Archangel Raphael and Saint Marina Coptic Orthodox Church

D-6 Land Use Compatibility – Air Quality Assessment

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1. Legal Notification

This report was prepared by EXP Services Inc. for the account of Archangel Raphael and Saint Marina Coptic Orthodox Church.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.

2. Introduction

EXP Services Inc. (EXP) was retained by Archangel Raphael and Saint Marina Coptic Orthodox Church to conduct a D-6 Compatibility – Air Quality Assessment (Assessment) and major industrial accidents council of Canada (MIACC) Risk assessment for the subject site at 1160 Blair Road, Burlington, ON, hereinafter referred to as the Subject Site. The assessment has been undertaken to support City of Burlington zoning approval requirements.

The Subject Site is rectangular in shape and measures approximately 1.7 hectares (4.1 acres) in area and is currently occupied by a two-storey industrial/commercial building with approximately 5,270 m² (56,725 ft²) of floor area. The site is located south of Blair Rd, approximately 115 meters east of Mainway in Burlington Ontario, and is currently occupied by various commercial/light industrial.

The building is surrounded by a parking lot to the north, south, east and west of the building. Parking areas surround the building on all sides.

The development plan, surrounding industrial activities and provincial regulations and guidelines have been considered in this Assessment

3. Description of Development and Surrounding Area

3.1 Proposed Development

The Subject Site is located at 1160 Blair Road and is situated on the southwest side of Blair Road opposite Landmark Road, in Burlington, Ontario. The adjacent surrounding properties are mixed commercial and industrial properties.

The Subject Site is rectangular in shape and measures approximately 1.7 hectares (4.1 acres) in area and is currently occupied by a two-storey industrial/commercial building with approximately 5,270 m² (56,725 ft²) of floor area. The Subject Site building is currently occupied by various commercial and light industrial tenants including:

- Creative Edge Dance Studio Inc. (Recreational);
- RDC (Responsible Distribution Canada) (Office);
- Dio Consumer Products Ltd (Warehouse);
- Bradbury Estate Realty Inc. (Office);
- Energy Sport Medicine (Medical Office);
- Circulate Cardio Burlington Inc. (Medical Office);
- Life Stream Mode (Warehouse);
- Avista Flooring Corp (Warehouse);
- AIRWORKS Mechanical (Warehouse);
- Hanna Homes (Office);
- Hands2Care (Office);
- Insatax (Office);

The proposed redevelopment consists of expanding the rear (western) portion of the building. The front (eastern) two-storey portion will remain. The new development will include an expanded Banquet Hall, a new Commercial Recreational Facility (Gym), an expanded Place of Worship, a daycare, and new Office space. The proposed redevelopment will be two storeys in height with a portion of the second storey containing floor area and the remaining open to the roof. A total of 260 new parking spaces will be provided. Part of the new construction will be a Green Roof, and part of the original building will be used for solar panels. The expanded Place of Worship will be shifted to the rear of the building with a separate entrance. The existing Place of Worship will be converted into warehouse space.

The Subject Site's location and site plan is shown in Appendix 1 in Appendix A.

3.2 Nearby Industries – Database Searches

A search of environmental risk databases (National Pollutant Reporting Inventory (NPRI), Environmental Activity and Sector Registry (EASR) and Environmental Compliance Approvals (ECAs)) identified twenty (20) addresses of interest from an air quality perspective that are located within 1,000 m of the proposed development.

A summary of the noteworthy findings provided in Table 1 below:

Table 1. Identified Commercial/Industrial Facilities of Potential Air Quality Concern

Location	Facility	Database	Activity
3388 Mainway	690661 Ontario Limited (CARSTAR)	ECA – Air EASR – Automotive Refinishing Facility	The 690661 Ontario Limited (CARSTAR) obtained and ECA-Air approvalin 2004 for its operations including two (2) paint spray booths, application of solvent based coatings, and a natural gas fired air make-up unit. EASR – Automotive Refinishing Facility was registered in 2018.
3365 Mainway	EcoSynthetix Inc	ECA – Air	EcoSynthetix Inc., is a renewable chemicals company specializing in bio-based materials. Two of their "flagship products are EcoSynthetix Inc., was approved in 2015 for ECA Air for: one (1) cyclone separator; one (1) fluidized bed dryer equipped with a natural gas fired heater; one (1) high pressure cartridge filter serving the milling industry; three (3) laboratory fume hoods; and, natural gas fired comfort heaters, and other supporting equipment and processes.
1157 Blair Road	Wardco Window and Door Manufacturing Inc. Atlas Copco Canada Inc.	ECA – Air/Noise	An approval for Wardco Window and Door Manufacturing Inc., was found, however, EXP understands the property was recently sold and is now , now it is a dispatch center for Emergency Medical Services (EMS). Atlas Copco Canada Inc. was approved in 2003 for ECA Air for *"one (1) in-situ bioremediation process to treat groundwater contaminated with chlorinated solvents by the injection of non-hazardous Biostimulation Compound(s) into the contaminated groundwater."*
1121 Pioneer Road	Hunter Drums Limited Mauser Canada Ltd.	ECA – Air EASR – heating system	Mauser Canada Ltd., formerly Hunter Drums, is a steel drum and vinyl laminated sheet steel manufacturing facility, operating at a maximum production rate of up to 6336 drums per 12-hour shift, was approved for ECA Air in 2003 for: one (1) regenerative thermal oxidizer unit, six (6) spray booths which apply solvent based coatings, eight (8) natural gas fired ovens, one (1) 2-stage parts washer, equipped with a natural gas fired heater, and three (3) exhaust systems.
1122 Pioneer Road	Halton Recycling Ltd.	ECA – Waste Disposal Site	Halton Recycling Ltd., a registered 9.24-Hectare transfer/processing Waste Disposal Site, was approved for and ECA Waste Disposal Site.

Location	Facility	Database	Activity
3225 Mainway	Thomson Gordon Group	NPRI ECA - Air	The March 2015 ECA Air approved Thomson-Gordon Group, a non-metallic liquid cast elastomer products and specialty lubricant products manufacturing facility, to allow for the processes associated with the mixing and casting, adhesive bonding and curing, and welding and painting to be discharged to air through the exhaust system.
3166 Mainway	RPM Environment Ltd.	ECA – Waste Disposal Site	3166 Mainway was approved for a ECA Waste Disposal Site. The registered 0.4 hectare Waste Disposal Site used for the transfer and processing of municipal special waste limited to empty oil and antifreeze containers and residual oil and anti-freeze waste class number 254.
1240 Advance Road	HSP Graphics Ltd. Burlington Steel Systems Inc. Swissline Industries Limited	ECA - Air	HSP Graphics Ltd., a screen printing company, was approved in 2002 for ECA Air for one (1) exhaust system serving cornstarch application in the lithographic print process. Burlington Steel Systems Inc., a steel fabrication company, was approved in 2005 for ECA Air for two (2) paint spray booths, two (2) exhaust systems serving welding operations, and five (5) natural gas fire unit heaters. Swissline Industries Limited, a millwork company, was approved in 2005 for ECA Air for one (1) paint spray booth, one (1) centrifugal separator (dust collector), to control emissions from woodworking operations, and five (5) natural gas fired heaters.
3400 Landmark Road	Airmax Compressor Services Ltd.	ECA – Air	Airmax Compressor Services Ltd. sells and services air compressors and compressed air treatment equipment, was approved in 2008 for ECA Air for one (1) spray booth for the application of solvent based coatings with one (1) natural gas fired air make up unit.
3465 N Service Rd	Bosch Rexroth Canada Corp.	ECA – Air EASR – Air Emissions	An approval for operations at 3465 North Service Road was not found, however, an existing approval for Bosch Rexroth at 3426 North Service Road and 3435 Landmark Road - Bosch Rexroth Canada Corp, their former locations, were found. 3426 Mainway - Bosch Rexroth Canada Corp. was approved in 2011 for ECA Air for: (1) paint spray booth for the application of solvent based coatings; one (1) electrical drying oven; one (1) battery charging station; fugitive emissions from parts washer; and, exhausted systems associated with the solder stations, and EASR – Air Emissions for processes such as cleaning, paint spraying, drying and airborne emissions from the facility including vocs and nitrogen oxides. 3435 Landmark Road - Bosch Rexroth Canada Corp., a drive and control technologies company was approved in 2004 for ECA Air for

Location	Facility	Database	Activity
			one (1) paint spray booth for the application of solvent-based coatings and exhausted systems.
3485 Mainway	Dan's Welding & Fabricating Limited	ECA – Air	Dan's Welding & Fabricating Limited, a custom fabricated sheet metal products manufacturing facility, was approved in 2001 for ECA Air for welding and painting processed and support units.
1185 Walkers Line	Thermal Ceramics -A Division of Morganite Canada Corporation	ECA – Air	Thermal Ceramics, a facility to manufacture high-temperature insulation products, was approved in 2004 for ECA Air for: two (2) electric furnaces; seven (7) batch dryers; three (3) continuous dryers; and two (2) electric annealing furnaces (fabricators).
1094 Northside Road	Kord Products Limited	ECA – Air	Kord Products Limited, a packaging solutions company, was approved in 2003 for ECA Air for: multiple exhaust systems; one (1) natural gas fired steam cleaner; six (6) natural gas fired dryer ovens; a natural gas fired unit heaters for comfort heating; and one (1) direct fired natural gas fired air make-up unit for comfort heating. MYE Canada Operations Inc., a packaging products manufacturer was approved in 2015 for ECA Air for the following process and support units: pulper mixing; soldering; brazing; drying; waxing; steam cleaning; and maintenance welding.
3435 South Service Road	Whiting Door Manufacturing Limited	ECA – Air	Whiting Door Manufacturing Limited, a wooden and aluminum roll-up door manufacturing facility, had its ECA Air revoked for the following processes and support units: fabrication and assembly operations; painting and curing operations; packaging and shipping; and, assembling of lighting systems for fire-fighting equipment.
4041 N Service Rd	Marathon Equipment Inc	EASR – Air Emissions	This EASR is registered in 2018 for painting of mechanical parts and operations of paint spray booth and application of solvent-based coating products.
1149 Pioneer Rd	Modern Elevator Innovations Inc.	EASR-Air Emissions	In 2021, Modern Elevator Innovations Inc registered for taking raw materials and fabricate them into elevator components. Shear, punch/laser bend materials to finished designed component (including painting).
1121 Pioneer Rd	Mauser Canada Ltd.	EASR-Air Emissions	This EARS is registered in 2019 for the manufacturing of drums for use in various industries. The process involves painting the drums. Also, other contaminants expected to be emitted included volatile

Location	Facility	Database	Activity
			organic compounds (VOCs) and nitrogen oxide from the combustion of natural gas.
3466 Mainway	HARSE Autocraft Inc.	EASR – Automotive Refinishing Facility	This EARS is registered in 2019 for repair and customization of a motor vehicle body or parts of a motor vehicle body including using a paint booth.
1185 Walker Line	Morgan Advanced Material Canada Inc.	EASR-Air Emissions	This EARS is registered in 2017 for Morgan Advanced Materials Canada Inc. MAMCI is made of two separate production units “Thermal Ceramics” and “Electrical Carbon”.
1150 Walker’s Line	ABB Industrial Solutions	EASR-Air Emissions	This EASR is registered in 2017 for air emissions from ABB industrial solution for service and repair depot for a variety of makes and models of electric motors.

