REPORT

BRONTE CREEK MEADOWS (PHASE 1)

BURLINGTON, ONTARIO

LAND-USE COMPATIBILITY – AIR QUALITY
RWDI # 2506173
February 13, 2026

SUBMITTED TO

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For Air Quality Only

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1 INTRODUCTION

RWDI was retained by The Alinea Group to undertake a land use compatibility study in support of a Zoning By-law Amendment and Site Plan Approval submission. The proposed project will consist of 190 single family detached homes, 247 townhouses and 160 medium density units, employment block as well as open space. The proposed development is located in Burlington on the south side of Upper Middle Road, west of Burloak Drive, north of Mainway and east of Sheldon Creek. The project is proposed to be a mixed-use community with significant residential, commercial and employment uses, at a variety of scales.

The subject lands are currently vacant farmland. The surrounding land use consists of residential uses along Upper Middle Road, a mix of residential, commercial, and industrial along Appleby Line, commercial and industrial along Mainway and green space along Burloak Drive.

While the Air Quality Assessment was originally completed for the entire Bronte Creek Meadows lands, the intent of this report is to focus on the Air Quality Impacts to the Phase I lands. The location of Phase I of the subject lands is shown on **Figure 1**.

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

Sections 1.2.6.1 and 1.2.6.2 of Part V of the Provincial Planning Statement 2024 (https://www.ontario.ca/page/provincial-planning-statement-2024) states the following:

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

Section 3.3 of Chapter 3 of the Provincial Planning Statement 2024 further states that:

> "New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities."

Section 8.0 of the Provincial Planning 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 plan and zoning by-laws for the surrounding area.
- Reviewing published satellite imagery and street-based photography.
- Reviewing MECP Environmental Compliance Approval (ECA) and Environmental Sector and Activity Registry (EASR) permits for existing industries within 1,000 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 Hamilton Royal Botanical Gardens, 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 with winds from the southeast and northeast less frequent.

It is our understanding that the MECP is unable to provide complaint related information directly and such inquiries are to be directed via the Ministry's Freedom of Information (FOI) office. This was the case for this assessment as well, RWDI was instructed to submit an FOI request to obtain any complaints in the area. While complaint history for the area is a helpful tool in the initial screening of industries, due to the length of time to complete the process as well as the existing character of the study area, we did not consider this task to be essential in completing the assessment for this site.

4 RESULTS

The review considered the influence of the conversion request and potential future residential development on industrial uses in the surrounding employment areas, including any proposed expansions or intensifications that are known. Potential future industrial uses in the employment areas 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, residential, commercial and industrial land use. The majority of the residential lands in the study area consist of one and two-storey residences with mid-rise developments less than 6-storeys tall and high-rise development less than 16 storeys tall. Table B-1 in **Appendix A** lists all identified Class I, II and III industries within 300 m, and Class II and Class III industries within 1,000 m. Class I industries beyond 300 m were not documented in this study as their potential influence areas fall far short of the subject lands but were reviewed in preparation of this study. The locations of the identified industries are presented in **Figure 3**. Further detail on these industries is presented in **Appendix A**.

Several of the identified facilities have potential areas of influence that extend to the subject lands. The facilities are discussed in detail in **Table 3**.

Table 3: Facilities Potentially Influencing the Proposed Development

Map ID	Industry Class	Industry	Address	ECA/EASR No.	D-6 Potential Influence Area	Actual Separation Distance
18	I	Infinity Group Construction	5450 Mainway	N/A	70 m	26 m
22	I	AMHIL ENTERPRISES	5330 Mainway	R-010-7110542614	70 m	26 m
23	I	DK2	5330 Mainway	N/A	70 m	26 m
24	I	Konecranes Canada	5300 Mainway	N/A	70 m	28 m
32	I	Thermo Fisher Scientific	5250 Mainway	N/A	70 m	28 m
33	I	CPC Pumps	5200 Mainway	N/A	70 m	26 m
34	I	WENTWORTH TECH INC.	5150 Mainway	R-010-7110233496	70 m	26 m
35	I	DCL Supply Limited	5150 Mainway Unit 1	N/A	70 m	26 m
36	I	IRCO Automation	5150 Mainway Unit 2	N/A	70 m	26 m

4.1.1 Infinity Group Construction

Infinity Group Construction is a small-scale construction and maintenance office building specializing in plumbing and grease trap solutions, developing preventative maintenance programs, general building maintenance, commercial installation, and equipment repairs. The facility has low lying exhausts, no outdoor storage, and is not anticipated to have fugitive dust or odour emissions as the facility is not manufacturing any products, they are providing a service to the community. In addition, the dominant winds are blowing from the west southwest, and the proposed development is located directly north of the facility, therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.

4.1.2 AMHIL Enterprises

AMHIL Enterprises manufactures food packaging and consists of low lying exhausts, no outside storage with minimal potential for fugitive dust and odour sources. AMHIL Enterprises has an EASR, which ensures facility meets MECP Benchmark limits at the property line and beyond, therefore there are no expected impacts from this facility on the proposed development. In addition, the dominant winds are blowing from the west southwest, and the proposed development is located directly north of the facility, therefore the facility is not anticipated to have

fugitive dust or odour impacts at the proposed development. Of note, it appears that Amhill Enterprises shares a building with DK2.

4.1.3 DK2

DK2 distributes chippers, snowplows, salt spreaders, trailers, bike racks, air compressors etc. The facility has low lying exhausts, no outdoor storage, and is not anticipated to have fugitive dust or odour emissions as the facility is not manufacturing any products, they are distributing products. In addition, the dominant winds are blowing from the west southwest, and the proposed development is located directly north of the facility, therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.

4.1.4 Konecranes Canada

This location of Konecranes Canada is the Canadian Headquarters, service centre, training centre and parts distribution. The facility is small scale with low lying exhausts, no outdoor storage, and is not anticipated to have significant fugitive dust or odour emissions. There may be some minor fugitive emissions if welding and/or painting occur on-site. With the dominant winds blowing from the west southwest and the proposed development is located directly north of the facility, the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.

4.1.5 Thermo Fisher Scientific

4.1.5.1 Facility Overview

Thermo Fisher Scientific is a biotechnology company specializing in laboratory automation at this location. This small-scale facility has low lying exhausts and no outdoor storage. It is unclear if the laboratory automation equipment is manufactured at this facility, assuming it is, soldering operations could occur with manufacturing of the laboratory automation equipment and there is potential for odour emissions, if painting occurs at this facility. A screening level air quality modelling assessment was recommended to ensure the facility will not have air quality impacts at the proposed development. Below are the details of the screening level modelling assessment.

4.1.5.2 Screening Level Modelling

The screening level modelling was undertaken to identify potential air quality compatibility issues with respect to the proposed development. The screening level modelling assessment specifically assessed air quality impacts using US EPA AERMOD version 22112 (current MECP approved version) to predicted concentrations at the facility property line as well as receptors at the proposed development.

The U.S. EPA's AERMOD dispersion model version 22112 was used to predict maximum Point of Impingement (POI) concentrations resulting from unitized emissions from Thermo Fisher Scientific. AERMOD is a steady-state Gaussian model that is capable of handling multiple emission sources. Within the model, discrete receptor locations of interest were considered at the Thermo Fisher Scientific property line as well as at the proposed development area.

