice Najjar
SLR Consulting Ltd.

Dear Alice Najjar
RE: Request #: EPI-2026-2000007617
Requestor provided Permit Numbers: A390711
Requestor provided Client Reference: 241.032129.00001
Site address: 1623 REach Street, Port Perry

This letter confirms that, after conducting a thorough search of its source system applications, the ministry has identified potential records related to your property request. Our search indicates that the ministry may hold the following records:

- Waste Generator number/classes
- Waste Site Records - Environmental Concerns[1]
- Correspondence, Abatement, Occurrence reports
- Waste Approval[1]
- Incident Reporting
- Inspections
- Technical Support
- Information Reporting
- Investigations
- Waste Site Approval[1]
- Pollution Incident Report

If you would like to submit a Freedom of Information (FOI) request to the ministry, please return to the table on the Requests tab of the EPI application and select “Submit FOI” under the Actions column in the row identified by EPI-2026-2000007617.

If you have any questions regarding the matter, please contact the ministry at eproperty@ontario.ca.

Sincerely,

Environmental Property Information (EPI) Program

## Disclaimer

This search result is provided for informational purposes only and is not intended to provide specific advice or recommendations. The Ministry of the Environment, Conservation and Parks (MECP) cannot and does not guarantee that the information provided is current, accurate, complete, or free of errors. Any reliance upon this information is solely at the risk of the user.

[1] In addition to the core reports (e.g Environmental Compliance Approval), there may be extensive supporting documentation associated with this record type. When transferring your request over to FOI, we encourage you to refine the scope of your request to only the supporting documentation required for your purposes, as the inclusion of this additional documentation can add significant processing time.

Ontario

**Ministry of the Environment, Conservation and Parks**

Corporate Management Division

**Ministère de l'Environnement, de la Protection de la nature et des Parcs**

Division de la gestion ministérielle

Le 2 mars 2026

Alice Najjar
SLR Consulting Ltd.

Madame,
Monsieur, Alice Najjar
Objet : No de demande : EPI-2026-2000007617
Numéro(s) de permis associé(s) fourni(s) par le demandeur: A390711
Référence client fournie par le demandeur: 241.032129.00001
Adresse du site: 1623 REach Street, Port Perry

La présente lettre confirme que, après avoir effectué une recherche exhaustive dans ses applications de système source, le ministère a circonscrit des dossiers potentiels reliés à votre demande concernant des biens immobiliers. Notre recherche indique que les dossiers suivants peuvent être en possession du ministère:

- Waste Generator number/classes
- Waste Site Records - Environmental Concerns[1]
- Correspondence, Abatement, Occurrence reports
- Waste Approval[1]
- Incident Reporting
- Inspections
- Technical Support
- Information Reporting
- Investigations
- Waste Site Approval[1]
- Pollution Incident Report

Si vous souhaitez soumettre une demande de liberté d'information (FOI) au ministère, veuillez retourner au tableau de l'onglet Requêtes de l'application EPI et sélectionner "Soumettre FOI" dans la colonne Actions de la ligne identifiée par EPI-2026-2000007617.

Si vous avez des questions concernant votre demande, nous vous invitons à communiquer avec le ministère à l’adresse électronique suivante : eproperty@ontario.ca.

Veuillez recevoir mes salutations les plus sincères,

Programme d’Information Environnementale de la propriété

**Avertissement**

Ce résultat de recherche est fourni uniquement à titre informatif et n’a aucunement pour but de donner des conseils particuliers ou des recommandations. Le ministère de l’Environnement de la Protection de la nature et des Parcs (MEPP) ne peut pas garantir que les renseignements fournis sont à jour, exacts, complets et exempts d’erreurs. L’utilisateur qui se fie à ces renseignements le fait à ses seuls risques.

[1] En plus des rapports de base (par exemple, l'approbation de conformité environnementale), il peut y avoir de nombreux documents justificatifs associés à ce type d'enregistrement. Lors du transfert de votre demande vers FOI, nous vous encourageons à affiner la portée de votre demande en ne tenant compte que des pièces justificatives requises pour vos besoins, car l'inclusion de ces documents supplémentaires peut ajouter un temps de traitement important.