Facilities with approvals for water and sewer systems only are not listed as they are not anticipated to contribute to air emissions.

The following nineteen (19) facilities identified in the database searches were considered insignificant from an air quality perspective. These are summarized in Table 2.

Table 2. Identified Facilities Considered Insignificant or Not Applicable

Location	Facility	Approval	Description/Assessment
1101 Blair Road	Site visit identified this property as vacant	ECA – Air	Pennzoil Quaker-State Canada Incorporated was approved in 2006 for ECA Air for: one (1) natural gas fired boiler; two (2) laboratory fume hoods; one (1) natural gas fire hot water high pressure washer; one (1) natural gas fired boiler; natural gas fired equipment for comfort heating; and, thirty-five (35) storage tanks for the storage of industrial oils and packaged products, exhausting into the atmosphere through vent pipes.

Location	Facility	Approval	Description/Assessment
3466 Landmark Road	Site visit identified this property as vacant	ECA – Air	L. A. Rubber Inc., a manufacturer of a full range of roll covers as well as fabricated urethane and rubber parts, linings and pulley lagging, was approved in 2009 for ECA Air for: three (3) natural fired ovens; one (1) baghouse dust collector; one (1) natural gas fired boiler; one (1) sand blasting room; one (1) urethane mixer; nine (9) natural gas fired radiant heaters; and, one (1) natural gas fired air make-up unit.
3466 Mainway	Site visit identified this property is occupied by a company other than the one mentioned in the ECA	ECA – Air	Specialty Porcelain Company Limited, a tile manufacturer, was approved in 2003 for ECA Air for: one (1) exhaust system serving the hot caustic cleaning process, consisting of six (6) caustic cleaner tanks, two (2) hot rinse tanks, two (2) cold rinse tanks, and two (2) neutralizer tanks; one (1) natural gas fired drying oven twenty-two (22) unit heaters; multiple natural gas fired heaters and furnaces; exhaust systems; natural gas fired drying ovens and boilers and, one (1) grinding booth for minor manual grinding operations, complete with polyester filter material.
3191 Mainway	Site visit identified this property is occupied by a company other than the one mentioned in the ECA	ECA – Air	Pacific Westeel Racking Inc., a steel rack manufacturing facility, was approved in 2008 for ECA Air for the processes associated with steel cutting, punching, forming and welding; painting operations; oven curing; and, evaporations, to be discharged to air through the exhaust system.
1164 Walkers Line	Site visit identified this property is occupied WeatherTech not those mentioned in the ECA database search	ECA – Air	ECAs were identified for Technical Coatings Co Limited and Benjamin Moore Co. The site visit identified property is now a show room and corporate headquarters for WeatherTech, a liner protective products supplier for vehicles, home business and pets. Based on understanding of current use an ECA would not be required.
1149 Northside Drive	Site visit identified this property is occupied by a	EASR – Heating System	In 2001, Siemens Westinghouse Inc. was approved for ECA Air for one (1) exhaust

Location	Facility	Approval	Description/Assessment
	company other than the one mentioned in the approvals	ECA - Air	system serving a metal casting cleaning booth. Westlake Industries Inc., a pipe assembly manufacturing facility registered, was approved the exhaust system associated with the facilities welding, plasma cutting, and painting.
1150 Walkers Line	Site visit identified this property is occupied by a company other than the one mentioned in the approvals	ECA – Air	General Electric Canada Inc., a servicing and repairing motors, non-PCB transformers and other electrical equipment facility, was approved in 2016 for ECA Air for: parts cleaning and washing operations; welding and brazing operations; parts coating and curing; parts painting; and, burn-off oven operations.
1121 Walkers Line	Site visit identified this property is occupied by a company other than the one mentioned in the approvals	ECA – Air	Ball Packaging Products Canada Inc., a metal containers manufacturing facility for the food industry, was approved in 2005 for multiple processes and equipment, including: one (1) Procedair Industries Model ReTox TC regenerative thermal fume incinerator, or equivalent, to control solvent emissions from sheet coating oven; two (2) thermal fume incinerator by-pass stacks; one (1) steel can end manufacturing line; one (1) Blanking and Conversion (B&C) aluminium can end manufacturing line; flat metal sheet coating line with one (1) anti flecking system, to change the surface tension of the metal sheets to enhance the coating adhesion, equipped with a natural gas fired burner and one (1) metal sheet coater; multiple natural gas fired furnaces, ovens, ventilation and exhaust systems; and natural gas fired make-up units.
3100 Mainway	Site visit identified this property is under construction	ECA – Air	Barn Group Canada, provides highly engineered products and solutions through innovation, customization, and application of critical technologies, was approved in 2006 for ECA Air for multiple natural gas fired ovens, furnaces, exhaust systems, one (1) natural gas-fired endothermic gas generator, to supply the endothermic gas to the mesh belt

Location	Facility	Approval	Description/Assessment
			carburizing and hardening process furnace, and two (2) baghouse-type dust collector, equipped with a dampered by-pass exhaust stack to be used in the summer to vent excess process heat before recirculating air back into the plant.
1094 Northside Road	Site visit identified this property is occupied by a company other than the one mentioned in the ECA	ECA – Air	MYE Canada Operations Inc., a packaging products manufacturer was approved in 2015 for ECA Air for the following process and support units: pulper mixing; soldering; brazing; drying; waxing; steam cleaning; and, maintenance welding.
1153 Pioneer Road	Canadian Hazmat & Decon Services Inc.	ECA – Waste Management Systems	ECA – Waste Management for nonhazardous liquid industrial and hazardous liquid waste (see Table 1). Site visit identified that this business no longer exists
3267 Mainway	Vacant	Burlington Technologies Inc. / Industries, produces aluminum die castings, was approved in 2010 for ECA Air and Noise	Site visit identified this property as vacant
3466 Landmark Road	Vacant	L. A. Rubber Inc., a manufacturer of a full range of roll covers as well as fabricated urethane and rubber parts, linings and pulley lagging, was approved in 2009 for ECA Air	Site visit identified this property as vacant
3455 Mainway	Purolator Courier Ltd.	ECA -Air for heating systems, makeup units and standby diesel generator	Insignificant
3455 North Service Road	Russel Metals Inc	Russel Metals Inc., a metals distribution and processing company, was approved in 2000 for ECA Air	Site visit identified that this business no longer exists at this location. Currently other business offices are located at this address.
3221 North Service Road	Clean Harbors Canada Inc.	ECA – Waste Management Systems	Site visit identified that this business no longer exists at this location, currently occupied ATA Architects Inc, and Children's Education Funds Inc.

Location	Facility	Approval	Description/Assessment
3291 North Service Road	Miska International Inc.	Miska International Inc., a pipeline operations, maintenance and construction company, was approved in 2001 for ECA Air	Site visit identified that this business no longer exists at this location. Currently building is vacant
3350 South Service Road	Sodexho MS Canada Limited	ECA – Air for standby diesel generator	Insignificant
1252 Northside Road	Smartmeds Pharmacy Inc.	EASR – Standby Power System	Insignificant

3.3 Site Visit Observation

A site visit was conducted by Kaveh Farhadi of EXP on July 27, 2023. The site visit comprised a walk-through within a one-kilometer (1,000 m) radius (Study Area) of the Subject Site to characterize the operations of facilities in the area and identify odours and potential emissions which may affect the proposed development. Meteorological conditions during the site visit were clear to overcast skies, with temperature ranging from approximately 24 to 29 °C, with wind ranging between approximately 5 to 11 to km/h from the west/southwest.

The Subject Site is surrounded by industrial, light industrial, institutional, commercial and residential facilities. During the Odour Screening Assessment (refer to Section 3.4) no odours were detected above the Nasal Ranger's measurable threshold level at all locations illustrated in Figure 4 (Appendix A). The only odours, as detected by human senses, were odours typical of an urban environment. No significant dust impacts, other odours, or other off-site odours were noted at the Subject Site at the time of the site visit from approximately 10:00 am to 5:00 pm.

Table 3 lists commercial, light industrial, and industrial facilities that were observed within the Study Area but not identified in the database searches.

Table 3. Industrial/Commercial Facilities Observed during Site Visit

Location	Facility	Description/Assessment	Potential issue?
1140 Blair Road	Jones Neon Displays– Quality Signage	A sign service company and manufacturer of non-illuminated signs.	Yes, based on presence of stacks and inferred operations

Location	Facility	Description/Assessment	Potential issue?
3424 Landmark Road	Marks Supply Inc. Watermarks Kitchen & Bath Boutique	Marks Supply Inc. – plumbing wholesale. Watermarks – showroom.	No, based on inferred operations
3450 Landmark Road	Jarvis Insulation BramKal Contractors Scan Link	Jarvis - Blown insulation application and removal. BramKal - Multi-Trade Industrial Contractors & Solar (PV) Installations.	No, based on inferred operations
3466 Landmark Road	Play Project	Recreation center	No, based on inferred operations
3470 – 3472 Landmark Road	Burlington Taxi Beverly Caulking	Taxi service. Warehouse	No, based on inferred operations
3455 - 3475 Landmark Road	Vacant	Office building	No, based on lack of operation
3435 Landmark Road	Air Separation Technologies Inc.	A Canadian company offering complete turnkey pollution control systems for industrial plant environments.	No, based on inferred operations
3415 Landmark Road	TCR Machining Ltd.	Custom & Production CNC Machining.	Yes, based on presence of stacks and inferred operations
3312 - 3344 Mainway	Multiple tenants	Multi-commercial building plaza.	No, based on inferred operations
3280 Mainway	Fix Auto Collision	Collision repair experts.	Yes, based presence of stacks and inferred operations
3264 Mainway	FibreCast Inc.	Lightweight and custom manufactured high temperature products.	Yes, based on inferred operations
1171 Pioneer Road	Vacant	-	No, based on lack of operation
1153 Pioneer Road	Multiple tenants	Small to medium-scale processing and distribution	No, based on inferred operations