Meteorological and terrain information for the area surrounding the facility was obtained from the MECP Regional Meteorological and Terrain Data for Air Dispersion Modelling website. The facility is located in Brampton; therefore, the Southwest Region meteorological data set is recommended by the MECP for use at this site. This includes surface data from Toronto International Airport in London and upper air data from Buffalo, New York. Within each region, the MECP provides alternative data sets with the choice of data set depending on the character of the terrain at the study site. The area surrounding the facility is primarily residential, commercial and industrial; therefore, the default data set for "suburban" was used. The terrain data is based on the Canadian Digital Elevation Model (CDEM) horizontal reference datum. These data were run through the AERMAP terrain pre-processor to estimate base elevations for sources and receptors to help the model account for changes in elevation in the surrounding terrain. The rural dispersion coefficient was used in the dispersion modelling analysis.

The facility was modelled as a volume source due to the low-lying rooftop exhausts, with a unit emission rate (1 g/s) to compare the maximum point of impingement (POI) concentration at the facility property line (current facility POI) with the maximum POI concentration predicted at the proposed development receptors. The goal of the assessment is to provide a relative comparison of the maximum predicted air quality impacts.

Receptors were placed along the property line at 5 m increments around the facility with additional receptors placed at the proposed development. Receptors at the proposed development were placed along the proposed development property line at 5 m increments and 30m increments throughout the proposed development.

Table 4 provides a summary of maximum POI concentrations predicted for the assessed volume source at Thermo Fisher Scientific.

Table 1: Summary of Maximum Concentrations from Screening Level Modelling

Averaging Period	Receptor	Total Facility Emission Rate (g/s)	Maximum Predicted 10-Minute Concentration (µg/m³)	Concentration at Proposed Development vs. Facility Property Line
1 hour	Facility Property Line	1.00	1943	54%
	Proposed Development Residences	1.00	1044	
24 hour	Facility Property Line	1.00	705	60%
	Proposed Development Residences	1.00	420	

The modelling results indicate the maximum predicted concentrations based on a unitized emission rate at the proposed development are below those of the maximum predicted concentrations at the facility property line. The screening-level dispersion modelling results indicate the proposed development will not likely negatively impact Thermo Fisher Scientific. This also indicates that a detailed emission and modelling study, using actual maximum emission estimates with facility cooperation, is unnecessary since the maximum results at the proposed development will be less than the facility property line.

4.1.6 CPC Pumps

As per to the company's website, CPC Pumps sells and services hydrocarbon pumps worldwide with the corporate office located at this site. There is a potential for the site to also distribute the parts to additional locations. It is a medium facility with low lying exhausts, no outdoor storage, and is not anticipated to have fugitive dust and odour emissions. In addition, with the dominant winds blowing from the west southwest and the proposed development is located directly north of the facility, therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.

4.1.7 Wentworth Tech Inc.

Wentworth Tech Inc. may no longer be located at this address. During the assessment, it was noticed that Wentworth Tech Inc., was not located at 5150 Mainway and that DCL Supply Limited and IRCO Automation are located at 5150 Mainway instead. Based on the EASR, if the facility is still located at this address, it is a small-scale plastic bottle manufacturer with low lying exhausts, no outdoor storage and minimal potential for fugitive dust and odour sources. If the facility is still in operation at this location, it has an EASR which ensures facility meets limits at the property line and beyond, therefore no expected impacts from this facility on proposed development.

4.1.8 DCL Supply Limited

DCL Supply Limited is a small-scale facility that distributes industrial and commercial HVAC needs. The facility has low lying exhausts, no outdoor storage, paved parking lot and since the facility distributes goods there is minimal potential for fugitive dust and odour sources. In addition, the dominant winds are blowing from the west southwest, and the proposed development is located directly north of the proposed development, therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.

4.1.9 IRCO Automation

4.1.9.1 Facility Overview

IRCO Automation manufacturers welding positioning equipment and automated welding systems for heavy industry. The facility has low lying exhausts, no outdoor storage, and has potential for fugitive dust from metal work and odour emissions, if painting occurs. The dominant winds are blowing from the west southwest, and the proposed development is located directly north of the facility, therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development. However, a screening level air quality modelling assessment was recommended to verify if the facility will have air quality impacts on the proposed development. Below are the details of the screening level modelling assessment.

4.1.9.2 Screening Level Modelling

The screening level modelling was undertaken to identify potential air quality compatibility issues with respect to the proposed development. The screening level modelling assessment specifically assessed air quality impacts

using US EPA AERMOD version 22112 (current MECP approved version) to predicted concentrations at the facility property line as well as receptors at the proposed development.

The U.S. EPA's AERMOD dispersion model version 22112 was used to predict maximum Point of Impingement (POI) concentrations resulting from unitized emissions from IRCO Automation. AERMOD is a steady-state Gaussian model that is capable of handling multiple emission sources. Within the model, discrete receptor locations of interest were considered at the IRCO Automation property line as well as at the proposed development.

Meteorological and terrain information for the area surrounding the facility was obtained from the MECP Regional Meteorological and Terrain Data for Air Dispersion Modelling website. The facility is in Brampton; therefore, the Southwest Region meteorological data set is recommended by the MECP for use at this site. This includes surface data from Toronto International Airport in London and upper air data from Buffalo, New York. Within each region, the MECP provides alternative data sets with the choice of data set depending on the character of the terrain at the study site. The area surrounding the facility is primarily residential, commercial and industrial; therefore, the default data set for "suburban" was used. The terrain data is based on the Canadian Digital Elevation Model (CDEM) horizontal reference datum. These data were run through the AERMAP terrain pre-processor to estimate base elevations for sources and receptors to help the model account for changes in elevation in the surrounding terrain. The rural dispersion coefficient was used in the dispersion modelling analysis.

The facility was modelled as a volume source due to the low-lying rooftop exhausts, with a unit emission rate (1 g/s) to compare the maximum point of impingement (POI) concentration at the facility property line (current facility POI) with the maximum POI concentration predicted at the proposed development receptors. The goal of the assessment is to provide a relative comparison of the maximum predicted air quality impacts.

Receptors were placed along the property line at 5 m increments around the facility with additional receptors placed at the proposed development. Receptors at the proposed development were placed along the proposed development property line at 5 m increments and 30m increments throughout the proposed development.

Table 5 provides a summary of maximum POI concentrations predicted for the assessed volume source at IRCO Automation.

Table 5 Summary of Maximum Concentrations from Screening Level Modelling

Averaging Period	Receptor	Total Facility Emission Rate (g/s)	Maximum Predicted 10-Minute Concentration (µg/m³)	Concentration at Proposed Development vs. Facility Property Line
1 hour	Facility Property Line	1.00	1,468	64%
	Proposed Development Residences	1.00	935	
24 hour	Facility Property Line	1.00	601	63%
	Proposed Development Residences	1.00	381	

The modelling results indicate the maximum predicted concentrations based on a unitized emission rate at the proposed development are below those of the maximum predicted concentrations at the facility property line. The screening-level dispersion modelling results indicate the proposed development will not likely negatively impact IRCO Automation or apply additional air quality regulatory compliance burden. This also indicates that a detailed emission and modelling study, using actual maximum emission estimates with facility cooperation, is unnecessary since the maximum results at the proposed development will be less than the current POI at the facility property line.

4.2 Future Industrial Uses

The zoning map for the surrounding area is provided in **Figure 4**. To the north of the subject lands is designated as development and utilities as well as open space and parks, to the east is commercial, uptown centre, open space and parks as well as commercial and mixed-use corridor, to the south is employment, open space and parks and mixed-use corridor. Existing residential uses in the area are primarily one and two-storey detached homes and townhomes as well as mid-rise residential buildings with a high-rise building located to the east of the subject lands.

