REPORT

1511 OLD PLAINS ROAD

BURLINGTON, ONTARIO

LAND-USE D-6 COMPATIBILITY/MITIGATION STUDY

RWDI # 2509011

February 14, 2025

SUBMITTED TO

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1 INTRODUCTION

RWDI was retained by New Horizon Development Group to undertake a land use compatibility study in support of a Zoning By-law Amendment and Site Plan Approval submission. The project is proposed to be a low-rise town house development located on the northwest side of Old Plains Road West, southwest side of Plains Road West, northeast of Hwy 6 in Burlington, Ontario. The location of the subject lands is shown on **Figure 1**. The site plans for the proposed development are included in **Appendix A**.

The subject lands are currently zoned for commercial use. The surrounding land use consists of residential uses along Old Plains Road West, a mix of residential and commercial uses along Plains Road West, and residential uses along Hwy 6.

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

2 LAND USE COMPATIBILITY POLICIES AND GUIDELINES

2.1 Provincial Planning Statement

Section 3.3 of Chapter 3 of the Provincial Planning Statement 2024 (https://www.ontario.ca/page/provincial-planning-statement-2024) states the following:

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

Sections 3.5.1 and 3.5.2 of Chapter 3 of the Provincial Planning Statement 2024 further states that:

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

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

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

2.2 Provincial Compatibility Guidelines

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

Table 1: D-6 Industry Classification Scheme

Class	Descriptors
I	• Small scale • Self-contained • Packaged product • Low probability of fugitive emissions • Daytime operations only • Infrequent and/or low intensity outputs of noise, odour, dust, vibration
II	• Medium scale • Outdoor storage of wastes or materials • Periodic outputs of minor annoyance • Low probability of fugitive emissions • Shift operations • Frequent movement of products and/or heavy trucks during daytime
III	• Large scale • Outside storage of raw and finished products • Large production volumes • Continuous movement of products and employees during shift operations • Frequent outputs of major annoyance • High probability of fugitive emissions

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

Table 2: D-6 Separation Distances

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

Guideline D-6 recommends the following:

1. "…no sensitive land uses shall be permitted within the actual or potential influence areas of Class I, II or III industrial land uses, without evidence to substantiate the absence of a problem." (Sec. 4.5.1 of Guideline D-6).

2. "No incompatible development other than that identified in Section 4.10, *Redevelopment, Infilling and Mixed-Use Areas* should occur [within the recommended minimum separation distances]" (Sec. 4.3 of Guideline D-6)

3. "When a change in land use is proposed [in an area of urban redevelopment, infilling or transition to mixed use] for either industrial or sensitive land use, less than the minimum separation distance … may be acceptable subject to either the municipality or the proponent providing a justifying impact assessment (i.e., a use specific evaluation of the industrial processes and the potential for off-site impacts on existing and proposed sensitive land uses). Mitigation is the key to dealing with less than the minimum to the greatest extent possible." (Sec. 4.10.3 of Guideline D-6).

4. With respect to how separation distance should be measured, the guideline states that "measurement shall normally be from the closest existing, committed and proposed property/lot line of the industrial land use to the property/lot line of the closest existing, committed or proposed sensitive land use." However, it does allow the measurement to include areas within the lot lines (on-site buffers) where site-specific zoning or site plan control precludes the use of the area for a sensitive use in the case of the sensitive land use, and for an activity that could create an adverse effect in the case of the industrial land use.

5. When dealing with vacant industrial lands, the guideline states that "determination of the potential influence area shall be based upon a hypothetical worst-case scenario for which the zone area is committed".

3 METHODOLOGY

The tasks for this study consisted of the following:

- Reviewing the official plans and zoning by-laws for the surrounding area.
- Reviewing published satellite imagery and street-based photography.
- Reviewing MECP Environmental Compliance Approval (ECA) and Environmental Sector and Activity Registry (EASR) permits for existing industries within 1,000 m of the subject lands.
- Reviewing pending applications for amendment to ECA's of any major facilities, posted on the Environmental Registry.
- Reviewing Environment and Climate Change Canada's (ECCC) National Pollutant Release Inventory (NPRI) data for industries within 1000 m of the subject lands.
- Applying Guidelines D-1 (Land Use Compatibility) and D-6 (Compatibility between Industrial Uses) from the MECP.
- Reviewing meteorological data for the study area.