Ontario

**Ministry of the Environment, Conservation and Parks**

Corporate Management Division

**Ministère de l'Environnement, de la Protection de la nature et des Parcs**

Division de la gestion ministérielle

March 2, 2026

Alice Najjar
SLR Consulting Ltd.

Dear Alice Najjar
RE: Request #: EPI-2026-2000007618
Requestor provided Permit Numbers: 3621-AQNQ87
Requestor provided Client Reference: 241.032129.00001
Site address: 38 Taylor Boulevard, Port Perry

This letter confirms that, after conducting a thorough search of its source system applications, the ministry has identified potential records related to your property request. Our search indicates that the ministry may hold the following records:

- Sector Inspection
- Waste Generator number/classes
- Correspondence, Abatement, Occurrence reports
- Air Approval[1]
- Facility Air Profile
- Incident Reporting
- Noise Approval[1]

If you would like to submit a Freedom of Information (FOI) request to the ministry, please return to the table on the Requests tab of the EPI application and select “Submit FOI” under the Actions column in the row identified by EPI-2026-2000007618.

If you have any questions regarding the matter, please contact the ministry at eproperty@ontario.ca.

Sincerely,

Environmental Property Information (EPI) Program

**Disclaimer**

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(MECP) cannot and does not guarantee that the information provided is current, accurate, complete, or free of errors. Any reliance upon this information is solely at the risk of the user.

[1] In addition to the core reports (e.g Environmental Compliance Approval), there may be extensive supporting documentation associated with this record type. When transferring your request over to FOI, we encourage you to refine the scope of your request to only the supporting documentation required for your purposes, as the inclusion of this additional documentation can add significant processing time.

Ontario

**Ministry of the Environment, Conservation and Parks**

Corporate Management Division

**Ministère de l'Environnement, de la Protection de la nature et des Parcs**

Division de la gestion ministérielle

Le 2 mars 2026

Alice Najjar
SLR Consulting Ltd.

Madame,
Monsieur, Alice Najjar
Objet : No de demande : EPI-2026-2000007618
Numéro(s) de permis associé(s) fourni(s) par le demandeur: 3621-AQNQ87
Référence client fournie par le demandeur: 241.032129.00001
Adresse du site: 38 Taylor Boulevard, Port Perry

La présente lettre confirme que, après avoir effectué une recherche exhaustive dans ses applications de système source, le ministère a circonscrit des dossiers potentiels reliés à votre demande concernant des biens immobiliers. Notre recherche indique que les dossiers suivants peuvent être en possession du ministère:

- Sector Inspection
- Waste Generator number/classes
- Correspondence, Abatement, Occurrence reports
- Air Approval[1]
- Facility Air Profile
- Incident Reporting
- Noise Approval[1]

Si vous souhaitez soumettre une demande de liberté d'information (FOI) au ministère, veuillez retourner au tableau de l'onglet Requêtes de l'application EPI et sélectionner "Soumettre FOI" dans la colonne Actions de la ligne identifiée par EPI-2026-2000007618.

Si vous avez des questions concernant votre demande, nous vous invitons à communiquer avec le ministère à l’adresse électronique suivante : eproperty@ontario.ca.

Veuillez recevoir mes salutations les plus sincères,

Programme d’Information Environnementale de la propriété

**Avertissement**

Ce résultat de recherche est fourni uniquement à titre informatif et n’a aucunement pour but de donner des conseils particuliers ou des recommandations. Le ministère de l’Environnement de la Protection de la nature et des Parcs (MEPP) ne peut pas garantir que les renseignements fournis sont à jour, exacts, complets et exempts d’erreurs. L’utilisateur qui se fie à ces renseignements le fait à ses seuls risques.