There is potential for some of the properties zoned as employment to the east and the south be intensified into Class II and III uses. Typically, if the employment areas are to be intensified to Class II and III uses, the facility will need to demonstrate compliance at the facilities property line by obtaining an ECA/EASR with the MECP. Depending on the type of future residential development in the subject land, there is a possibility that the proposed development may have a significant effect on the ability of new uses to locate in the employment area.

Within the proposed development a portion of the lands will be dedicated to employment uses which may include employment, institutional and health care. This portion of land will be known as the Mainway Institutional District. At the time of this assessment, the revised draft plan of subdivision provided (dated September 3, 2025) does not indicate the specific types of business that will be included. Whatever type of business that will be a part of the proposed development will be limited to Class I or Class II and will need to meet the separation distances for the specific Class as outlined in the MECP D6 Guideline.

4.3 Transportation Facilities

The subject lands are bound by Mainway to the south, Appleby Line to the west, Burloak Drive to the east and Upper Middle Road to the north. The nearest rail line is more than 1.8 km away to the south. Queen Elizabeth Way (QEW) is approximately 1 km to the south. Neither rail, nor highway road traffic are expected to affect the proposed development.

The subject lands are well separated from major rail corridors and 400 series highways as such there are no air quality related concerns with respect to these corridors.

In terms of road traffic, the subject lands are located adjacent to Upper Middle Road to the north, Appleby Line to the west, Burloak Drive to the east and Mainway to the south. In the current state, these roads are approaching, and if not can be considered a major arterial road (both now and in the future). The City of Toronto's report: "Avoiding the

TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure" (October 2017) indicates sensitive land uses adjacent to nearby highways and major roadway experience adverse air quality impacts. This report also states that the most widely reported mitigation strategy for traffic-related air pollutants (TRAP) is separation distances or buffer zones, with some environmental agencies (California and British Columbia) recommending a setback of 500 ft (approx. 150 m) from major highways and 100 m from roads with "annual average traffic volumes of 15,000 vehicles or more per day." The subject lands should take the recommended setback distance of 100 m into consideration for all major roads surrounding the subject lands.

5 CONCLUSIONS

After a thorough review of all surrounding facilities in the vicinity of the proposed development, Thermo Fisher Scientific located at 5250 Mainway and IRCO Automation located at 5150 Mainway have the potential to cause air quality impacts. Additional investigation and modelling for the facilities of concern confirmed the level of impact, and the presence of the proposed development is not expected to restrict operations at the adjacent facilities.

Based on the assessment, the proposed development has the potential to be considered compatible with the surrounding transportation corridors if the recommended setback distance is adhered to. If the recommended setback distance of 100m is not achievable, the following mitigation options can be explored and implemented:

- Locating residential or sensitive use 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;
- Location of ventilation air intakes away from known pollution sources and roads;
- Optimizing timing and quantity of ventilation make-up air; and,
- Management of outdoor activities.

6 STATEMENT OF LIMITATIONS

This report entitled Bronte Creek Meadows (Phase I) Land Use Compatibility – Air Quality was prepared by RWDI AIR Inc. ("RWDI") for The Alinea 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

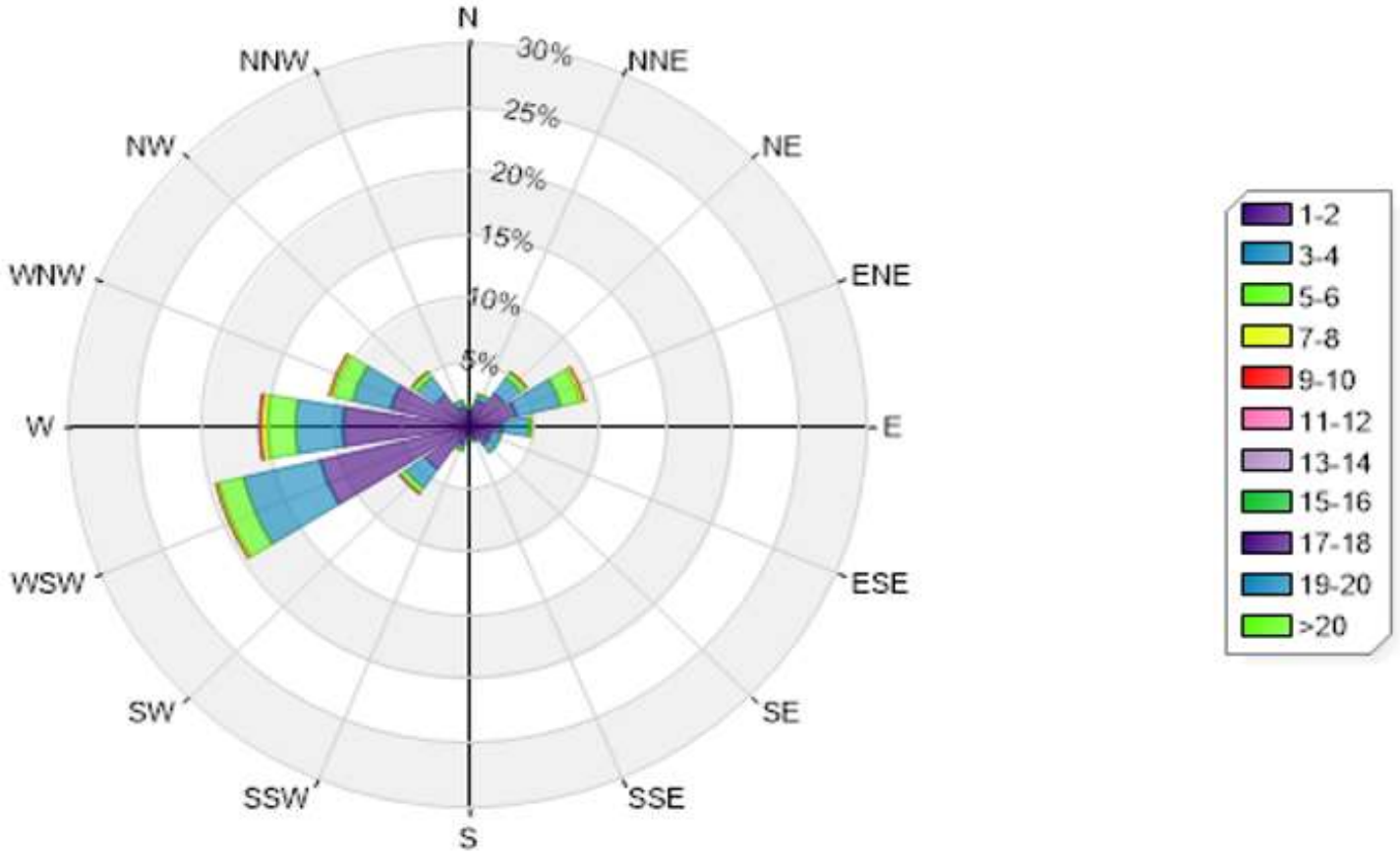
Bronte Creek Meadows - Burlington, Ontario