RWDI reviewed wind data from the Hamilton Royal Botanical Gardens Station, the nearest meteorological station to the subject lands, to assist in the assessment. A summary of the directional distribution of winds over a period from 2000-2020 is shown in **Figure 2**. The wind directions in the figure refer to the direction from which the wind blows, while the annual frequency of a given wind direction is shown as a distance radially from the centre. The most frequent winds originate from the west-southwest to west-northwest with winds from the southeast and northeast less frequent.

4 RESULTS

The review considered the influence of the zoning conversion request and potential future residential development on industrial uses in the surrounding areas, including any proposed expansions or intensifications that are known. The potential of development of future industrial uses that are not currently proposed are also considered, as well as the influence of transportation systems. The results of the review are outlined below.

4.1 Existing and Proposed Industrial Uses

The area within a 1,000 m radius of the subject lands is, for the most part, open space, agricultural, residential, and commercial land uses. The majority of the developed lands in the study area consist of one- to three-storey residences and one- to two-storey commercial development. A desktop review of existing ECA/EASR and NPRI information within a 1,000m radius was conducted to identify any industries that may have a potential to impact air quality at the subject lands. No industries were identified as a result of this review. One non-industrial facility was identified that has an ECA for a Municipal and Private Sewage Works, as shown in **Figure 3**. Further details on the site are provided below, as well as in Table B-1, **Appendix B**.

4.1.1 The Former Sisters of St. Joseph

The former Sisters of St. Joseph's motherhouse holds ECA #0852-A9CJV2, dated September 22, 2016, which covers a subsurface sewage system including a sewage pump tank, waterloo biofilter treatment units, and an ultraviolet disinfection effluent system. The former Sisters of St. Joseph's motherhouse has been changed to the student residence of Columbia International College. Given the current use of this site, and the distance (approximately 500m) from the proposed development, this site is not anticipated to have any impacts on the proposed development.

4.2 Future Industrial Uses

The zoning map and official plan for the surrounding area are provided in **Figure 4** and **Figure 5**, respectively. Land to the north of the subject lands is designated as commercial, development and utilities as well as open space and parks, to the east is development and utilities as well as open space and parks, to the south is agriculture, conservation/hazard land rural (P7), special policy area two as well as open space and parks, to the west is utility, agriculture, conservation/hazard land, conservation/hazard land rural (P6 and P7). Existing residential uses in the area are primarily one to three-storey detached homes and townhomes. The official plan has designated the subject lands residential and commercial, and the surrounding areas mainly natural area, protection area, rural area, environmental protection area, special study area as well as some residential areas. No employment uses are designated in the surrounding areas. In addition, a review of the possible plans for expansion or new industries was reviewed through the Environmental Registry of Ontario, with no applications for new or amended ECAs identified within 1000 m of the subject lands. and future development of industrial uses is not anticipated.

4.3 Transportation Facilities

Based on past experience with roadway modelling assessments and publicly available studies, such as The City of Toronto produced report: “Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure” (City of Toronto, October 2017), the most widely reported mitigation strategy is separation distances or buffer zones. Some environmental agencies (California and British Columbia) recommend a setback of 500 ft (approx. 150m) from major highways and 100m from roads with annual average traffic volumes of 15,000 vehicles or more per day.

The subject lands are located approximately 10 m to the northeast of Hwy 6, approximately 450m the northwest of Hwy 403 and approximately 400 m southeast of the nearest rail line. The proposed development includes a minimum buffer of 24 m between its property line and Hwy 6. Hwy 6 is anticipated to have an impact on the subject lands as it is in close proximity to the subject lands and has considerable traffic volumes that can generate Traffic Related Air Pollution (TRAP). On the contrary, both Hwy 403 and the railway are well separated from the subject lands. There are no air quality related concerns from Hwy 403 or the rail corridor.

There are existing residences in the area that are located within a similar separation distance to Hwy 6 compared to the proposed development. This provides an indication that development would not be precluded due to the proximity to Hwy 6. However, consideration of the following mitigation strategies may be beneficial in reducing the impacts of the traffic-related air pollution on the proposed development.

- Locating residential units and outdoor use areas (particularly ones for prolonged use) as far as possible from the roadways and buffered by transitional uses;
- Vegetation that is designed as a barrier (as a complement to other mitigation measures);
- Physical barriers such as sound barriers;
- Mechanical rather than passive building ventilation with air particle filtration; and,
- Location of ventilation air intakes away from known pollution sources and roads.