[1] En plus des rapports de base (par exemple, l'approbation de conformité environnementale), il peut y avoir de nombreux documents justificatifs associés à ce type d'enregistrement. Lors du transfert de votre demande vers FOI, nous vous encourageons à affiner la portée de votre demande en ne tenant compte que des pièces justificatives requises pour vos besoins, car l'inclusion de ces documents supplémentaires peut ajouter un temps de traitement important.

Ontario

**Ministry of the Environment, Conservation and Parks**

Corporate Management Division

**Ministère de l'Environnement, de la Protection de la nature et des Parcs**

Division de la gestion ministérielle

March 2, 2026

Alice Najjar
SLR Consulting Ltd.

Dear Alice Najjar
RE: Request #: EPI-2026-2000007619
Requestor provided Permit Numbers: A390715
Requestor provided Client Reference: 241.032129.00001
Site address: 51 Taylor Boulevard, Port Perry

This letter confirms that, after conducting a thorough search of its source system applications, the ministry has identified potential records related to your property request. Our search indicates that the ministry may hold the following records:

- Correspondence, Abatement, Occurrence reports
- Waste Approval[1]
- Correspondence, Abatement, Occurrence reports
- Incident Reporting
- Inspections
- Waste Site Approval[1]
- Non Compliance Stub
- Investigations

If you would like to submit a Freedom of Information (FOI) request to the ministry, please return to the table on the Requests tab of the EPI application and select “Submit FOI” under the Actions column in the row identified by EPI-2026-2000007619.

If you have any questions regarding the matter, please contact the ministry at eproperty@ontario.ca.

Sincerely,

Environmental Property Information (EPI) Program

**Disclaimer**

This search result is provided for informational purposes only and is not intended to provide specific advice or recommendations. The Ministry of the Environment, Conservation and Parks (MECP) cannot and does not guarantee that the information provided is current, accurate, complete, or free of errors. Any reliance upon this information is solely at the risk of the user.

[1] In addition to the core reports (e.g Environmental Compliance Approval), there may be extensive supporting documentation associated with this record type. When transferring your request over to FOI, we encourage you to refine the scope of your request to only the supporting documentation required for your purposes, as the inclusion of this additional documentation can add significant processing time.

Ontario

**Ministry of the Environment, Conservation and Parks**

Corporate Management Division

**Ministère de l'Environnement, de la Protection de la nature et des Parcs**

Division de la gestion ministérielle

Le 2 mars 2026

Alice Najjar
SLR Consulting Ltd.

Madame,
Monsieur, Alice Najjar
Objet : No de demande : EPI-2026-2000007619
Numéro(s) de permis associé(s) fourni(s) par le demandeur: A390715
Référence client fournie par le demandeur: 241.032129.00001
Adresse du site: 51 Taylor Boulevard, Port Perry

La présente lettre confirme que, après avoir effectué une recherche exhaustive dans ses applications de système source, le ministère a circonscrit des dossiers potentiels reliés à votre demande concernant des biens immobiliers. Notre recherche indique que les dossiers suivants peuvent être en possession du ministère:

- Correspondence, Abatement, Occurrence reports
- Waste Approval[1]
- Correspondence, Abatement, Occurrence reports
- Incident Reporting
- Inspections
- Waste Site Approval[1]
- Non Compliance Stub
- Investigations

Si vous souhaitez soumettre une demande de liberté d'information (FOI) au ministère, veuillez retourner au tableau de l'onglet Requêtes de l'application EPI et sélectionner "Soumettre FOI" dans la colonne Actions de la ligne identifiée par EPI-2026-2000007619.

Si vous avez des questions concernant votre demande, nous vous invitons à communiquer avec le ministère à l’adresse électronique suivante : eproperty@ontario.ca.

Veuillez recevoir mes salutations les plus sincères,

Programme d’Information Environnementale de la propriété

**Avertissement**

Ce résultat de recherche est fourni uniquement à titre informatif et n’a aucunement pour but de donner des conseils particuliers ou des recommandations. Le ministère de l’Environnement de la Protection de la nature et des Parcs (MEPP) ne peut pas garantir que les renseignements fournis sont à jour, exacts, complets et exempts d’erreurs. L’utilisateur qui se fie à ces renseignements le fait à ses seuls risques.