Location	Facility	Description/Assessment	Potential issue?
1149 Pioneer Road	REHAU WILLIS	REHAU – radiant heating systems. WILLIS – building materials supplier/distributor.	No, based on inferred operations
3170 Mainway	L&A DieCrafts	Die cuttings.	Yes, based on inferred operations
1233 Northside Road	TURI's Welding & Fabricating	Welding and Fabricating.	Yes, based on inferred operations
1150 Northside Road	B&D Steel Thomas Wire Die Limited	B&D Steel – steel and aluminum supplier. Thomas Wire - Custom tungsten carbide die and wear parts, tungsten carbide components.	Yes, based on inferred operations
1126 Northside Road	Temkin Canada	Manufacturer of cello rolls, sheets and sleeve bags.	Yes, based on inferred operations
1195 Northside Road	Great Lakes Scenic Studios	Specialty fabrication.	No, based on inferred operations
3191 Mainway	Watson Building Supply WSB Titan	Building supplies.	No, based on inferred operations
3196 Mainway	Matrix Nac	A construction company that provides construction, repair, and maintenance services.	No, based on inferred operations
3300 Mainway	Nuera Enterprises	Supplier of high quality belting and rubber solutions.	Yes, based on inferred operations
3407 North Service Road	Ryder Transportation Services	Transportation.	No, based on inferred operations
3325, 3335 & 3345 North Service Road	Multiple tenants	New & Used office furniture The Work Station People Connolly Canada Corp. Loomis Express Marcor Automotive Bauer Mainway	No, based on inferred operations
3255-3285 North Service Road	Tamarack Lumber	Supply of engineered wood products.	Yes based on inferred operations

Location	Facility	Description/Assessment	Potential issue?
3370 South Service Road	Forming Technologies Incorporated	Software solutions for the design, feasibility, and costing of sheet metal components.	No, based on inferred operations
3103 Mainway	Ceramic Arts Battery Specialist Canada	Pottery Painting Industrial equipment supplier	No, based on inferred operations
1228 Advance Rd	Mountainside Auto	Auto repair shop	No, based on inferred operations
1234 Advance Rd	Burlington Academy of Music	Music school	No, based on inferred operations
1240 Advance Rd	Deep Roots Alternative Body	Massage therapist	No, based on inferred operations
1229 Advance Rd	Burlington Fit Body Boot Camp Burlington Signs National French's Roofing Co.	Gym Sign shop / manufacturer Roofing contractor	No, based on inferred operations
3121 Mainway	Burloak Tool And Die Ltd	Tool & die shop	Yes, based on inferred operations
3137 – 3141 Mainway	European Automotive	Car repair and maintenance service	No, based on inferred operations
1129 Northside	Grayloc Products Canada	Industrial manufacturer	No, based on inferred operations
1095 Northside	ProPart Modular	Construction company	No, based on inferred operations
1124 - 1126 Northside	Bowers Medical Supply Classic Tile Contractors Limited	Medical supply store Tile contractor	No, based on inferred operations
1179 Northside	Multi-Tenant	Sport center	No, based on inferred operations
3161 Mainway	Halton Hoisting Ltd	Construction machine rental service	No, based on inferred operations
1251 Northside	Royal City Soccer Clum Greenhouse Insulation TMG Mortgage Group Floor Coverings	Multi-tenant Office	No, based on inferred operations

Location	Facility	Description/Assessment	Potential issue?
3179 Mainway	L & A Diecrafts Ltd	Manufacturer	Yes, based on inferred operations
3210 Mainway	SB Simpson Group Inc	Industrial equipment supplier	No, based on inferred operations
3225 Mainway	Thordon Bearing Inc Marsh Brothers Aviation	Corporate Office Bushing and bearing manufacturer	No, based on inferred operations
3230 Mainway	Prema Canada Aquiform (East) Head Office and Distribution Center	Corporate Office Distribution service	No, based on inferred operations
3285 Mainway	Multi-tenant	Multi-tenant Office	No, based on inferred operations
3385 Mainway	Jobsite Industrial Rental Services SITECH Eastern Canada Ltd.	Industrial equipment supplier GPS supplier	No, based on inferred operations
1232 Dillon Rd	Hahn and Sons Ltd Force Enterprise Ltd	Metal Fabrication Powder Coating Services	Yes, based on inferred operations
1100 Blair	Quadra Chemicals Ltd	Distribution service	No, based on inferred operations
1150 Blair	Horton Automatics of Ontario	Door supplier	No, based on inferred operations
3419 Mainway	HTM Sensors	Industrial Equipment Supplier	No, based on inferred operations
3465 Mainway	Win Chemicals Ltd	Chemical manufacturer	yes, based on inferred operations
3470 Mainway	JMC - Automation in Packaging	Machining manufacturer	Yes, based on inferred operations
3474 Mainway	Digital Electric Inc.	Electrician	No, based on inferred operations
1100 Walker Line	SUBWAY NFP Randstad North Shore EIFFAGE Rejuvenate	Office building	No, based on inferred operations

Location	Facility	Description/Assessment	Potential issue?
1121 Walker Line	Foundation Building Materials Hoops North - Warehouse Location	Building materials market Warehouse	No, based on inferred operations
4041 N Service Rd	National Tire Distributors	Warehouse	No, based on inferred operations
3485 N Service Rd	Burloak Basketball Cosentino Center Toronto South Chit Chats	Basketball club Stone supplier Chit Chats	Yes, based on inferred operation of stone supplier facility
3475 N Service Rd	Gerrie Electric Distribution Center	Warehouse	No, based on inferred operations
3455 N Service Rd	Lakeview Wealth Management - Wellington-Altus Private Wealth ICON plc Tandia Financial Credit Union - Corporate Head Office	Financial consultant Corporate office Credit union	No, based on inferred operations
3325 - 3345 N Service Rd	Beatties Business Products Direct Line Sales and Supplies Corp. Tg Graphics Centre for Skills Development - Skilled Trades Celadon Art Bauer Systems Group Morrflo Spectrim Label & Equipment Inc. Edward H. Pope Limited Golfers Creek - Indoor Golf Simulators	Warehouse and wholesaler Graphics and printing Training center	Yes, based on the inferred operation of printing and graphic centers
3167 N Service Rd	Leon's Furniture	Furniture store	No, based on inferred operations
3215 N Service Rd	InnoCare Ltd Lifemark Corporate Office	business service Corporate office	No, based on inferred operations
3221 N Service Rd	ATA Architects Inc. Children’s Education Funds Inc.	Architect office Financial institution	No, based on inferred operations

3.4 Odour Screening Assessment

An odour screening assessment was conducted in conjunction with the D-6 site visit by EXP on July 27, 2023 to assess any potential off-site odour sources at the Subject Site.

Odours are only required to be assessed at locations where human activity (receptors) is likely to occur. Nearby identified industries would not have been required to assess odours outside of their boundaries as a condition of their provincial Environmental Compliance Approval (ECA) applications if receptors did not exist at the time of their approval.

Odour measurements were taken using a St. Croix Nasal Ranger Field Olfactometer at four (4) locations from approximately 12:00 pm to 1:00 pm, illustrated in Figure 4 (Appendix A). Meteorological conditions during the odour assessment were clear skies, temperature of approximately 25 °C, with wind ranging between approximately 11 km/h from the west. The only odours, as detected by human senses, were odours typical of an urban environment (traffic and waste collection). No significant dust impacts, other odours, or other off-site odours were noted at the Subject Site at the time of the site visit from approximately 10:00 am to 5:00 pm. During the site visit, no odours were observed within the 1 km radius of the Study Area, except for minor odours at the Tamarac Lumber facility located at 3255-3285 North Service Road.

Given the proximity of the Subject Site to the commercial and industrial businesses surrounding the Subject Site, it is recommended that best practice of building pressurization and filtration be included in the mechanical design or installed in the future if complaints arise.

3.5 Site Meteorology

Based on five-year (August 2018 to July 2023) Environment Canada historical meteorological data from Burlington Piers, approximately 4.5 km south of the Site, the annual resultant vector is from the north west (273°) with an average wind speed of 13.4 m/s. Annual and seasonal wind rose diagrams showing wind direction (blowing from) and wind speed distribution are provided in Figures 1 to 5.