5 CONCLUSIONS

After a thorough review of all surrounding facilities in the vicinity of the proposed development, no industries have the potential to cause air quality impacts. However, the nearby highway corridor may have air quality impacts on the proposed development. Since there are existing residences located within similar proximity to Hwy 6, the proposed development is considered to be compatible with Hwy 6. Mitigation measures to reduce the potential traffic-related air pollution would be beneficial.

6 STATEMENT OF LIMITATIONS

This report entitled 1511 Old Plains Road Land Use Compatibility/Mitigation Study was prepared by RWDI AIR Inc. ("RWDI") for New Horizon Development Group ("Client"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

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

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

FIGURES



Site Location

Map Projection: NAD 1983 UTM Zone 17N

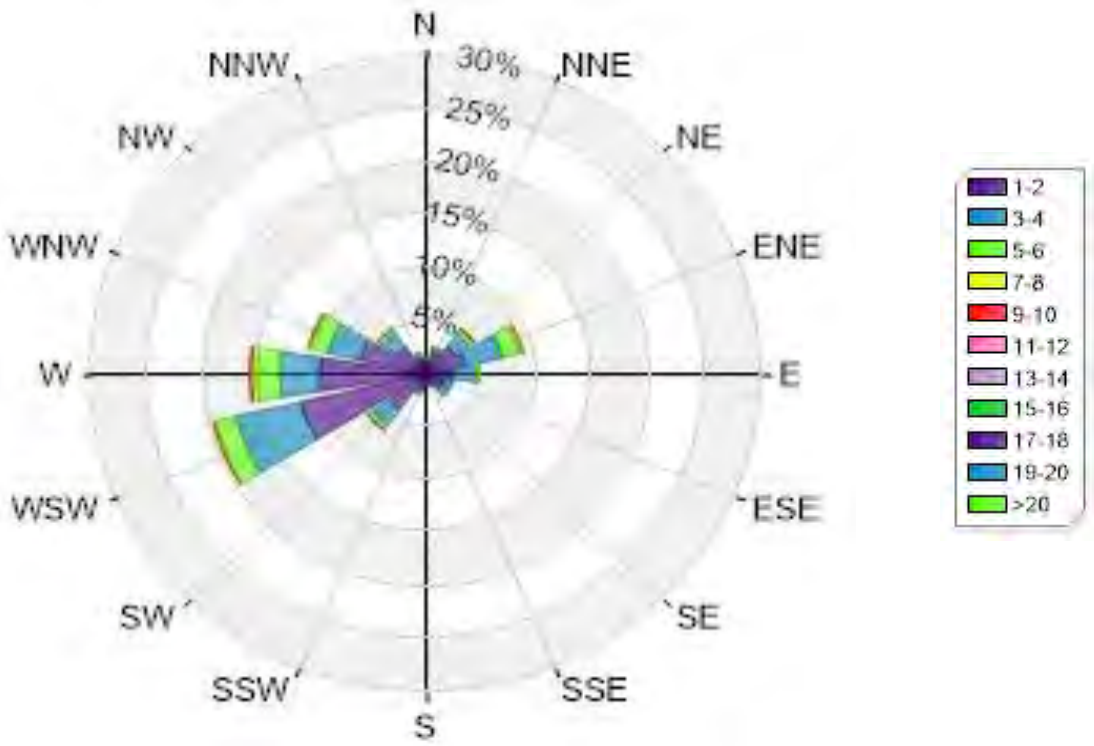
1511 Old Plains Road - Burlington, Ontario