[1] En plus des rapports de base (par exemple, l'approbation de conformité environnementale), il peut y avoir de nombreux documents justificatifs associés à ce type d'enregistrement. Lors du transfert de votre demande vers FOI, nous vous encourageons à affiner la portée de votre demande en ne tenant compte que des pièces justificatives requises pour vos besoins, car l'inclusion de ces documents supplémentaires peut ajouter un temps de traitement important.

# Appendix F Stationary Noise Source Modelling Information

## Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

## Appendix F - Stationary Noise Source Modelling Information

| Source Description | Maximum Sound Power Level (1/1 Octave Bands) (dB) | | | | | | | | | Modelled Sound Power Level (dBA) | Source Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 31.5 | 63 | 125 | 250 | 500 | 1000 | 2000 | 4000 | 8000 | | |
| **Shepstone Haulage Limited** | | | | | | | | | | | |
| Heavy Truck - Idling | 19 | 93 | 88 | 83 | 90 | 87 | 88 | 82 | 71 | 93 | Based on historical SLR data |
| Heavy Truck Movements | 98 | 101 | 101 | 97 | 96 | 96 | 92 | 84 | 78 | 100 | Based on historical SLR data |
| Trommel | 94 | 108 | 104 | 101 | 101 | 102 | 105 | 100 | 96 | 109 | Based on historical SLR data |
| Waste Loading (Front-End Loader) | 105 | 118 | 109 | 104 | 104 | 104 | 101 | 97 | 89 | 109 | Based on historical SLR data |
| Excavator | | 107 | 107 | 107 | 107 | 107 | 107 | 107 | 107 | 114 | Based on historical SLR data |
| **Automotive Facilities at 1511 Reach Street** | | | | | | | | | | | |
| Breakout Noise from Bay Door (Compressed Air) | 101 | 101 | 96 | 89 | 86 | 86 | 84 | 85 | 81 | 92 | Based on historical SLR data; +5 dB tonality penalty added (97 dBA total sound power level); operates 10 minutes/hour. |
| Breakout Noise from Bay Door (Impact Wrench) | 83 | 78 | 82 | 76 | 79 | 78 | 86 | 85 | 85 | 91 | Based on historical SLR data; + 10 dB for quasi-steady-state impulsive sound quality (97 dBA total sound power level); operates 1 minute/hour. |
| **Durham Region Waste Management Facility** | | | | | | | | | | | |
| Heavy Truck - Idling | 19 | 93 | 88 | 83 | 90 | 87 | 88 | 82 | 71 | 93 | Based on historical SLR data |
| Heavy Truck Movements | 98 | 101 | 101 | 97 | 96 | 96 | 92 | 84 | 78 | 100 | Based on historical SLR data |
| Waste Loading (Front-End Loader) | 105 | 118 | 109 | 104 | 104 | 104 | 101 | 97 | 89 | 109 | Based on historical SLR data |
| Empty Garbage Bin - Waste Drop into Bin | | 97 | 98 | 105 | 110 | 100 | 98 | 93 | 93 | 109 | Based on historical SLR data |
| **Miller Waste Systems Inc.** | | | | | | | | | | | |
| Heavy Truck - Idling | 19 | 93 | 88 | 83 | 90 | 87 | 88 | 82 | 71 | 93 | Based on historical SLR data |
| Heavy Truck - Passby | 98 | 101 | 101 | 97 | 96 | 96 | 92 | 84 | 78 | 100 | Based on historical SLR data |
| Waste Loading | 105 | 118 | 109 | 104 | 104 | 104 | 101 | 97 | 89 | 109 | Based on historical SLR data |
| Large Empty Garbage Bin Drop | --- | 110 | 111 | 118 | 123 | 113 | 111 | 106 | 106 | 122 | Based on historical SLR data |
| Garbage Compactor | --- | 87 | 80 | 73 | 71 | 70 | 71 | 69 | 60 | 77 | Based on historical SLR data |
| Scale Impulse - Heavy Truck | 116 | 116 | 116 | 111 | 110 | 106 | 101 | 94 | 88 | 112 | Based on measurement by SLR staff |
| **Fueling Facility** | | | | | | | | | | | |
| Heavy Truck - Idling | 19 | 93 | 88 | 83 | 90 | 87 | 88 | 82 | 71 | 93 | Based on historical SLR data |
| Heavy Truck Movements | 98 | 101 | 101 | 97 | 96 | 96 | 92 | 84 | 78 | 100 | Based on historical SLR data |
| Fuel Filling Operation | 100 | 101 | 93 | 89 | 91 | 91 | 88 | 86 | 81 | 95 | Based on measurement by SLR staff |