True North

Project #: 2506173

Drawn by: PIP	Figure: 1
Approx. Scale:	1:8,000
Date Revised: Jun 13, 2025	

Map Document: C:\WorkingFolder\Jobs_America\P2506173\P2506173.aprx

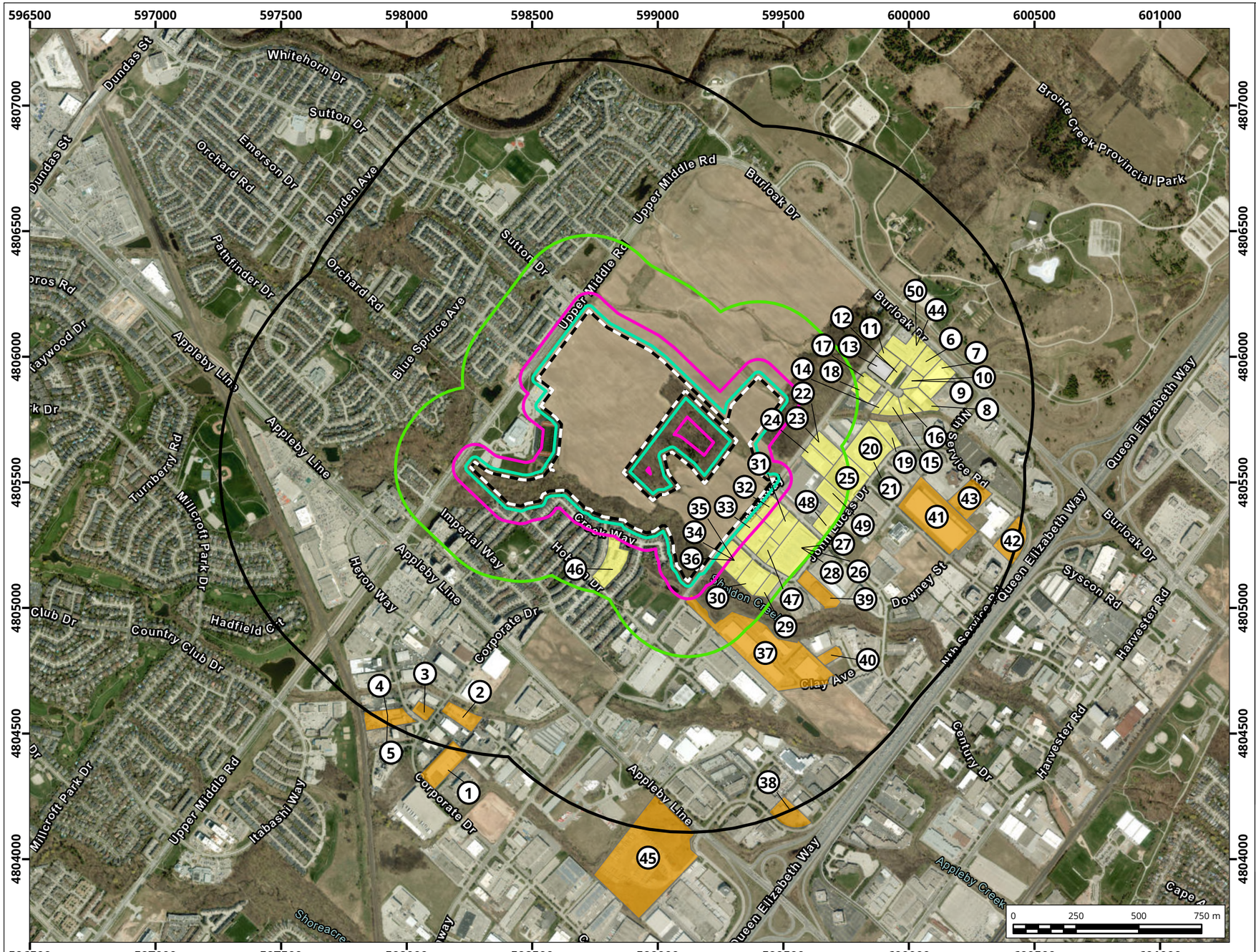


Directional Distribution (%) of Winds in m/s (Blowing From)
Hamilton Royal Botanical Gardens (2000-2020)

Bronte Creek Meadows - Burlington, ON

RWDI Project #: 2506173

Drawn by: TR	Figure: 2
Approx. Scale: not to scale	
Date Revised: December 3, 2024	



Legend

- Class I
- Class II
- NA
- Property Line
- 20 m Setback
- 70 m Setback
- 300 m Setback
- 1,000 m Setback

ID	Business Name	Class
1	ABS Machining Inc.	Class II
2	Canadian Portable Structures	Class II
3	Vanchem Performance Chemicals	Class II
4	Clean Harbors Canada, Inc.	Class II
5	Clean Harbors Canada, Inc.	Class II
6	KN Crowder *	Class I
7	Cardon Rehabilitation & Medical Equipment Ltd *	Class I
8	Anthony Screw Product *	Class I
9	Ener Gard Energy Prodcuts Inc. *	Class I
10	JM TEK *	Class I
11	Aura Construction Services Inc. *	Class I
12	Spark Power *	Class I
13	Bronte Construction *	NA
14	Cols Landscaping *	Class I
15	ROC Corp *	Class I
16	UNIVERSAL MATTER INC. *	Class I
17	BioShop Canada *	Class I
18	Infintity Group Construction	Class I
19	PastaCo (Factory Outlet) *	Class I
20	Ready Systems Industries Inc. *	Class I
21	Thales Group *	Class I
22	Amhil Enterprises	Class I
23	DK2	Class I
24	Konecranes Canada	Class I
25	Hafele Canada Inc	Class I

ID	Business Name	Class
26	RAMPF Composite Solutions Inc.	Class I
27	Milipore Sigma	Class I
28	Rootree	Class I
29	ABS Machining	Class I
30	Frost Products	Class I
31	Badger Daylighting Limited Partnership	Class I
32	Thermo Fisher Scientific	Class I
33	CPC Pumps	Class I
34	Wentworth Tech Inc.	Class I
35	DCL Supply Limited	Class I
36	IRCO Automation	Class I
37	Nutem Custom Manufacturing	Class II
38	Tempel Canada Company	Class II
39	Evertz Microsystems	Class II
40	Evertz Microsystems	Class II
41	PCI Supply	Class II
42	Champion Power Equipment	Class II
43	Alsco Canada Corporation	Class II
44	Staveley Services Canada Inc. / Les Services Staveley Canada Inc. *	Class I
45	TJ TRANSFER INC.	Class II
46	The Regional Municipality of Halton	Class I
47	CPC Pumps	Class I
48	Taylor Pipe Supports	Class I
49	Promech Enterprises Inc.	Class I
50	Willxon Electric Group Inc. *	Class I

* - facilities were originally assessed with the entire Bronte Creek Meadows proposed development. When assessing Phase I only, these facilities are located outside the respective setback distances for Class I facilities and therefore do not need to be included in the Phase I assessment. These facilities will be included when assessing the entire proposed development.

