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December 20, 2024

Elisha Vankleef
New Horizon Development Group
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Burlington, Ontario, L7N 3W8
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Elisha@nhdg.ca

Re: Land Use D-6 Compatibility/Mitigation Study
1511 Old Plains Road
RWDI Reference No. 2509011

Dear Elisha,

RWDI was retained by New Horizon Development Group to undertake a land use compatibility study for the proposed project located at 1511 Old Plains Road in Burlington, Ontario. The proposed development site is currently vacant land located near Hwy 6 and Hwy 403. A low-rise town house development is proposed for the site.

RWDI has been retained to evaluate noise, dust and odour control requirements for the project in order to demonstrate feasibility. Our study will identify any existing and potential land use compatibility issues and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses and nearby employment areas and/or major transportation facilities.

Based on a quick overview of the site, we don't anticipate any major issues from surrounding facilities that cannot be mitigated. The close proximity to Hwy 6 and Hwy 403 will require a more in-depth evaluation in the upcoming study.

Due to current team schedules, RWDI will be conducting the above beginning in February 2025 and expected to have the study completed by the third week of February. In the meantime, the information will be reviewed internally, and a site visit will be conducted to collect surrounding data.

We trust the above satisfies the request that the subject site will be reviewed from a Land Use Compatibility perspective for the zoning amendment, with results being available in February. Should you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

RWDI

Dan Bacon
Senior Project Manager / Principal

DEB/vit

BEST MANAGED COMPANIES Platinum member

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