# Appendix G Traffic Data and Calculations

## Land Use Compatibility/Mitigation Assessment – Air Quality, Noise and Vibration

1520, 1540, 1580 Reach Street, Port Perry

**2636731 Ontario Inc. & 1064021 Ontario Limited c/o Rick Wannop Developments**

SLR Project No.: 241.032129.00001

March 26, 2026

**The Regional Municipality of Durham**

Community Growth and Economic Development Department

Community Growth Division

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**Sandra Austin**
Commissioner of Community Growth and Economic Development

# ROAD SEGMENT TRAFFIC FORECASTS FOR NOISE ANALYSES

This information is to be used as the basis for assessing the potential impacts of noise, generated by traffic on Provincial Highways and arterial roads, on proposed land uses that are sensitive (e.g., residential subdivisions). Arterial roads include existing and future Type A, B and C, as designated in the Durham Regional Official Plan.

Noise assessment reports recommend specific measures to be integrated into the design of sensitive developments to reduce road noise impacts to acceptable levels.

## Provided For:

Name / Name of Firm: Dylan Diebolt, SLR Consulting (Canada) Ltd.

Address: 100 Stone Road, Guelph, ON

Telephone: (226) 203-8694 Fax:

## Location of Proposal:

1520, 1540 and 1580 Reach Street, Port Perry (south side)

Municipality: Scugog Lot(s): Concession:

Durham Region File No. (if available):

Name of Property Owner (if available):

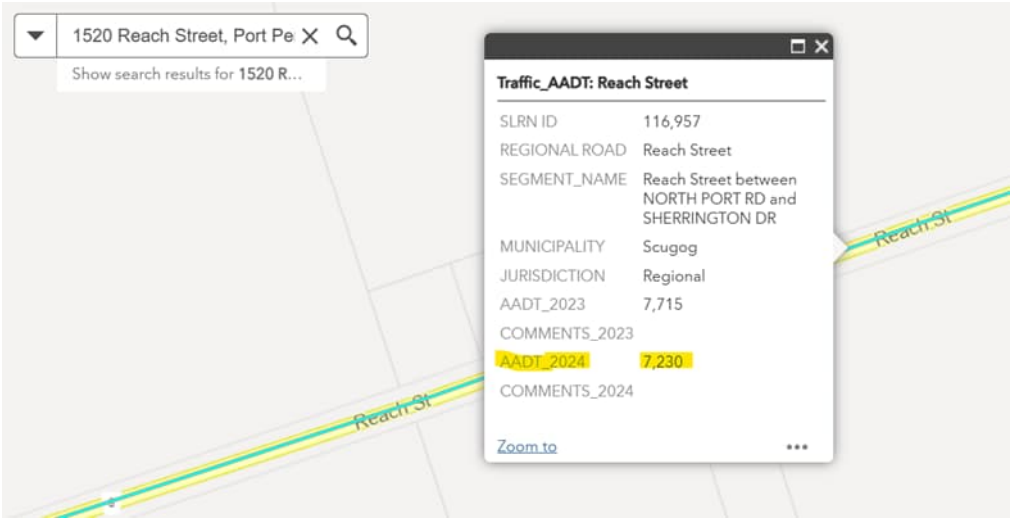
**Date Request Received:** July 10, 2025 Received By: Chris Leitch