Service Layer Credits: Hybrid Reference Layer (road and water labels only):
World Imagery: Maxar

Proposed Development and Surrounding Sites of Interest

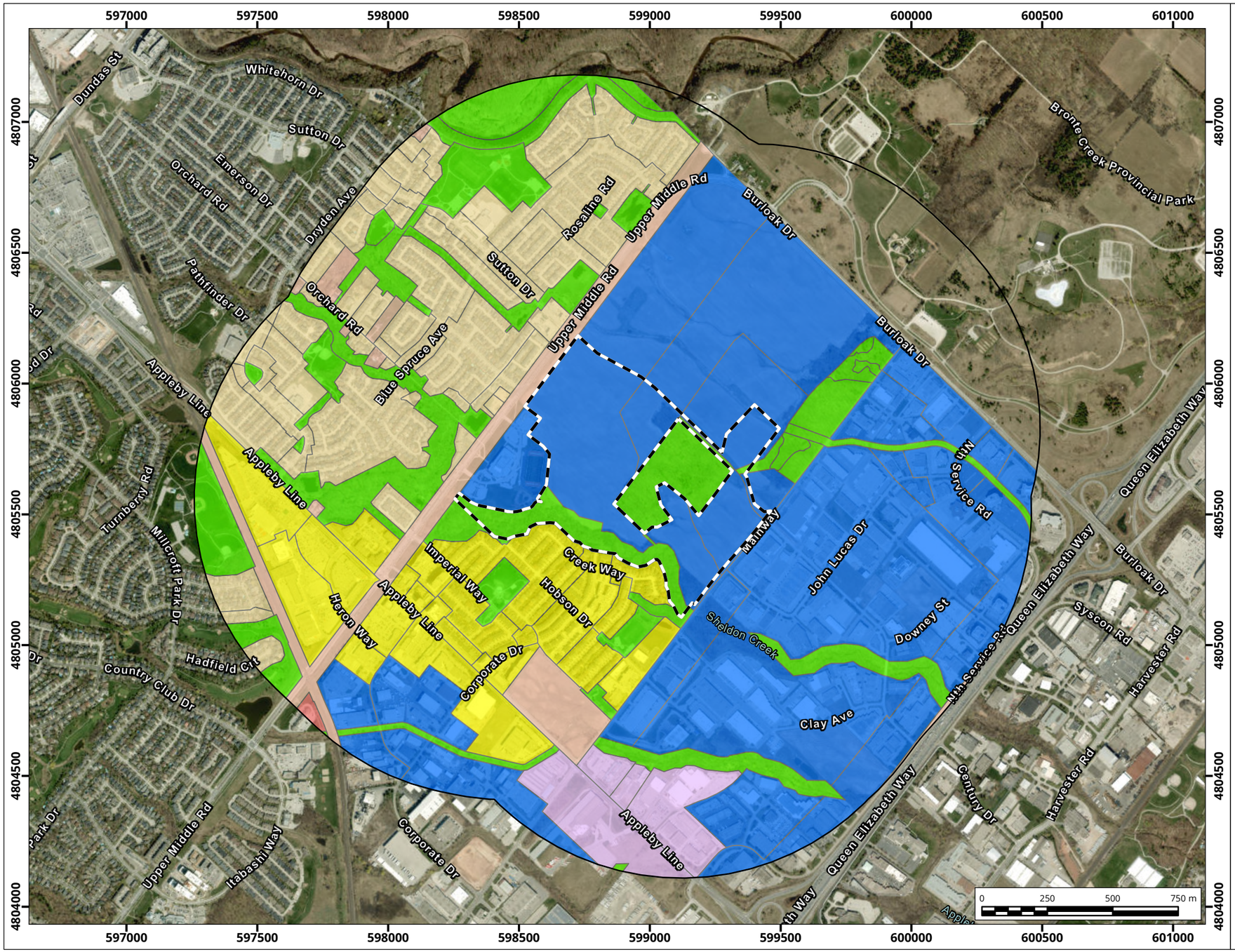
Map Projection: NAD 1983 UTM Zone 17N
Bronte Creek Meadows - Burlington, Ontario

True North

Project #: 2506173

Drawn by:	PIP	Figure:	3
Approx. Scale:	1:17,000		
Date Revised:	Jun 13, 2025		

Map Document: C:\Working\Folder\Jobs_America\P2506173\P2506173.aprx



Legend

- Property Boundary
- 1,000m

Zoning Classification

- Commercial
- Development & Utilities
- Employment
- Mixed Use Corridor
- Open Space & Parks
- Residential
- Uptown Centre

* Areas without zoning data are part of Bronte Creek Provincial Park.

Service Layer Credits: Hybrid Reference Layer (road and water labels only): World Imagery: Maxar
Zoning Bylaw: City of Burlington, Zoning Data from City of Burlington

Zoning in the Study Area

Map Projection: NAD 1983 UTM Zone 17N
Bronte Creek Meadows - Burlington, Ontario

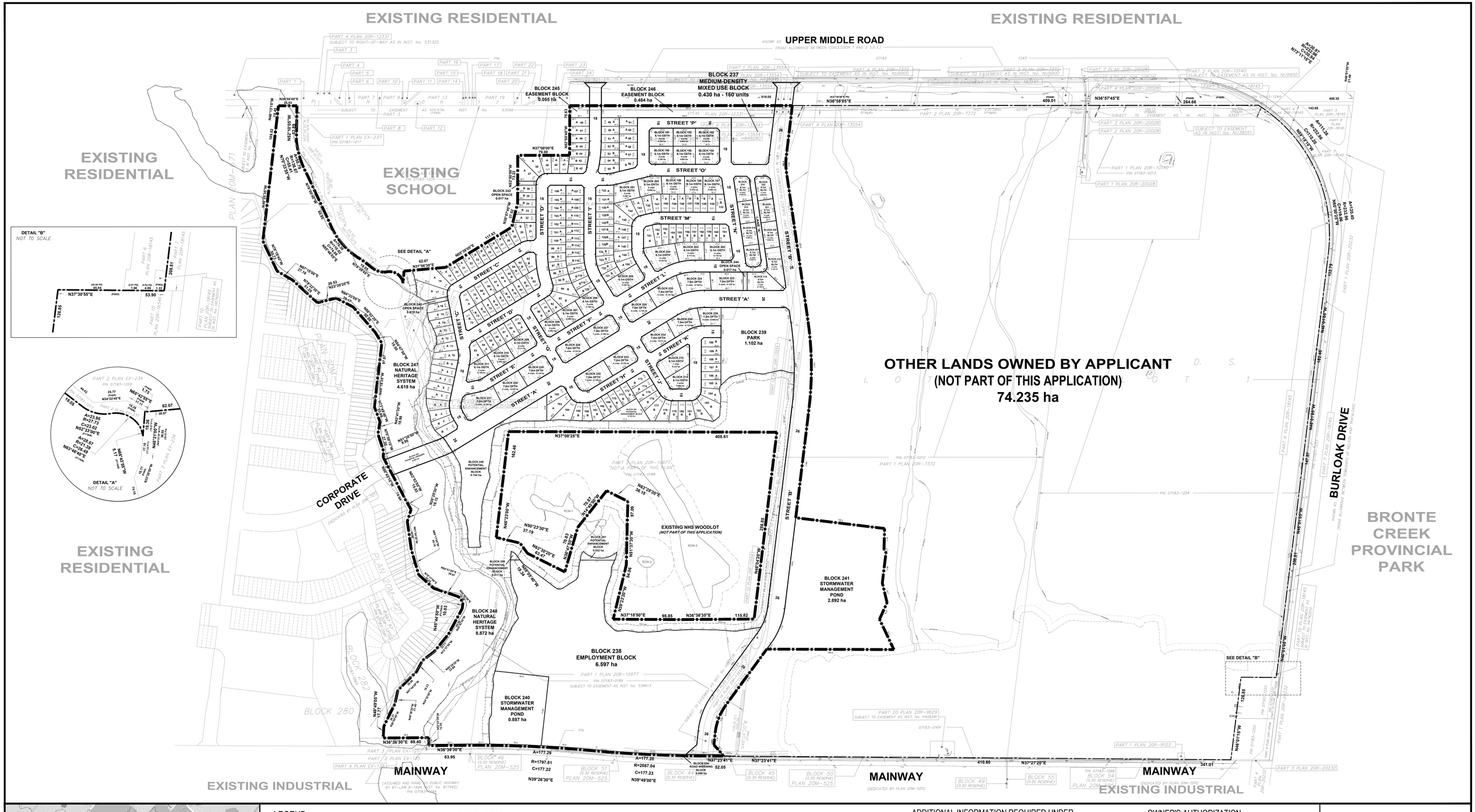
True North

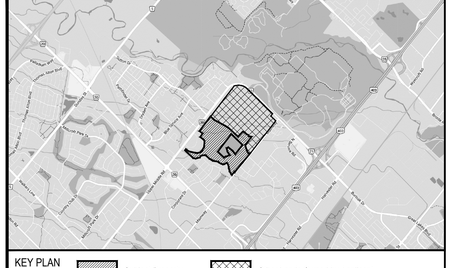
Project #: 2506173

Drawn by:	PIP	Figure:	4
Approx. Scale:			1:16,000
Date Revised:			Jun 13, 2025

Map Document: C:\Work\ing\Folder\Jobs_America\P2506173\P2506173.aprx

APPENDIX A





LEGEND

Subject Property

NOTES

All dimensions are in metres.
All area measurements are computer generated.
All elevations refer to Geodetic Datum.