True North

Project #: 2509011

Drawn by:	PIP	Figure:	1
Approx. Scale:			1:1,000
Date Revised:			Feb 7, 2025

Map Document: C:\Working\Folder\Jobs_America\P2509011\P2509011.aprx

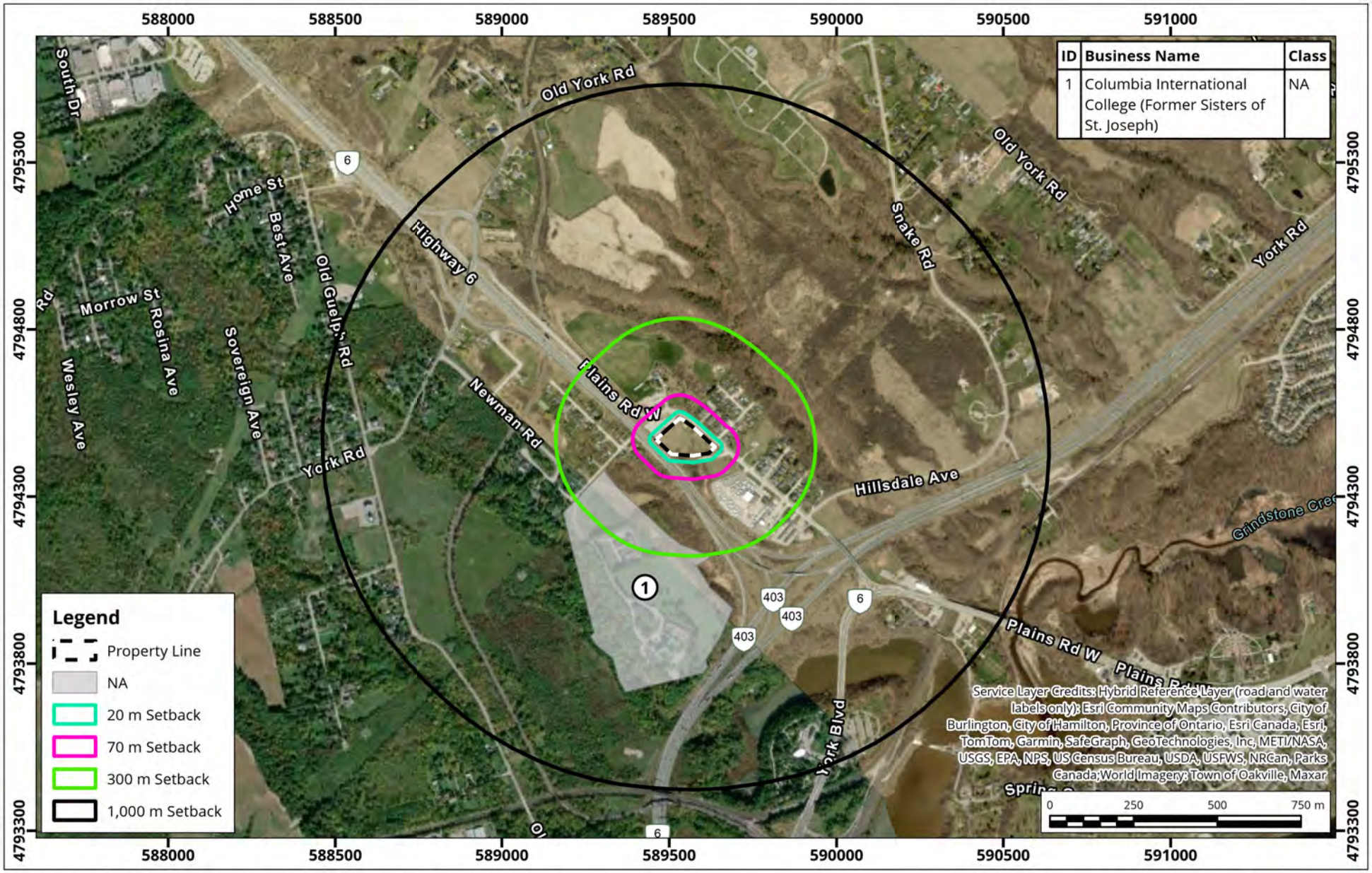


Wind Speed and Direction Frequencies for
Hamilton Royal Botanical Gardens Station (2000-2020)

1511 Old Plains Road - Burlington, Ontario

RWDI# 2509011

Drawn by: MW	Figure: 2
Approx. Scale: not to scale	
Date Revised: February 10, 2025	