**Date Forecast Sent:** July 21, 2025

| Name of Road Segment | Forecasted AADT* | No. of Lanes | % of Trucks | Heavy : Medium Truck Ratio | | Speed (km/h) |
|---|---|---|---|---|---|---|
| Reach Street, west of Old Simcoe Road | 10,000 | 2 | 10 | 60 | 40 | 60 |
| | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 |

* Average Annual Daily Traffic. Forecast based on ultimate development according to the Durham Regional Official Plan.

# Traffic Data Durham Region Open Data Portal



# O R N A M E N T - Sound Power Emissions & Source Heights

Ontario Road Noise Analysis Method for Environment and Transportation

| Road Segment ID | Roadway Name | Link Description | Speed (kph) | Period (h) | Total Traffic Volumes | Auto % | Med % | Hvy % | Auto | Med | Heavy | PWL (dBA) | Source Height, s (m) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ReachStreet_avg | Reach Street | Daytime Impacts | 60 | 16 | 9000 | 90.0% | 4.0% | 6.0% | 8100 | 360 | 540 | **83.3** | **1.6** |
| | Reach Street | Nighttime Impacts | 60 | 8 | 1000 | 90.0% | 4.0% | 6.0% | 900 | 40 | 60 | **76.8** | **1.6** |
| ReachStreet_min | Reach Street | Daytime Minimum Hour | 60 | 1 | 253 | 90.0% | 4.0% | 6.0% | 228 | 10 | 15 | **79.8** | **1.6** |
| | Reach Street | Evening Minimum Hour | 60 | 1 | 181 | 90.0% | 4.0% | 6.0% | 163 | 7 | 11 | **78.4** | **1.6** |
| | Reach Street | Nighttime Minimum Hour | 60 | 1 | 14 | 90.0% | 4.0% | 6.0% | 13 | 1 | 1 | **67.4** | **1.6** |

STAMSON 5.0 NORMAL REPORT Date: 24-03-2026 17:08:55
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: st5.te Time Period: 16 hours
Description: STAMSON Validation - Sample Calculation

Road data, segment # 1: ReachStreet
---
Car traffic volume : 8100 veh/TimePeriod
Medium truck volume : 360 veh/TimePeriod
Heavy truck volume : 540 veh/TimePeriod
Posted speed limit : 60 km/h
Road gradient : 0 %
Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 1: ReachStreet
---
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 : 29.30 m
Receiver height : 1.50 m
Topography : 1 (Flat/gentle slope; no barrier)
Reference angle : 0.00