LAND USE - AREA TABLE	23121 - 65dp			February 5, 2026
Low Density Residential	Lots	1-190	15%	7.286 ha±
On-Street Townhouses	Blocks	191-213	5%	2.409
Rear-Lane Townhouses	Blocks	214-222	2%	0.832
Double Frontage Townhouses	Blocks	223-236	4%	1.903
Med Density Mixed Use Block	Block	237	1%	0.430
Employment Block	Block	238	13%	6.597
Park	Block	239	2%	1.102
Stormwater Management Ponds	Blocks	240-241	8%	3.779
Open Space Blocks	Blocks	242-244	0%	0.053
Easement Blocks	Blocks	245-246	1%	0.539
Natural Heritage Blocks	Blocks	247-248	27%	13.490
Potential Enhancement Blocks	Blocks	249-252	2%	0.920
Potential Crossing Block	Block	253	1%	0.252
Road Widening	Block	254	0%	0.090
Roads			20%	9.676
Total			**100%**	**49.358 ha±**

ROADS			
26.0m Public R.O.W.	1.606	m	4.193
18.0m Public R.O.W.	2.944	m	5.344
7.5m Public Lane	165	m	0.139
Total	**4,715**	**m**	**9.676 ha**

ESTIMATED UNIT COUNT				
12.5m Single Family Detached	A	14%	85	
11.0m Single Family Detached	B	18%	105	
6.1m On-Street Townhouses		20%	119	
6.1m Rear Lane Townhouses		7%	44	
7.0m Double Frontage Townhouses		14%	84	
Medium Density Units		27%	160	
Total		**100%**	**597**	**units**

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A, B, E, F, G, J, L - As Shown on Plan
C. Additional lands owned by the applicant as shown on the key plan.
D. Low Density Residential, On-Street Townhouses, Rear-Lane Townhouses, Dual Frontage Townhouses, Medium Density Mixed Use, School, Employment Block, Park, Stormwater Management Pond, Open Space, Easement, Natural Heritage Blocks, Woodlot Compensation Blocks, Potential Crossing, Road Widening, Roads
H. Piped water to be provided.
I. Clay loam soil.
K. Sanitary & storm sewers to be provided.

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

ROY C. MAYO, O.L.S.
MACKAY, MACKAY AND PETERS LIMITED
Day Month Year

OWNER'S AUTHORIZATION

I/we, a. 5201 Mainway - Paletta Bros. Four Ltd.
b. 5164 Upper Middle Road - 2362302 Ontario Inc.
c. 5366 Upper Middle Road - Qualico Foods (1994) Inc.
d. 5900 Upper Middle Road - 2362302 Ontario Inc.
e. 5470 Upper Middle Road - Paletta International (1990) Inc.

being the registered owner(s) of the subject lands hereby authorize BOUSFIELD'S INC. to prepare and submit a draft plan of subdivision for approval.

a. Signature Day Month Year
b. Signature Day Month Year
c. Signature Day Month Year
d. Signature Day Month Year
e. Signature Day Month Year

DRAFT PLAN OF PROPOSED SUBDIVISION
LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.
(GEOGRAPHIC TOWNSHIP OF NELSON)
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

BOUSFIELDs INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
P (416) 947-9744
F (416) 947-0781

1 : 2500	February 5, 2026	23121 - 65dp
Scale	Date	Drawing Number

APPENDIX B

Bronte Creek Meadows

Burlington, Ontario

RWDI# 2506173

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	Potential Influence Area (m)	Minimum Separation Distance (m)	Within Potential Influence Area?	Within Min Seperation Distance?
ABS MACHINING INC.	1601 Corporate Dr.	EASR-Air Emissions	R-010-5110604778	This location focusses on machining fabrication and assembly of OEMs. Facility is medium scale, with low lying exhausts and well contained with no outside storage and a potential source of fugitive emissions due to welding and machining operations. Facility permit requires that air emissions impacts are in compliance at the property line and beyond. No odour impacts from the facility are expected.	No	967	II	300	70	No	No
Canadian Portable Structures	4400 Corporate Dr	N/A	N/A	The site hosts a Portable Building Manufacturer. The facility has low lying exhausts, outdoor storage, and has potential for fugitive dust from wood work and odour emissions if painting occurs. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class II Minimum Separation Distance and the Potential Influence Area. The dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	822	II	300	70	No	No
Vanchem Performance Chemicals	4387 Corporate Drive	N/A	N/A	Facility is a chemical supplier, therefore there is a potential for frequent movements of products and/or heavy trucks on-site. The facility has lowlying exhausts and does not appear to have outside storage or fugitive sources. Assuming the chemical containers remain closed, there is are likely no odour sources. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class II Minimum Separation Distance and the Potential Influence Area. The dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	685	II	300	70	No	No
Clean Harbors Canada, Inc.	1790 Ironstone Dr	ECA-WASTE DISPOSAL SITES	A210108	ECA is for a waste disposal site to be used for transfer/processing of liquid industrial waste and hazardous waste and domestic waste. Existing residential developments located closer to the facility than the proposed residential development. Facility has an ECA which ensures facility meets limits at the property line and beyond, therefore no expected impacts from this facility on proposed development. In addition, impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class II Minimum Separation Distance, however the facility is located within the Potential Influence Area. The dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	667	II	300	70	No	No
Clean Harbors Canada, Inc.	1790 Ironstone Drive	ECA-WASTE DISPOSAL SITES	0570-6LVUVL	ECA is for a Class 2 Mobile PCB Destruction Facility of 11,414 litres of PCB contaminant mineral oil from Clean Harbours storag tanks with a maximum concentration of 50ppm PCB. There are existing residential developments located closer to the facility than the proposed residential development. Facility has an ECA which ensures facility meets limits at the property line and beyond, therefore no expected impacts from this facility on proposed development. In addition, impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class II Minimum Separation Distance as well as the Potential Influence Area. The dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	667	II	300	70	No	No