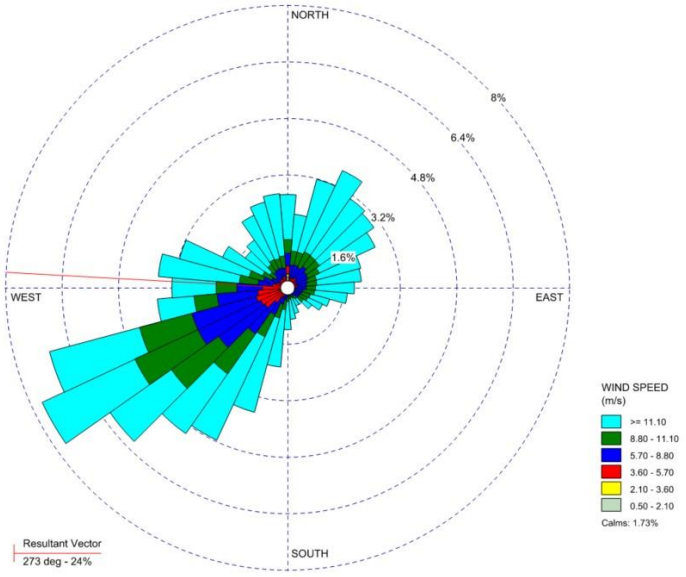


Figure 1. Annual Wind Rose – Burlington, ON

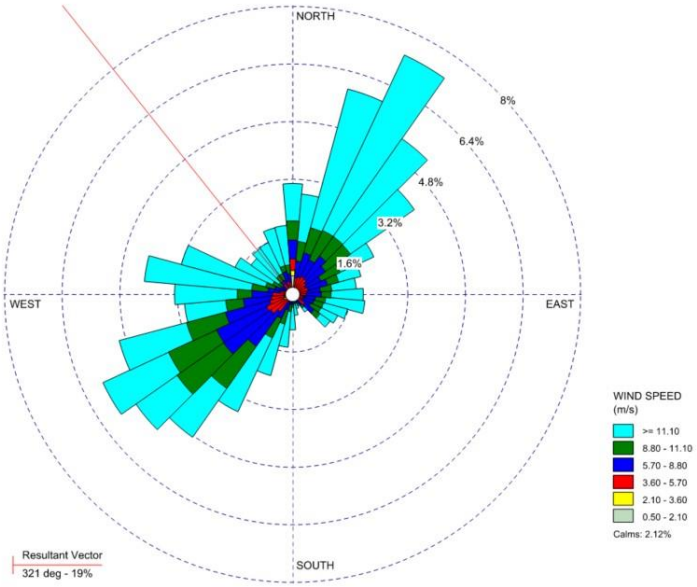


Figure 2. Spring Wind Rose – Burlington, ON

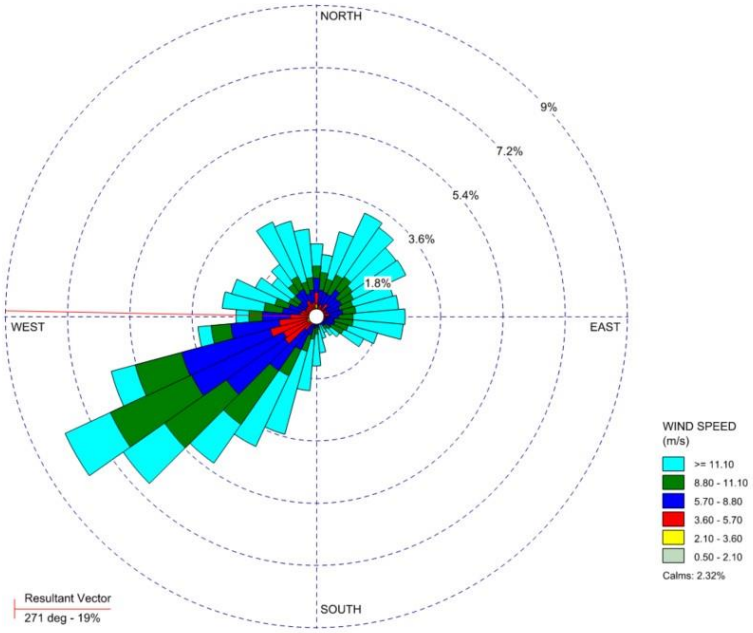


Figure 3. Summer Wind Rose – Burlington, ON

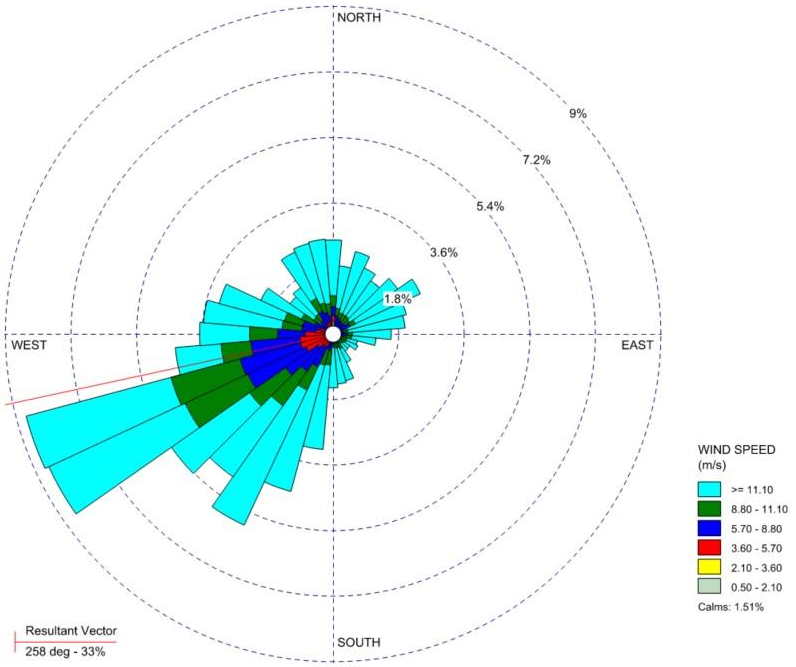


Figure 4. Fall Wind Rose – Burlington, ON

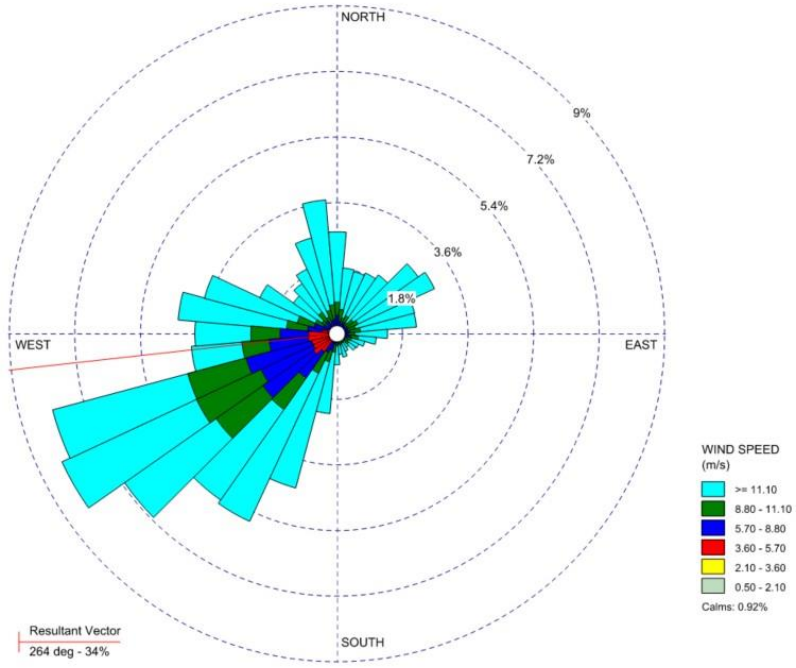


Figure 5. Winter Wind Rose – Burlington, ON

4. Provincial Guidelines and Regulations

The Ministry of the Environment, Conservation and Parks (MECP) D-series of guidelines are meant to identify potential compatibility issues between land uses. In the case of proposed sensitive uses in proximity to industrial uses, the initial assessment determines if there are any potential adverse effects of nearby industrial operations on the proposed location of the sensitive use. Where the potential for compatibility issues is identified a more detailed assessment may be performed.

4.1 D-Series of Guidelines

The MECP guideline, "D-6 Compatibility between Industrial Facilities" (the Guideline) is intended to be applied in the land use planning process to prevent or minimize future land use problems due to the encroachment of sensitive land uses and industrial land uses on one another. The Guideline recommends minimum separation distances of new developments from industrial facilities. These industrial facilities are defined as follows:

- Class I facilities are generally described as a small-scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions.
- Class II facilities are generally described as a medium-scale processing and manufacturing plant with outdoor storage of wastes or material (i.e. has an open process) and/or there are periodic outputs of minor annoyance.
- Class III facilities are generally described as a place of business for large-scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. They have a high probability of fugitive emissions.

The recommended minimum separation distances for new developments from Class I, II and III facilities are 20, 70, and 300 metres respectively. The potential influence areas for Class I, II, and III facilities are 70, 300, and 1000 metres respectively. The guideline allows less than the minimum separation distance based on an evaluation of the industrial processes and the potential for off-site impacts.

4.2 Risk Assessment Guidelines

Some municipalities require a risk assessment to further assess compatibility with existing industrial facilities in the area. This assessment is based on the Canadian Environmental Protection Act (CEPA) list of hazardous substances and thresholds and the Conseil pour la réduction des accidents industriels majeurs" (CRAIM) list of hazardous substances which was developed using a multi-stakeholder process that reviewed and adopted all the hazardous substances from the Risk Management Program (RMP) developed by the U.S. Environmental Protection Agency (EPA) and a selection of chemicals from the Major Industrial Accident Council of Canada (MIACC) lists. The revised CRAIM List of 174 substances contains: 63 inflammables (RMP), 77 toxics (RMP), 10 inflammables (MIACC / Occupational Safety and Health Administration (OSHA) or National Fire Protection Association (NFPA)), 20 toxic (MIACC / OSHA or NFPA), 3 explosives and 1 miscellaneous. It was designed to take into account the List of hazardous substances from the EPA Risk Management Program (RMP) while also retaining the most hazardous substances from MIACC List 2: (CRAIM 2001). An E2 plan is required for facilities with charge, management or control of a listed substance that is at or above the quantity set out in column 3 of Schedule 1 of the E2 Regulations.

5. D-6 Classification and Nearby Industries

The commercial and industries identified within 1 km of the Subject Site are generally of Class I facilities with a low probability of significant fugitive emissions. Based on the database search results and the observations from the Site visit (Table 3), facilities considered for further assessment are provided in Table 4, along with their distance to the Subject Site, facility Class, potential air quality issues, and location (inside or outside) relative to the minimum separation distance and area of influence.

Note that while the D-6 guideline suggests the operation of paint-spray booths as a Class II facility, all identified auto repair/auto body facilities have been deemed Class I facilities since paint types now used are less odorous (water- versus solvent-based) and the MECP has a specific Environmental Activity and Sector Registry, including Ontario Regulation 347/12: Regulations under part II.2 of the Act – Automotive Refinishing, for this industry that requires specific operating conditions which further reduces emissions.

Table 4. D-6 Facility Classifications and Assessment

No.	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?
1	Wardco Window and Door Manufacturing Inc.	1157 Blair Road	20 m	N.A.	VOC & fugitive emissions	EXP understands facility was recently purchased and now it is a dispatch center for Emergency Medical Services (EMS.	No
2	Cosentino Center Toronto South	3485 N Service Rd	480	II	Fugitive emissions, dust, noise	Medium scale stone supplier, no outdoor storage of raw materials, dust or noise maybe infrequent, no open process, infrequent movement of products and/or heavy trucks.	No. Outside minimum separation distance and area of influence
3	Jones Neon Displays– Quality Signage	1140 Blair Road	50 m	II	Potential VOC emissions	Medium scale manufacturing of sign and display, no outdoor storage of raw material, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit	Yes. inside minimum separation distance and area of influence

No.	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?
4	Airmax Compressor Services Ltd	3400 Landmark Road	50 m	II	VOC emissions	Medium scale repair and servicing of compressors, with ECA-Air, no outdoor storage of raw material, no movement of products/heavy trucks, no odour or noise detected at time of Site visit	No. Facility with ECA-Air; inside minimum separation distance and area of influence.
5	690661 Ontario Limited (CARSTAR)	3388 Mainway	60 m	II	VOC emissions, odour, noise	Medium scale Auto body shop, with ECA-Air, no outdoor storage of raw material, no movement of products/heavy trucks, no odour or noise detected at time of Site visit	No. Inside the minimum separation distance and area of influence.
6	QM Environmental	1101 Blair Road	140 m	III	VOC emissions, odour, noise	Large physical size, large production volumes and frequent movement of products and employees. Facility with ECA-Air, no odour or noise detected at time of Site visit	No. inside the minimum separation distance and area of influence.
7	Mauser Canada Ltd.	1121 Pioneer Road	180 m	III	VOC emissions, odour, noise	Large physical size, large production volumes and frequent movement of products and employees, Facility with ECA-Air, no odour or noise detected at time of Site visit	No. inside the minimum separation distance and area of influence.

No.	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?
8	Tamarack Lumber	3255-3285 North Service Road	280 m	II	VOC emissions, dust, odours, noise	Large physical size, large production volumes and frequent movement of products and employees with the majority of movements during daytime hours, Outdoor storage of raw materials, dust may be infrequent	Yes. ECA not registered for this address; Assume distributer and no manufacturing. outside minimum separation distance and inside area of influence but only minor odours (lumber / wood) noted in the immediate vicinity and one baghouse observed.
9	TCR Machining Ltd.	3415 Landmark Road	100 m	II	VOC emissions, odour, noise	Small to Medium scale machine shop, no outdoor storage of raw material, no movement of products/heavy trucks, no odour or noise detected at time of Site visit	Yes. Outside minimum separation distance; inside area of influence.
10	EcoSynthetix Inc	3365 Mainway	130 m	II	Fugitive emissions	Medium scale manufacturer of bio-based materials, with ECA-Air, no outdoor storage of raw material, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit	No. Facility with ECA-Air; outside the minimum separation distance; inside the area of influence.