Results segment # 1: ReachStreet
---

Source height = 1.57 m

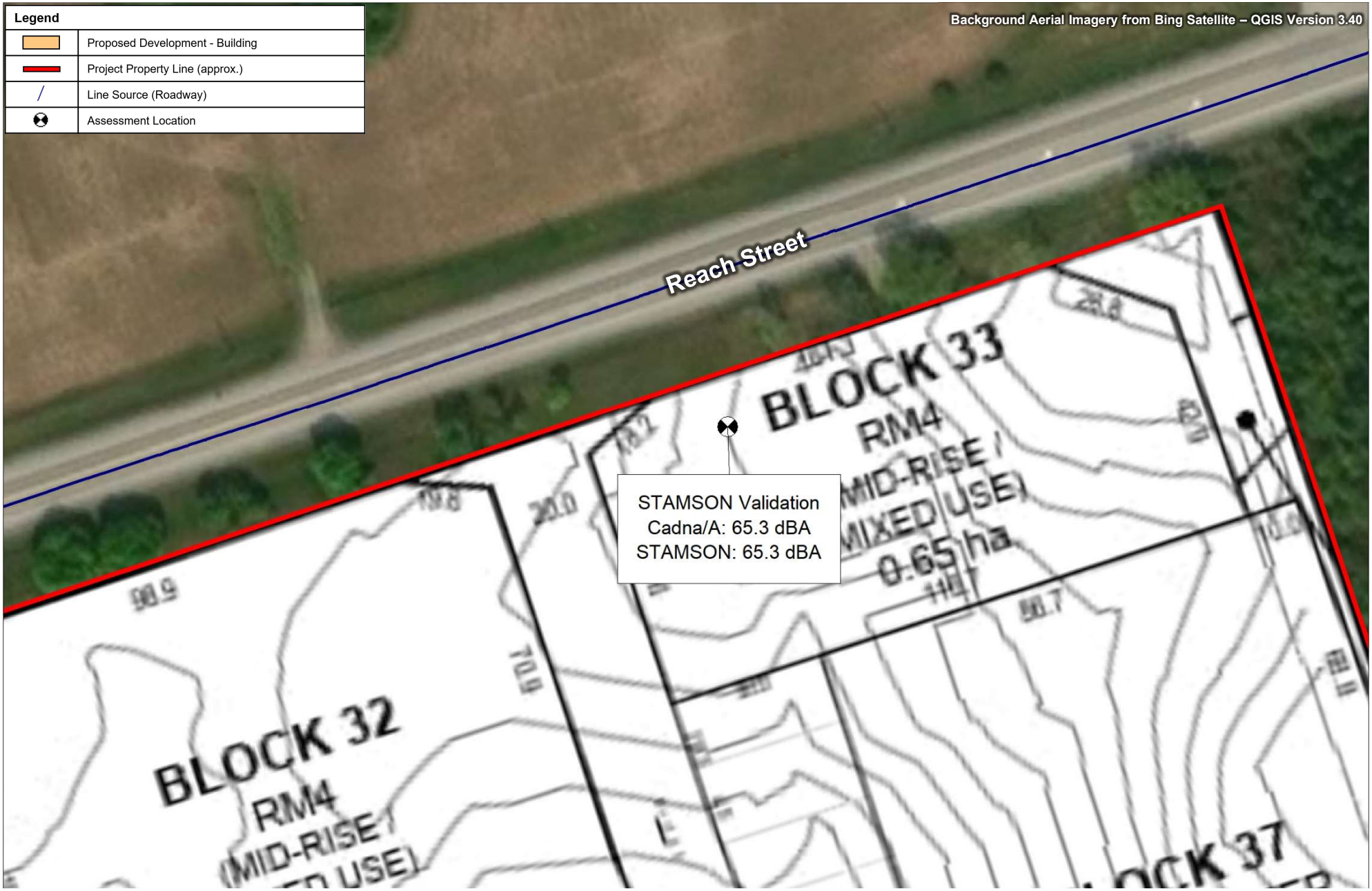
ROAD (0.00 + 65.33 + 0.00) = 65.33 dBA

| Angle1 | Angle2 | Alpha | RefLeq | P.Adj | D.Adj | F.Adj | W.Adj | H.Adj | B.Adj | SubLeq |
|---|---|---|---|---|---|---|---|---|---|---|
| -90 | 90 | 0.00 | 68.24 | 0.00 | -2.91 | 0.00 | 0.00 | 0.00 | 0.00 | 65.33 |