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	Potential Influence Area (m)	Minimum Separation Distance (m)	Within Potential Influence Area?	Within Min Seperation Distance?
KN Crowder *	1220 Burloak Drive	N/A	N/A	Site is a well-contained, small scale manufacturer of sliding door track systems, door locks and pulls, weatherstrip, thresholds, automatic door bottoms, foot grilles, floor mats, door louvers, stair nosing, and door lites. The facility has low lying sources and does not have outdoor storage. There is a potential for the facility to have fugitive dust and odours due to the manufacutring process, however, impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	>70	I	70	20	No	No
Cardon Rehabilitation & Medical Equipment Ltd *	1200 Burloak Drive	N/A	N/A	Site is a well-contained, small scale manufacturer of treatment tables, therapeutic exercise equipment such as pulley systems and exercise benches, and treatment accessories. The facility has low lying sources and does not have outdoor storage. There is a potential for the facility to have fugitive dust and odours due to the manufacutring process, however, impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	>70	I	70	20	No	No
Anthony Screw Products *	1315 Heine Ct	N/A	N/A	Site is a well-contained manufacturer of custom precision machining using CNC Lathes & Mills, and rotary transfer machines. Products include fittings, shafts, custom parts, manifolds etc. This small scale facility has low lying sources and does not have outdoor storage. There is a potential for the facility to have fugitive dust and odours due to the manufacutring process, however, impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	>70	I	70	20	No	No
Ener Gard Energy Prodcuts Inc. *	1325 Heine Ct	N/A	N/A	Site is well-contained, small Window Tinting facility with low lying exhausts, no outdoor storage, no dust emissions with a possibility for odour emissions. Based on these considerations the facility's influence is not expected to extend to the subject lands. Odour impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	>70	I	70	20	No	No
JM TEK *	1325 Heine Ct	N/A	N/A	Site is a well-contained small Machine Shop specializes in CNC machining for security, nuclear power, defense, aerospace, medical. Site has low lying exhausts, potential dust emissions from welding type sources. Based on these considerations the facility's influence is not expected to extend to the subject lands. Fugitive impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	>70	I	70	20	No	No
Aura Construction Services Inc. *	5540 Mainway	N/A	N/A	Site is a well-contained Wireless Cell Tower Construction Services company, with a focus on providing services (no manufacturing). The site consists of low lying exhausts, minimal outdoor storage with fugitive dust and odour emissions not expected. There are a few objects being stored on-site behind the building, however, based on aerial imagery, these objects do not tend to cause fugitive dust concerns. In addition, the dominant winds are blowing from the west southwest and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	26	I	70	20	**Yes**	No

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	Potential Influence Area (m)	Minimum Separation Distance (m)	Within Potential Influence Area?	Within Min Seperation Distance?
Spark Power *	1345 Heine Ct	N/A	N/A	Small scale facility that is self-contained, with low probability of fugitive emissions (dust and odour). The facility provides electrical engineer services, operations and maintenance services. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	>70	I	70	20	No	No
Bronte Construction *	5510 Mainway	N/A	N/A	Bronte Construction specializes in heavy civil, marine, foundation and environmental construction. The focus of the site appears to be offices with a potential for equipment to be stored onsite. The site is well-contained with low lying exhausts, no outdoor storage and fugitive dust and odour emissions are not expected to be significant. The dominant winds are blowing from the west southwest and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	26	N/A	1000	300	**Yes**	**Yes**
Cols Landscaping *	1340 Heine Ct	N/A	N/A	Small scale facility with low lying exhausts, minimal outdoor storage and therefore potential for fugitive dust emissions. Odour emissions are not expected as facility has minimal outdoor storage. Fugitive impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	>70	I	70	20	No	No
ROC Corp *	1330 Heine Ct	N/A	N/A	Site is a well-contained facility that rents cranes. Site has low lying exhausts, with limited potential for fugitive dust and odour emissions. Based on these considerations the facility's influence is not expected to extend to the subject lands. Fugitive impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	>70	I	70	20	No	No
UNIVERSAL MATTER INC. *	1320 Heine Crt.	EASR-Air Emissions	R-010-9115855074	Site is a well-contained Chemical Manufacturer with a NAICS indicating research and development in the physical engineering and life sciences. The facility contains low lying exhausts, no outdoor storage, no dust emissions with a possibility for odour emissions. The facility's ECA requires that the impacts of emissions at the facility be compliant at the property line and beyond. Based on these considerations the facility's influence is not expected to extend to the subject lands. Odour impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	169	I	70	20	No	No
BioShop Canada *	5480 Mainway	N/A	N/A	Facility is a small-scale biotechnology company that distributes Life Sciences products (biochemicals, molecular biology reagents, cell culture products, Cytokines and antibodies). The facility has low lying exhausts, no outdoor storage, paved parking lot and is not anticipated to have fugitive dust or odour emissions due to the facility distributing products (manufacturing of products does not take place). In addition, the dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development from this particular facility.	No	26	I	70	20	**Yes**	No

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	Potential Influence Area (m)	Minimum Separation Distance (m)	Within Potential Influence Area?	Within Min Seperation Distance?
Infintity Group Construction	5450 Mainway	N/A	N/A	Facility is a small-scale construction and maintenance office building specializing in plumbing and grease trap solutions, developing preventative maintenance programs, general building maintenance, commercial installation, and equipment repairs. The facility has low lying exhausts, no outdoor storage, and is not anticipated to have fugitive dust or odour emissions as the facility is not manufacturing any products, they are providing a service to the community. In addition, the dominant winds are blowing from the west southwest and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	26	I	70	20	**Yes**	No
PastaCo (Factory Outlet) *	5341 John Lucas Dr	N/A	N/A	Site is a food manufacturer producing fresh and frozen pastas, sauces and prepared entrees. The facility has low lying exhausts, no outside storage or fugitive dust emissions, however, there is a odour emissions are a possibility. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Minimum Separation Distance and the Potential Influence Area. The dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	>70	I	70	20	No	No
Ready Systems Industries Inc. *	5335 John Lucas Dr Unit 6	N/A	N/A	Facility is a small scale automation company. The facility has low lying exhausts, no outdoor storage, and has potential for fugitive dust emissions from metal work and odour emissions if painting occurs. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Minimum Separation Distance and the Potential Influence Area. The dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	>70	I	70	20	No	No
Thales Group *	5335 John Lucas Dr Unit 6	N/A	N/A	Facility designs high technology solutions and consists of lowlying exhausts, no outside storage, miminal potential for fugitive dust and odour sources. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Minimum Separation Distance and the Potential Influence Area. The dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	>70	I	70	20	No	No
AMHIL ENTERPRISES	5330 Mainway	EASR-Air Emissions	R-010-7110542614	Facility manufactures food packaging and consists of low lying exhausts, no outside storage with minimal potential for fugitive dust and odour sources. Facility has an EASR, which ensures facility meets limits at the property line and beyond, therefore there are no expected impacts from this facility on the proposed development. In addition, the dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development. Of note, it appears that Amhill Enterprises shares a building with DK2.	No	26	I	70	20	**Yes**	No
DK2	5330 Mainway	N/A	N/A	Facility distributes chippers, snow plows, salt spreaders, trailers, bike racks, air compressors etc. The facility has low lying exhausts, no outdoor storage, and is not anticipated to have fugitive dust or odour emissions as the facility is not manufacturing any products, they are distributing products. In addition, the dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	26	I	70	20	**Yes**	No