No.	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?
11	Bosch Rexroth Canada Corp	3465 N Service Rd	450 m	II	VOC emissions, odours, noise	Small and medium scale processing and manufacturing of hydraulic industrial machinery. no outdoor storage, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Outside minimum separation distance and area of influence
12	Specialty Porcelain Company Limited	3466 Mainway	285 m	II	VOC emissions, odour, noise	Medium scale Distribution and manufacturing, with ECA-Air, no outdoor storage, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Facility with ECA-Air, outside the minimum separation distance; inside area of influence
13	***EMTERRA Environmental. Formerly Halton Recycling Ltd.	1122 Pioneer Road	260 m	II	VOC emissions, odour, noise	Small to medium scale Waste management service, outdoor storage of solid material, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit	Yes. Facility with ECA-Waste Disposal Site; outside the minimum separation distance; inside area of influence.

No.	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?
14	L&A DieCrafts	3179 Mainway	550 m	II	Fugitive emissions, dust, noise	Medium scale metal fabrication facility, no outdoor storage of raw materials, no dust or noise is expected, no open process, infrequent movement of products and/or heavy trucks.	No. Outside the minimum separation distance and area of influence.
15	RPM Environment Ltd.***	3166 Mainway	800 m	II	VOC emissions, odour, noise	Medium scale processing facility, no outdoor storage of raw material, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit	No. Facility with ECA-Waste Disposal Site; outside the minimum separation distance and area of influence.
16	Thomson Gordon Group	3225 Mainway	330 m	II	VOC emissions, odour, noise	Medium scale processing and manufacturing, with ECA-Air, no outdoor storage of raw material, no movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Facility with ECA-Air; outside the minimum separation distance and area of influence.
17	FibreCast Inc.	3264 Mainway	130 m	II	VOC emissions, odour, noise	Medium Industrial manufacturing, producing high temperature insulation products and refractories for the steel industry, minor outdoor storage of raw material, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit, daytime only.	Yes. Outside the minimum separation distance and inside area of influence.

No.	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?
18	Auto Fix Collision	3280 Mainway	95 m	II	VOC emissions, odour, noise	Medium scale Auto body shop, no outdoor storage of raw material, no movement of products/heavy trucks, no odour or noise detected at time of Site visit	Yes. Outside the minimum separation distance; inside area of influence.
19	Dan's Welding & Fabricating Limited	3485 Mainway	505 m	II	Fugitive emissions, noise	Medium scale processing and manufacturing, with ECA-Air, no outdoor storage of raw material, no movement of products/heavy trucks, no odour or noise detected at time of Site visit	No. Outside minimum separation distance and area of influence.
20	Burlington Steel Systems Inc. Swissline Industries Limited	1240 Advance Road	845 m	II	VOC emissions, noise	Medium scale Steel fabricator, no outdoor storage of raw material, no movement of products/heavy trucks, no odour or noise detected at time of Site visit	No. Facility with ECA-Air; outside minimum separation distance and area of influence.

No.	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?
21	TURI's Welding & Fabricating	1233 Northside Road	535 m	II	Fugitive emissions, noise	Medium scale processing and manufacturing, no outdoor storage, no movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Outside minimum separation distance and area of influence.
22	Great Lakes Scenic Studios	1149 Northside Road	470 m	II	VOC emissions, odours	Medium scale processing and manufacturing, no outdoor storage, no movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Outside minimum separation distance and area of influence.
23	Thomas Wire Die Limited	1150 Northside Road	660 m	II	Fugitive emissions	small scale processing and manufacturing, no odour or noise detected at time of Site visit	No. Outside minimum separation distance and area of influence.

No.	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?
24	Cosentino Center Toronto South	3485 N Service Rd	480	II	Fugitive emissions, dust, noise	Medium scale stone supplier, no outdoor storage of raw materials, dust or noise maybe infrequent, no open process, infrequent movement of products and/or heavy trucks.	No. Outside minimum separation distance and area of influence
25	KORD: Fibre Division	1094 Northside Road	720 m	II	VOC emission, noise	Medium scale Agricultural product wholesaler, with ECA-Air, outdoor storage of agricultural products, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Facility with ECA-Air; outside minimum separation distance; inside area of influence.
26	Nuera Enterprises	3300 Mainway	adjacent	I	VOC emissions	Medium scale Rubber products supplier, outdoor storage on-site, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit.	Yes. inside minimum separation distance and area of influence.
27	Force Enterprise Ltd	1232 Dillon Rd	230 m	II	VOC emissions, odours,	Small-scale powder coating facility. No outdoor storage, no movement of products/heavy trucks, and no odour or noise was detected at the time of Site visit.	Yes, outside minimum separation distance and inside area of influence.

No.	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?
28	TG Graphics Spectrim Label & Equipment Inc.	3325 – 3345 N Service Rd	265 m	I	VOC emissions, odours,	Small printing facility, no outdoor storage, no movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Outside minimum separation distance and area of influence
29	WeatherTech, formerly Technical Coatings Co. Limited/Benjamin Moore and Co. Limited	1164 Walkers Line	415 m	II	VOC emissions, odours, noise	Medium scale Auto part store, outdoor storage of solid parts, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Facility with ECA Air; outside minimum separation distance; inside area of influence.
30	General Electric Canada Inc. / Company	1150 Walkers Line	535 m	II	VOC emissions, odours, noise	Medium scale manufacturing and distributor, no outdoor storage, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Facility with ECA-Air; outside minimum separation distance and area of influence.
31	Morgan Advanced Materials, formerly Thermal Ceramics	1185 Walkers Line	655 m	II	VOC emissions, odours, noise	Medium scale processing and manufacturing, minor outdoor storage, infrequent movement of products/heavy trucks, no outdoor processing, no odour or noise detected at time of Site visit.	No. Facility with ECA-Air; outside minimum separation distance and area of influence

No.	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?
32	FBM – Foundation Building Materials	1121 Walkers Line	661 m	I	VOC emissions, odours, noise	Large scale distributor of building material. no outdoor storage, infrequent movement of products/heavy trucks, no unpaved road on the property, no odour or noise detected at time of Site visit.	No. Facility with ECA-Air; outside minimum separation distance and area of influence
33	Apex Composites Multiple – tenants	3375 North Service Road	285 m	II	VOC emissions, odours, noise	Small scale processing and manufacturing, no outdoor storage, infrequent movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Facility with ECA-Air; outside minimum separation distance; inside area of influence.
34	AMDOR, formerly Whiting Door Manufacturing Limited	3435 South Service Road	890 m	II	VOC emissions	Medium scale processing and manufacturing of doors and windows, no outdoor storage, infrequent movement of products/heavy trucks, no odour or noise detected at the time of Site visit.	No. Facility with revoked ECA-Air; outside minimum separation distance and area of influence.
35	Win Chemicals Ltd	3465 Mainway	350 m	III	Fugitive emissions, dust, noise	Medium scale chemical manufacturer, no organic chemicals, no outdoor storage of raw materials, no dust or noise is expected, no open process, periodic, no movement of products and/or heavy trucks, no night shift.	Yes, outside minimum separation distance; inside area of influence.
36	Modern Elevator Innovations Inc.	1149 Pioneer Rd	60 m	II	Fugitive emissions, noise	Large scale elevator supplier, no outdoor storage, infrequent movement of products/heavy trucks, no odour or noise	No. Facility with EASR-Air Emissions; inside the minimum separation distance and area of influence.

No.	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?
						detected at time of Site visit.	
37	Marathon Equipment Inc	4041 N Service Rd	920 m	II	Fugitive emissions, noise	Medium scale manufacturer of industrial machinery, No movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Facility with EASR-Air Emissions; inside the minimum separation distance and area of influence.
38	Burlington Signs National	1229 Advance Rd	712 m	I	VOC emissions, odours,	Medium scale sign manufacturer, no outdoor storage, no movement of products/heavy trucks, no odour or noise detected at time of Site visit.	No. Outside minimum separation distance and area of influence
39	Burloak Tool and Die Ltd	3221 Mainway	400 m	II	Fugitive emissions, dust, noise	Medium scale metal fabrication facility, no outdoor storage of raw materials, no dust or noise is expected, no open process, infrequent movement of products and/or heavy trucks.	No. Outside minimum separation distance and area of influence
40	JMC - Automation in Packaging	3470 Mainway	333 m	II	VOC emissions, dust, odours	Medium-scale manufacturing of packing machine, no outdoor storage of raw materials, no dust or noise is expected, no open process, infrequent movement of products and/or heavy trucks.	No. Outside minimum separation distance and area of influence

5.1 Provincial Guidelines and Regulations for Potentially Incompatible Uses

The MECP D-6 Guideline and D-Series Guidelines and regulations used for assessing environmental compliance are used for assessing land-use compatibility. The following sections describe the regulations and guidelines which are used in this assessment.

5.1.1 Air Quality Contaminants

Under Ontario Regulation 419/05 – Air Pollution – Local Air Quality (O.Reg. 419/05) of the Environmental Protection Act, a facility is required to meet prescribed standards for air quality contaminants at any location off-site but is not required to assess their emissions at elevated points off-site if a receptor does not exist at that elevated location. The proposed development does not introduce elevated receptors that will require a nearby facility to assess their emissions at elevated heights beyond their property line.

For new developments near industrial sources the existing land uses, and their approvals must be considered, and industry has the right to object to land use which may impact their ability to operate under their existing provincial approval. A developer can support compliance through design (e.g., removing elevated receptors) or mitigation (e.g. sealed windows, filtration systems, etc.) or collaborating on at-source mitigation with the industry.

5.1.2 Dust

Under Ontario Regulation 419/05 – Air Pollution – Local Air Quality (O.Reg. 419/05) of the Environmental Protection Act a facility is required to meet prescribed standards for particulates (dust) at any location off-site but is not required to assess their emissions at elevated points off-site if a receptor does not exist at that elevated location. The proposed development does not introduces elevated receptors that will require a facility to assess their emissions at these locations.

For new developments near industrial sources, the existing land uses and their approvals must be considered and industry has the right to object to land use that may impact their ability to operate under their existing provincial approval. A developer can support compliance through design or mitigation (e.g., sealed windows, filtration systems, etc.) or collaborate on at-source mitigation with the industry.

5.1.3 Odour

Odour is the sensation when receptors in the nose are stimulated. Individual response to odour varies and is subjective. Whilst some contaminants are specifically regulated based on odour effects, there is no formal regulation with respect to mixed odours. The MECP applies odour-based standards to locations "where human activities regularly occur at a time when those (odour emitting) activities regularly occur," such as residences and public meeting places. Most odours do not pose a health risk, but exposure to some can lead to headaches, nausea and other symptoms. They are generally only considered and regulated by the MECP in the presence of persistent complaints. Typically, odours are assessed against the following five criteria:

- Frequency – how often a receptor is likely to be exposed to an odour;
- Intensity – strength of the odour;
- Duration – the length of time the odour is likely to be detected by a receptor;
- Offensiveness – subjective character of odour – pleasantness or unpleasantness (hedonic tone); and
- Location – where the odour is likely to occur and with respect to land use. For example, rural smells would be more accepted in rural areas versus urban areas.