Segment Leq : 65.33 dBA

Total Leq All Segments: 65.33 dBA

TOTAL Leq FROM ALL SOURCES: 65.33



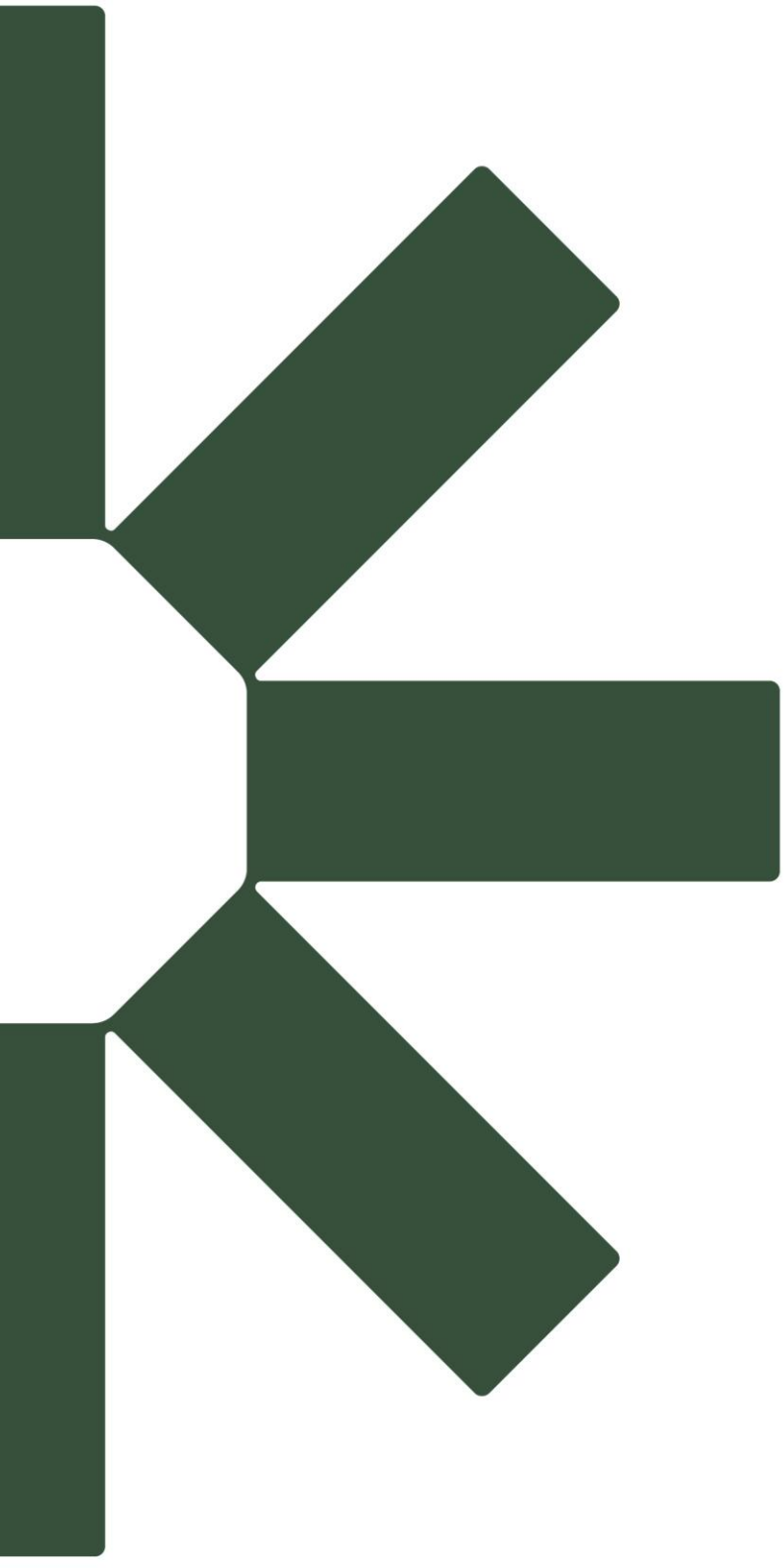

**2636731 ONTARIO INC. & 1064021 ONTARIO LIMITED C/O RICK WANNOP DEVELOPMENTS**

1520, 1540, 1580 REACH STREET, PORT PERRY, ONTARIO

STAMSON VALIDATION – COMPARISON OF CADNA/A AND STAMSON OUTPUT

| | | | |
|---|---|---|---|
| True North | Scale: 1:1,000 | | METRES |
| | Date: Mar. 265, 2026 | Rev. 0 | Figure No. **G1** |
| | Project No.: 241.031929.00001 | | |

SLR



Making Sustainability Happen