Proposed Development and Surrounding Sites of Interest

True North

Drawn by: PIP | Figure: 3

Approx. Scale: 1:16,000

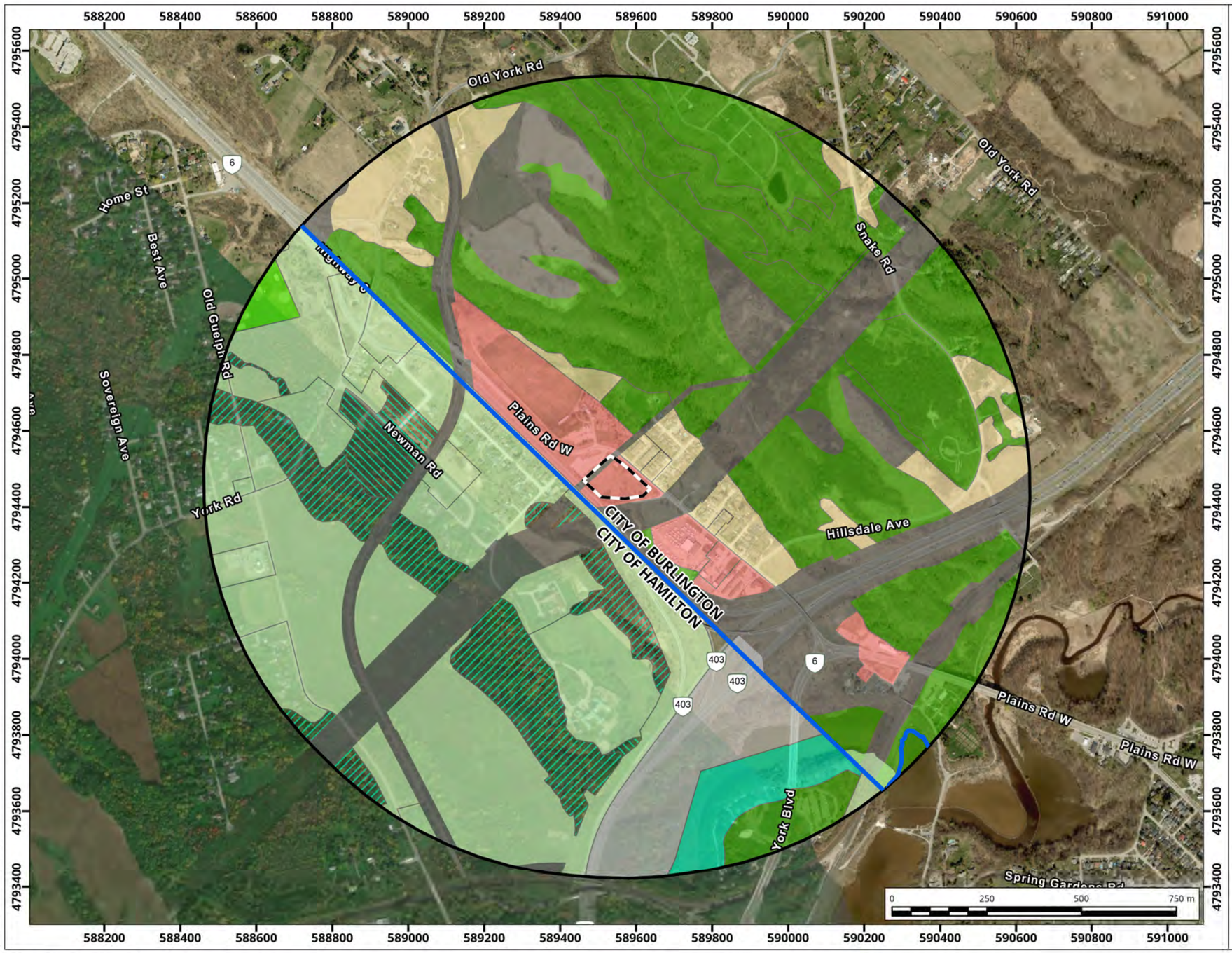
Date Revised: Feb 11, 2025

Map Projection: NAD 1983 UTM Zone 17N

1511 Old Plains Road - Burlington, Ontario

Project #: 2509011

Map Document: C:\Working\Folder\Jobs_America\P2509011\P2509011.aprx



Legend

- Property Boundary
- 1,000m
- Municipal Boundary

City of Burlington Zoning Classification

- Commercial
- Development & Utilities
- Open Space & Parks
- Residential

City of Hamilton Zoning Classification

- Agricultural
- Community Park
- Open Space
- Conservation/Hazard Land
- Conservation/Hazard Land Rural (P6)
- Conservation/Hazard Land Rural (P7)
- Special Policy Area Two
- Utility

Service Layer Credits: Hybrid Reference Layer (road and water labels only): Esri Community Maps Contributors, City of Burlington, City of Hamilton, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCan, Parks Canada;World Imagery: Town of Oakville, Maxar
Zoning Data from City of Burlington and City of Hamilton

Zoning in the Study Area

Map Projection: NAD 1983 UTM Zone 17N
1511 Old Plains Road - Burlington, Ontario

True North

Project #: 2509011

Drawn by:	PIP	Figure:	4
Approx. Scale:			1:11,000
Date Revised:			Feb 5, 2025

Map Document: C:\Working\Folder\plots_America\P2509011\P2509011.aprx



Legend

- Property Boundary
- 1,000m
- Municipal Boundary

City of Hamilton Land Use Designations

- Parkway Belt West Plan Area
- Natural Area
- Protection Area
- Rural Area
- Minor Urban Centres
- Urban Area