5.1.4 Traffic Related Air Pollution

The Subject Site is located approximately 580 m northwest of Queen Elizabeth Way. The impact of transportation-related air pollutants (TRAP) is well recognized in urban centers, including many existing buildings and sensitive communities in Greater Toronto Area. The health risk from TRAP is higher within 500 metres of highways with an average daily traffic volume (ADTV) of 100,000 vehicles or more, and within 100 metres of arterial roads with an ADTV of 15,000 vehicles or more (Toronto Public Health, 2017). The City of Burlington currently has many existing buildings within this distance in the vicinity of the Subject Site.

The closest railway is approximately 240 m to the southeast of the subject site. This is outside the standard building setbacks (15m for spur and branch lines, 30 m for secondary and principal main, and 300 m for Freight Rail Yard) for new development developments recommended by the Railway Association of Canada and Federation of Canadian Municipalities Guidelines for New Development in Proximity to Railway Operations (May 2013).

Given that Toronto Public Health considers TRAP to be a major local contributor to air pollution and of amplified adverse health impacts due to air pollution, developers should consider reducing exposure to TRAP by implementing on-site mitigation measures for developments residing in close proximity to highways and roads. Queen Elizabeth Way and Walker Line, roadways with significant traffic volumes, are located beyond 500 m of the Site. As such, a review of TRAP emissions is not warranted at this time.

5.1.5 Toxic (CRAIM Risk) Substances

A search of environmental risk databases (National Pollutant Reporting Inventory (NPRI), Environmental Activity and Sector Registry (EASR) and Environmental Compliance Approvals (ECAs)) did not identify any address located within 1000 m of the proposed development that would be considered a risk based on the revised CRAIM List of 174 substances contains.

It is important to note that quantities listed on the NPRI for phosphorus (total) represent compliant annual off-site disposals rather than quantities stored on site referenced in the CRIAM criteria and exceeding the CRAIM threshold quaintly is unlikely.

No other facilities with charge, management, or control of a listed substance that is at or above the quantity set out in column 3 of Schedule 1 of the E2 Regulations were identified.

6. Assessment – Potential Air Quality Impacts

6.1 General Air Quality Contaminants

1140 Blair Rd

The Class II facility located at 1140 Blair Rd (Map Icon Number 1, Figures 3 and 4, Appendix A) is a medium scale manufacturer of sign and display. The facility was considered a Class II facility due to its overall size and scale, the nature of operations, use of printers and paints, no outdoor storage of wastes or materials, and stacks. All processes were self-contained in the building (i.e., no external work or exhausts). The facility is inside the minimum separation distance and the area of influence as defined under the D-6 Guidelines. No environmental permissions (EASR or ECA) were identified for the facility, but approval would be required if their operations released contaminants into the air, such as with a paint booth, that would ensure no off-site impacts. No odour was detected at the Subject Site or within the 1 km radius study area. As such, it is not anticipated to pose an unacceptable odour risk to the Site.

A wind rose detailing the average wind speed and direction for the City of Burlington, approximately 4.5 km south of the Site, from August 2018 to July 2023 (i.e., 5 years of weather data) is provided as Figure 1 in Section 3.5 and shows the wind blowing from 1140 Blair Rd towards the proposed development occurs on average less than 1% of the year.

The facility is surrounded by residential and industrial properties, therefore A Freedom of Information (FOI) will be submitted to the City of Burlington, for copies of any records pertaining to odour, dust, or noise complaints over the past ten (10) years from 1140 Blair Rd. No information has been received at the time of this report; however, an addendum update will be issued update based on the findings if warranted.

3255-3285 North Service Road

The Class II facility located at 3255-3285 North Service Rd (Map Icon Number 2, Figures 3 and 4, Appendix A) is a large-scale Lumber store. The facility was considered a Class II facility due to its overall size and scale, the nature of operations, having large outdoor storage of wood and equipment, or frequent movement of products/heavy trucks and having a baghouse on their property. During the site visit, minor odours (wood/lumber) were detected in the vicinity of the facility which were not detected at the subject site. The facility is outside the minimum separation distance and inside area of influence as defined under the D-6 Guidelines. No environmental permissions (EASR or ECA) were identified for these facilities, but approval would be required if their operations released contaminants into the air, which would ensure no off-site impacts.

The facility is surrounded by residential and industrial properties, therefore A Freedom of Information (FOI) will be submitted to the City of Burlington, for copies of any records pertaining to odour, dust, or noise complaints over the past ten (10) years from 3255-3285 North Service Road. No information has been received at the time of this report; however, an addendum update will be issued update based on the findings if warranted.

3415 Landmark Road

The Class II facility located at 3415 Landmark Road (TCR Machining Ltd.) is a medium scale machine shop (Map Icon Number 3, Figures 3 and 4, Appendix A). The facility was considered a Class II facility due to its overall size and scale, the nature of operations, having no major outdoor storage of materials, and infrequent movement of products/heavy trucks. During the site visit, no odours were detected in the vicinity of the facility, there were no stacks, and all processes were self-contained in the building (i.e., no external work or exhausts). The facility is outside the minimum separation distance and inside the area of influence as defined under the D-6 Guidelines. No environmental permissions (EASR or ECA) were identified for the facility, but approval would be required if their operations released contaminants into the air, which would ensure no off-site impacts.

A wind rose detailing the average wind speed and direction for the City of Burlington, approximately 4.5 km south of the Site, from August 2018 to July 2023 (i.e., 5 years of weather data) is provided as Figure 1 in Section 3.5 and shows the wind blowing from 3415 Landmark Rd towards the proposed development occurs on average less than 10% of the year.

The facility is surrounded by residential and industrial properties, therefore A Freedom of Information (FOI) will be submitted to the City of Burlington, for copies of any records pertaining to odour, dust, or noise complaints over the past ten (10) years from

3415 Landmark Rd. No information has been received at the time of this report; however, an addendum update will be issued update based on the findings if warranted.

1122 Pioneer Road

The Class II facility located at 1122 Pioneer Road (Map Icon Number 4, Figures 3 and 4, Appendix A) is a small to medium-scale waste management service company. The facility was considered a Class II facility due to its overall size and scale, the nature of operations and outdoor storage of material in the property. During the site visit, no odours were detected in the vicinity of the facility, there were no stacks. The facility is outside the minimum separation distance and inside the area of influence as defined under the D-6 Guidelines. No Air-Emmision environmental permissions (EASR or ECA) were identified for Emterra Environmental.

The facility is surrounded by residential and industrial properties, therefore A Freedom of Information (FOI) will be submitted to the City of Burlington, for copies of any records pertaining to odour, dust, or noise complaints over the past ten (10) years from 1122 Pioneer Rd. No information has been received at the time of this report; however, an addendum update will be issued update based on the findings if warranted.

3264 Mainway

The Class II facility located at 3264 Mainway (Map Icon Number 5, Figures 3 and 4, Appendix A) is a medium-scale industrial manufacturing, producing high-temperature insulation products and refractories for the steel industry. The facility was considered a Class II facility due to its overall size and scale, the nature of operations, having no outdoor storage of wastes or materials, or frequent movement of products/heavy trucks. During the site visit, no odours were detected in the vicinity of the facility, there were no stacks, and all processes were self-contained in the building (i.e., no external work or exhausts). Some landscaping was noted during the site visit. The facility is inside the minimum separation distance and area of influence as defined under the D-6 Guidelines. No environmental permissions (EASR or ECA) were identified for these facilities, but approval would be required if their operations released contaminants into the air, which would ensure no off-site impacts.

The facility is surrounded by residential and industrial properties, therefore A Freedom of Information (FOI) will be submitted to the City of Burlington, for copies of any records pertaining to odour, dust, or noise complaints over the past ten (10) years from 3264 Mainway. No information has been received at the time of this report; however, an addendum update will be issued update based on the findings if warranted.

3280 Mainway

The Class II facility located at 3280 Mainway (Map Icon Number 6, Figures 3 and 4, Appendix A), 95 m from the subject site, is a medium-scale auto body shop named Fix Auto Collision. The facility was considered a Class II facility due to its overall size and scale, the nature of operations, no outdoor storage of wastes or materials, and no stack. No paint odours were detected in the vicinity of the facility. All processes were self-contained in the building (i.e., no external work or exhausts). The facility is inside the minimum separation distance and the area of influence as defined under the D-6 Guidelines. No environmental permissions (EASR or ECA) were identified for the facility, but approval would be required if their operations released contaminants to the air, such as with a paint booth, that would ensure no off-site impacts. No odour from Fix Auto Collision was detected at the Subject Site or within the 1 km radius study area except for the odour detected in the vicinity of the facility. As such, it is not anticipated to pose an unacceptable odour risk to the Site.

The facility is surrounded by residential and industrial properties, therefore A Freedom of Information (FOI) will be submitted to the City of Burlington, for copies of any records pertaining to odour, dust, or noise complaints over the past ten (10) years from 3280 Mainway. No information has been received at the time of this report; however, an addendum update will be issued update based on the findings if warranted.

3300 Mainway

The Class I facility located at 3300 Mainway (Map Icon Number 7, Figures 3 and 4, Appendix A)is a medium-scale supplier of rubber products. The facility was considered a Class I facility due to its overall size and scale, the nature of operations, no outdoor storage of wastes or materials, and frequent movement of products/heavy trucks. During the site visit, no odours were

detected in the vicinity of the facility, there were no stacks, and all processes were self-contained in the building (i.e., no external work or exhausts). The facility is inside the minimum separation distance and area of influence as defined under the D6 Guidelines. No environmental permissions (EASR or ECA) were identified for these facilities, but approval would be required if their operations released contaminants into the air, such as dust/particulate due to outside storage and unpaved lot, which would ensure no off-site impacts. It should also be noted that such emissions are typically managed on-site with a Dust Best Management Plan should approval be required or address complaints.

The facility is surrounded by residential and industrial properties, therefore A Freedom of Information (FOI) will be submitted to the City of Burlington, for copies of any records pertaining to odour, dust, or noise complaints over the past ten (10) years from 3300 Mainway. No information has been received at the time of this report; however, an addendum update will be issued update based on the findings if warranted.

1232 Dilon Rd

Force Enterprise Ltd. facility located at 1232 Dilon Rd (Map Icon Number 8, Figures 3 and 4, Appendix A) is a small-scale powder coating shop. The facility was conservatively considered a Class II facility due to its overall size and scale, the nature of operations, using printers and powder paint, no outdoor storage of wastes or materials, and stacks. During the site visit, and all processes were self-contained in the building (i.e., no external work or exhausts). The facility is outside the minimum separation distance and the inside area of influence as defined under the D-6 Guidelines. Powder coatings contain no solvents and therefore emit negligible, if any, polluting volatile organic compounds into the atmosphere. No environmental permissions (EASR or ECA) were identified for the facility, but approval would be required if their operations released contaminants into the air, such as for particulates, that would ensure no off-site impacts. No odour from Force Enterprise Ltd. was detected at the Subject Site or within the 1 km radius study area except for the odour detected in the vicinity of the facility. As such, it is not anticipated to pose an unacceptable odour risk to the Site.

A wind rose detailing the average wind speed and direction for the City of Burlington, approximately 4.5 km south of the Site, from August 2018 to July 2023 (i.e., 5 years of weather data) is provided as Figure 1 in Section 3.5 and shows the wind blowing from 1140 Blair Rd towards the proposed development occurs on average less than 10% of the year.

The facility is surrounded by residential and industrial properties, therefore A Freedom of Information (FOI) will be submitted to the City of Burlington, for copies of any records pertaining to odour, dust, or noise complaints over the past ten (10) years from 1232 Dilon Rd. No information has been received at the time of this report; however, an addendum update will be issued update based on the findings if warranted.

3465 Mainway

The Class III facility located at 3465 Mainway (Map Icon Number 9, Figures 3 and 4, Appendix A) is a medium-scale non-organic chemical (surfactants) manufacturer. The facility was considered a Class II facility due to its overall size and scale, the nature of operations, no outdoor storage of wastes or materials, stack, or odour detected in the vicinity of the facility. During the site visit, all processes were self-contained in the building (i.e. no external work or exhausts). The facility is outside the minimum separation distance and inside the area of influence as defined under the D-6 Guidelines. No environmental permissions (EASR or ECA) were identified for the facility, but approval would be required if their operations released contaminants into the air that would ensure no off-site impacts. No odour from Win Chemicals was detected at the Subject Site or within the 1 km radius study area except for the odour detected in the vicinity of the facility. As such, it is not anticipated to pose an unacceptable odour risk to the Site.

A wind rose to detail the average wind speed and direction for the City of Burlington, approximately 4.5 km south of the Site, from August 2018 to July 2023 (i.e., 5 years of weather data) is provided as Figure 1 in Section 3.5 and shows the wind blowing from 3465 Mainway towards the proposed development occurs on average less than 10% of the year.

The facility is surrounded by residential and industrial properties, therefore A Freedom of Information (FOI) will be submitted to the City of Burlington, for copies of any records pertaining to odour, dust, or noise complaints over the past ten (10) years from 3465 Mainway. No information has been received at the time of this report; however, an addendum update will be issued update based on the findings if warranted.

6.2 Dust

During the site visit, no significant fugitive dust emissions were observed on the Subject Site or within the 1 km Study Area radius. Review of existing ECAs within the buffer areas did not identify significant particulate sources. In addition, the surrounding road network is paved within the Study Area.

6.3 Odour

Odours are only required to be assessed at locations where human activity (receptors) is likely to occur. Nearby identified industries would not have been required to assess odours outside of their boundaries as a condition of their provincial Environmental Compliance Approval (ECA) applications if receptors did not exist at the time of their approval.

During the Odour Screening Assessment (refer to Section 3.4) no odours were detected above the Nasal Ranger's measurable threshold level at all locations illustrated in Figure 4 (Appendix A). The only odours, as detected by human senses, were odours typical of an urban environment (traffic and waste collection). No significant dust impacts, other odours, or other off-site odours were noted at the Subject Site at the time of the site visit from approximately 10:00 am to 5:00 pm.

Given the proximity of the Subject Site to the commercial and industrial businesses surrounding the Subject Site, it is recommended that best practices of building pressurization and filtration be included in the mechanical design or installed in the future if complaints arise.

6.4 Transportation Sources

Burlington is a member of the Greater Toronto Area Clean Air Council (GTA CAC), which promotes the reduction of air pollution and greenhouse gas emissions and increased awareness of regional air quality and climate change issues in the Greater Toronto Area through the collective efforts of all levels of government. The Council identifies and promotes the most effective initiatives to reduce the occurrence of air pollution and greenhouse gas emissions.

It is additionally noted that the City of Burlington has no specific guideline document related to TRAP, however, the City of Toronto has developed the following reference guide for TRAP mitigation:

- City of Toronto. Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure. Technical Report. October 2017.

The proposed development is located beyond 500 from a highway with a high traffic volume.

7. Conclusions and Recommendations

Based on the information obtained from the database searches, site visit and web searches, the following findings have been obtained:

- The proposed location of the development is surrounded by industrial, light industrial, institutional, commercial and residential facilities.
- A total of thirty-nine (39) facilities were identified as facilities with potential air quality issues, including four (4) Class III facilities and thirty-one (31) Class II facilities, with the remaining facilities classified as Class I.
- One (1) Class II facility inside the minimum separation distance and area of influence, as defined under the D6 Guidelines, with no environmental permissions (EASR or ECA). This facility was a manufacturer of signs and displays located at 1140 Blair Rd.
- Six (6) Class II Facilities outside the minimum separation distance but within the area of influence, as defined under the D-6 Guidelines, with no environmental permissions (EASR or ECA). These facilities were a machine shop (3415 Landmark Rd), a waste management service company (1122 Pioneer Rd), an industrial manufacturer (3264 Mainway), an auto body shop (3280 Mainway, a powder coating company (1232 Dilon Rd), and a Lumber supplier located at 3255 North Service Rd.
- One (1) Class one facility inside the minimum separation distance and area of influence, as defined under the D6 Guidelines, with no environmental permissions (EASR or ECA). This facility was a supplier of rubber material located at 3300 Mainway.
- One (1) Class III Facility outside the minimum separation distance but within the area of influence, as defined under the D6 Guidelines, with no environmental permissions (EASR or ECA). This facility was a chemical manufacturer located at 3465 Mainway.
- During the Odour Screening Assessment (refer to Section 3.4) no odours were detected above the Nasal Ranger's measurable threshold level at all locations illustrated in Figure 4 (Appendix A). The only odours, as detected by human senses, were odours typical of an urban environment (traffic and waste collection). No significant dust impacts, other odours, or other off-site odours were noted at the Subject Site at the time of the site visit from approximately 10:00 am to 5:00 pm. During the site visit, no significant odours were detected within the 1 km Study Area radius of the Site, except for minor odours of wood/lumber in the immediate vicinity at the Tamarac Lumber facility located at 3255-3285 North Service Road. These odours did not extend to the proposed location.
- A request was made to the City of Burlington for copies of any records pertaining to odour, dust, or noise complaints over the past ten (10) years from the above-mentioned addresses. No information has been received at the time of this report; however, an addendum update will be issued update based on the findings if warranted.

8. Recommendations

Based on the findings of this assessment, the facilities identified within the Study Area are not expected to pose an unacceptable air quality, dust, or odour issue to the Subject Site. With the presence of Class I, II and III facilities within the area of influence, it is recognized these facilities have or are required to have ECAs for their emissions. Accordingly, it is anticipated that impacts can be managed through the MECP approvals process. Since these facilities are inside the area of influence, and there is a potential for members of the proposed development to experience odours, or periodic odours and/or occurrences of general urban odour, it is recommended that best practices of building pressurization and filtration be included in the mechanical design.

9. References

1. Environment and Climate Change Canada, Reported Facility Greenhouse Gas Data, available at: Greenhouse Gas Reporting Program (GHGRP) - Facility Greenhouse Gas (GHG) Data - Open Government Portal (canada.ca)
2. Environment, Conservation and Parks Greenhouse Gas Emissions Reporting by Facility, available at: Greenhouse gas emissions reporting by facility - Datasets - Ontario Data Catalogue
3. Environment and Climate Change Canada, National Pollutant Release Inventory (NPRI), available at: Environment and Climate Change Canada - NPRI Data Search
4. Ontario Ministry of the Environment and Climate Change, Environmental Registry, available at: http://www.ebr.gov.on.ca/ERS-WEB-External/
5. Ontario Ministry of the Environment and Climate Change, Access Environment, available at: http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action
6. Environmental Compliance Approvals (ECA) database, available at https://www.ontario.ca/page/list-environmental-approvals-and-registrations
7. Ministry of the Environment and Climate Change (MECP). 1995. D-6 Compatibility between Industrial Facilities, July. Available at https://www.ontario.ca/page/d-6-compatibility-between-industrial-facilities
8. Major Industrial Accidents Council of Canada (MIACC). 1994. MIACC Lists of Hazardous Substances, October 1994.
9. Major Industrial Accidents Council of Canada (MIACC). 1994. Risk-based Land Use Planning Guidelines, June 1995.
10. Federation of Canadian Municipalities, The Railway Association of Canada (FAC/RAC) and DIALOG J.E. Coulter Associates Limited. 2103. Guidelines for New Development in Proximity to Railway Operations, Prepared for The Federation of Canadian Municipalities and the Railway Association of Canada.
11. City of Toronto. 2017. Reduced Health Risks from Traffic-Related Air Pollution (TRAP) in Toronto, prepared by Medical Officer of Health and Deputy City Manager, Internal Corporate Services. Available at: Reducing Health Risks from Traffic-Related Air Pollution (TRAP) in Toronto
12. D-2 Compatibility between Sewage Treatment and Sensitive Land Use, available at https://www.ontario.ca/page/d-2-compatibility-between-sewage-treatment-and-sensitive-land-use.
13. City of Toronto. Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure. Technical Report. October 2017.

10. General Limitations

The information and conclusions in this report are considered to be privileged and confidential and have been prepared exclusively for Archangel Raphael and Saint Marina Coptic Orthodox Church. The purpose of this report is to provide Archangel Raphael and Saint Marina Coptic Orthodox Church with an assessment of the potential impacts from operation of commercial and industrial facilities where the proposed developments fall within the industrial facility Potential Influence Area.

The information presented in this report is based on information provided by others and visual observations as identified herein. Achieving the objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Air quality conditions at various times may differ from those assessed. In addition, any changes to the proposed design or introduction of new processes and/or sources may render the conclusions of this report inaccurate or invalid. In the event of any such changes, EXP should be contacted to re-evaluate the conditions within the assessed areas and make appropriate revisions to the original conclusions of this report.

We trust this summary report is satisfactory for your purposes. If you have any questions regarding our submission, please do not hesitate to contact this office.

Sincerely,

EXP Services Inc.