City of Burlington North Aldershot Land Use Designation

- Infill Residential
- Cluster Residential
- Environmental Protection Area
- North Aldershot Commercial
- Parkway Belt West
- Recreation / Open Space
- North Aldershot Special Study Area

City of Burlington Land Use Designation

- City's Natural Heritage System
- Residential - Low Density
- Local Centre

Service Layer Credits: Hybrid Reference Layer (road and water labels only): Esri Community Maps Contributors, City of Burlington, City of Hamilton, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCan, Parks Canada;World Imagery: Town of Oakville, Maxar
Official Plan from City of Burlington and City of Hamilton

Official Plan in the Study Area

Map Projection: NAD 1983 UTM Zone 17N
1511 Old Plains Road - Burlington, Ontario

True North

Project #: 2509011

Drawn by:	PIP	Figure:	5
Approx. Scale:			1:11,000
Date Revised:			Feb 5, 2025

Map Document: C:\Working\Folder\Jobs_Americas\2509011\2509011.aprx

APPENDIX A



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PROPSED RESIDENTIAL DEVELOPMENT

1511 OLD PLAINS ROAD

address

BURLINGTON ON

PROJECT ARCHITECT:	B.GRAZIANI
ASSISTANT DESIGNER:	C.KOTVA
DRAWN BY:	C.KOTVA/ RALANI
CHECKED BY:	____
PLOT DATE:	DEC.13.2024
JOB #	2079.22

SITE PLAN - PHASE 1

1:250

A102

TITLEBLOCK SIZE: 610 x 900

PLAINS ROAD WEST

UTILITY CORRIDOR

OLD PLAINS ROAD WEST

EXISTING CAR POOL LOT

HIGHWAY 6

DEDICATION

30m SETBACK

MTO SETBACK

PROPERTY LINE

150 m² AMENITY

230 m² AMENITY

450m² AMENITY

BLDG 1 — STACKED TOWN HOME 6 UNITS

BLDG 2 — STACKED TOWN HOME 6 UNITS

BLDG 3 — STACKED TOWN HOME 6 UNITS

BLDG 4 — STACKED TOWN HOME 6 UNITS

BLDG 5 — STACKED TOWN HOME 6 UNITS

BLDG 6 — STACKED TOWN HOME 6 UNITS

BLDG 7 — STACKED TOWN HOME 6 UNITS

BLDG 8 — STACKED TOWN HOME 6 UNITS

BLDG 9 — STACKED TOWN HOME 6 UNITS

BLDG 10 — STACKED TOWN HOME 6 UNITS

PRIVATE TERRACES

WASTE PICK-UP LOCATION

RETAINING WALL (1.0m)

RETAINING WALL

MAIL BOXES

SAN MH1A T/G 124.74

FH

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PROPSED RESIDENTIAL DEVELOPMENT

1511 OLD PLAINS ROAD

address

BURLINGTON ON

PROJECT ARCHITECT:	B.GRAZIANI
ASSISTANT DESIGNER:	C.KOTVA
DRAWN BY:	C.KOTVA/ RALANI
CHECKED BY:	____
PLOT DATE:	DEC.13.2024
JOB #	2079.22

SITE PLAN - PHASE 2

1:250

A103

TITLEBLOCK SIZE: 610 x 900

APPENDIX B

1511 Old Plains Road

Burlington, Ontario

RWDI# 2509011

Table B-1: List of Industrial and Non-Industrial Facilities Around the Proposed Development with Potential for Air Emissions

BUSINESS NAME	ADDRESS	TYPE OF APPROVAL/FACILITY/EQUIPMENT	APPROVAL / REGISTRATION NUMBER	Comment on Operations	Tall Stacks Present	Approximate Distance to Site (m)	D-6 Classification
The former Sisters of St. Joseph	574 Northcliffe Ave	ECA-Municipal And Private Sewage Works	0852-A9CJV2	The former Sisters of St. Joseph's motherhouse holds ECA #0852-A9CJV2, dated September 22, 2016, which covers a subsurface sewage system including a sewage pump tank, waterloo biofilter treatment units, and an ultraviolet disinfection effluent system. The former Sisters of St. Joseph's motherhouse has been changed to the student residence of Columbia International College. Given the current use of this site, and the distance (approximately 500m) from the proposed development, this site is not anticipated to have any impacts on the proposed development.	No	500	N/A