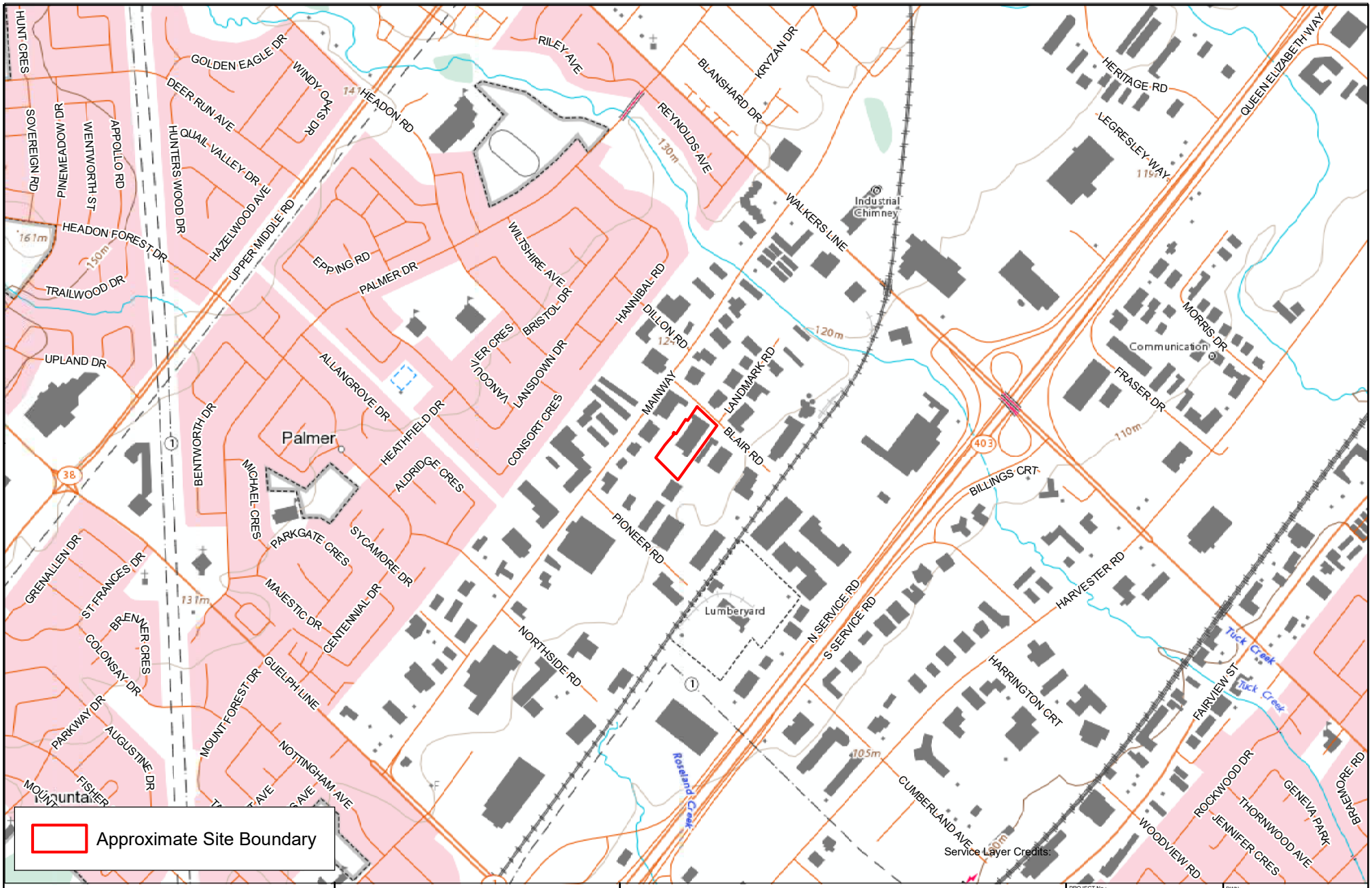
K. Farhadi



Kaveh Farhadi, M.Sc.
Air Quality Scientist
Environmental Services

Ron Taylor, M.Sc., C.Chem., CIH
Discipline Lead, Air Quality & Industrial Hygiene
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Appendix A – Figures



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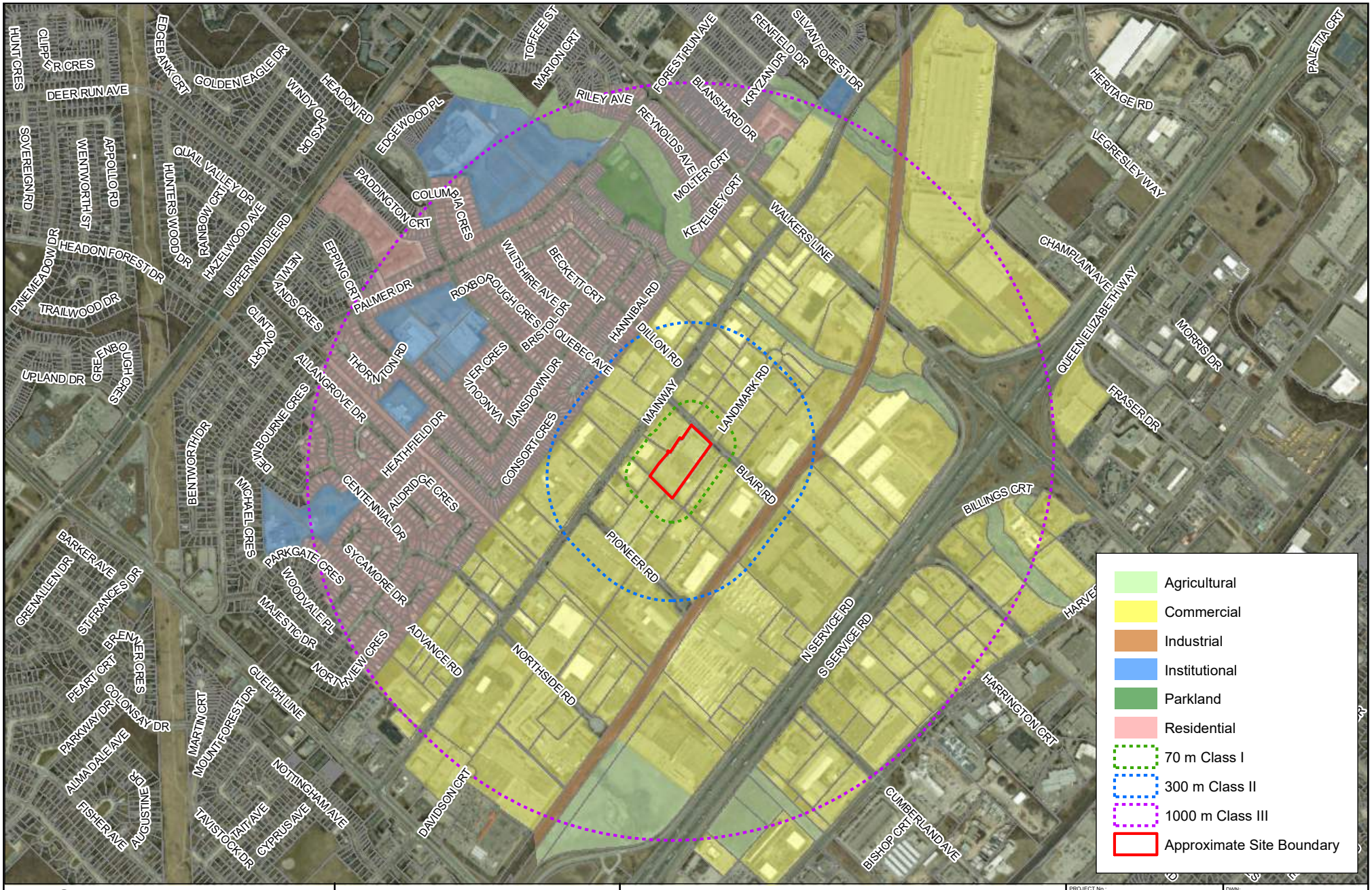
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0 150 300 450 600 750 m

TITLE AND LOCATION:

SITE LOCATION PLAN
D6 Air Study
1160 Blair Road
Burlington, Ontario

PROJECT No.: GTR-00801245-M0	DWN: AC
SCALE: AS NOTED	CHKD: RT
DATE: JULY 2023	FIG. No.: 1



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TITLE AND LOCATION:

ZONING SURROUNDING
PROPOSED DEVELOPMENT
D6 Air Study
1160 Blair Road
Burlington, Ontario

PROJECT No.:	DWN:
GTR-00801245-M0	AC
SCALE:	CHKD:
AS NOTED	RT
DATE:	FIG. No.:
JULY 2023	2



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TITLE AND LOCATION:

AREA OF INFLUENCE
D6 Air Study
1160 Blair Road
Burlington, Ontario

PROJECT No.: GTR-00801245-M0	DWN: AC
SCALE: AS NOTED	CHKD: RT
DATE: JULY 2023	FIG. No.: 3



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N

0 30 60 90 120 150 m

TITLE AND LOCATION:

MININUM SEPARATION
D6 Air Study
1160 Blair Road
Burlington, Ontario

PROJECT No.: GTR-00801245-M0	DWN: AC
SCALE: AS NOTED	CHKD: RT
DATE: JULY 2023	FIG. No.: 4



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N

0 10 20 30 40 50 m

TITLE AND LOCATION:

ODOUR ASSESSMENT LOCATIONS
D6 Air Study
1160 Blair Road
Burlington, Ontario

PROJECT No.: GTR-00801245-M0	DWN: AC
SCALE: AS NOTED	CHKD: RT
DATE: AUGUST 2023	FIG. No.: 5

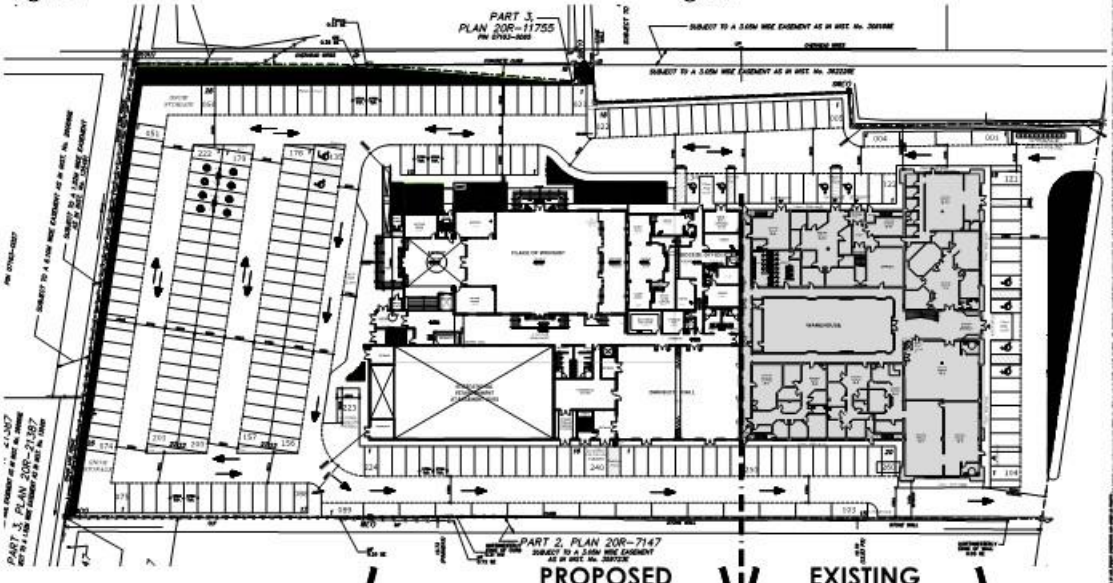
Appendix B – Site Plan Drawings



SITE LAYOUT MAP PLAN



SITE RENDERING



SITE LAYOUT PLAN - RE-DEVELOPMENT

PROJECT NORTH
TRUE NORTH

SAMER NESSIEM

ARSM COPTIC COMMUNITY CENTRE OF BURLINGTON

ADDITION, ALTERATIONS AND RENOVATION

RE-DEVELOPMENT

SITE LAYOUT PLAN

A1.2