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	Potential Influence Area (m)	Minimum Separation Distance (m)	Within Potential Influence Area?	Within Min Seperation Distance?
Konecranes Canada	5300 Mainway	N/A	N/A	The facility hosts the Canadian Headquarters, service centre, training centre and parts distribution. The facility is small scale with low lying exhausts, no outdoor storage, and is not anticipated to have significant fugitive dust or odour emissions. There may be some minor fugitive emissions if welding and/or painting occur on-site. With the dominant winds blowing from the west south west, the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	28	I	70	20	**Yes**	No
Hafele Canada Inc	5323 John Lucas Dr	N/A	N/A	Small to Medium scaled manufacturer of hardware solutions for furniture, kitchen cabinet, architectural millwork and hospitality industries. Facility has lowlying sources, no outdoor storage, potential for fugitive dust due to manufacturing and potential for odour emissions, if painting is occuring. on-site. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance. In addition the dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	>70	I	70	20	No	No
RAMPF Composite Solutions Inc.	5295 John Lucas Dr	ECA-AIR	3289-C7ANHK	Site is part of a multi-tenant building, with low lying as well as decent sized stacks. Equipment at the facility includes copper plating, copper stripper, exhaust serving nitric acid vat, nickel plating, dust collector, curing ovens, infusion ovens, paint spray booths, paint mixing room, laminating area, resin mixing. Assuming there have not been any changes since the ECA was issued, the ECA ensures the facility meets limits at the property line and beyond, therefore no expected impacts from this facility on proposed development.	No	>70	I	70	20	No	No
Milipore Sigma	5295 John Lucas Dr.	N/A	N/A	Millipore Sigma has taken over Natrix Separations Inc. Milipore Sigma is a biotechnology company and is a small facility within a multi-tenant building. The facility has low lying exhausts, no outdoor storage or fugitive dust emissions. This location has an ECA under Natrix Separations Inc. dated August 30, 2009, and it is unclear if Millipore Sigma still operates the same equipment permitted under the Natrix Separations Inc. ECA. Regardless, impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	>70	I	70	20	No	No
Rootree	5295 John Lucas Dr.	N/A	N/A	Facility is in a multi-tennant building and is an eco-friendly packaging company with lowlying exhausts, no outdoor storage and no fugitive dust. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	>70	I	70	20	No	No
ABS Machining	5284 John Lucas Dr	N/A	N/A	Site is a small well-contained machine shop with a focus on machining fabrication and assembly of OEMs. Facility has low lying exhausts with no outside storage and a potential source of fugitive emissions due to welding and machining operations. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance.	No	>70	I	70	20	No	No

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	Potential Influence Area (m)	Minimum Separation Distance (m)	Within Potential Influence Area?	Within Min Seperation Distance?
Frost Products	5276 & 5280 John Lucas Dr	N/A	N/A	Two small scale sites that manufacture commercial washroom accessories, lobby accessories, and site furnishings. Both facilities have low lying exhausts and no outdoor storage. There is potential for odours for painting and fugitive dust from welding and machining. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Potential Influence Area as well as the Minimum Separation Distance. In addition, the dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	>70	I	70	20	No	No
BADGER DAYLIGHTING LIMITED PARTNERSHIP	1330 Sutton Dr.	EASR-Waste Management System	R-004-1110284044	Small scale facility used for waste management system. Review of aerial imagery reveals that the site appears to be small and well contained. MECP permit does not allow for storage of any wastes at site or vehicles stored onsite thus no potential for fugitive odour. The outdoor areas are paved with little or no storage and some potential for onsite vehicle traffic. Thus has some potential for fugitive dust. The facility is located 127m from the property boundary and is not expected to impact the subject lands.	No	>70	I	70	20	No	No
Thermo Fisher Scientific	5250 Mainway	N/A	N/A	Thermo Fisher Scientific is a biotechnology company specializing in laboratory automation at this location. This small-scale facility has low lying exhausts and no outdoor storage. It is unclear if the laboratory automation equipment is manufactured at this facility, assuming it is, soldering operations could occur with manufacturing of the laboratory automation equipment and there is potential for odour emissions, if painting occurs at this facility. A screening level air quality modelling assessment is recommended to ensure the facility will not have air quality impacts at the proposed development.	No	28	I	70	20	**Yes**	No
CPC Pumps	5200 Mainway	N/A	N/A	According to the company's website, CPC Pumps sells and services hydrocarbon pumps worldwide with the corporate office located at this site. There is a potential for the site to also distribute the parts to additional locations. It is a medium facility with low lying exhausts, no outdoor storage, and is not anticipated to have fugitive dust and odour emissions. In addition, with the dominant winds blowing from the west south west, the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	26	I	70	20	**Yes**	No
WENTWORTH TECH INC.	5150 Mainway	EASR-Air Emissions	R-010-7110233496	This facility may no longer be located at this address. During the assessment, it was noticed that Wentworth Tech Inc., was not located at 5150 Mainway and that DCL Supply Limited and IRCO Automation are located at 5150 Mainway instead. Based on the EASR the facility was a small-scale plastic bottle manufacturer with low lying exhausts, no outdoor storage and minimal potential for fugitive dust and odour sources. If the facility is still in operation at this location, it has an EASR which ensures facility meets limits at the property line and beyond, therefore no expected impacts from this facility on proposed development.	No	26	I	70	20	**Yes**	No
DCL Supply Limited	5150 Mainway Unit 1	N/A	N/A	The small-scale facility distributes industrial and commercial HVAC needs. The facility has low lying exhausts, no outdoor storage, and since the facility distributes goods there is minimal potential for fugitive dust and odour sources. In addition, the dominant winds are blowing from the west south west and the facility is located east of the proposed development, therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	26	I	70	20	**Yes**	No

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	Potential Influence Area (m)	Minimum Separation Distance (m)	Within Potential Influence Area?	Within Min Seperation Distance?
IRCO Automation	5150 Mainway Unit 2	N/A	N/A	Facility manufacturers welding positioning equipment and automated welding systems for heavy industry. The facility has low lying exhausts, no outdoor storage, and has potential for fugitive dust from metal work and odour emissions, if painting occurs. The dominant winds are blowing from the west southwest and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development. However, a screening level air quality modelling assessment is recommended to verify if the facility will have air quality impacts on the proposed development.	No	26	I	70	20	**Yes**	No
Nutem Custom Manufacturing	1105 Clay Ave #7	N/A	N/A	Manufacturer of home and personal care products . Site is a well contained small to medium scale facility with low lying exhausts. The site does not appear to be a source for fugitive dust emissions, however there is a potential for odours due to potential frangrances used in the manufacturing of home and personal care products. The facility may operate shift work as well. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class II Potential Influence Area as well as the Minimum Separation Distance.	No	>300	II	300	70	No	No
Tempel Canada Company	5045 North Service Road	ECA	4281-6ASJ7S	The site is a medium sized facility with a powder coat system exhaust and multiple cooling exhaust stacks. Powder coat system is equipped with a powder coat recirculation system and an vacuum system complete with a bag filter, therefore fugitive emissions are not anticipated. ECA ensures facility meets limits at the property line and beyond, therefore no expected impacts from this facility on proposed development. In addition, impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class II Potential Influence Area as well as the Minimum Separation Distance.	Yes	937	II	300	70	No	No
Evertz Microsystems	5292 John Lucas Dr	N/A	N/A	Site is a small to medium sized facility with lowlying exhausts, no outdoor storage, fugitive dust and odour emissions are note expected. The facility is a worldwide leader in the design and manufacture of broadcast, film production and post production equipment for the film and television broadcast industry. The Evertz Pachino Building closes at 11:30pm and it is assumed the same for the building on John Lucas Drive. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class II Potential Influence Area as well as the Minimum Separation Distance.	No	325	II	300	70	No	No
Evertz Microsystems	1045 Pachino Ct	N/A	N/A	Site is a small sized facility with lowlying exhausts, no outdoor storage, fugitive dust and odour emissions are note expected. The facility is a worldwide leader in the design and manufacture of broadcast, film production and post production equipment for the film and television broadcast industry. The Evertz Pachino Building closes at 11:30pm. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class II Potential Influence Area as well as the Minimum Separation Distance.	No	578	II	300	70	No	No
PCI Supply	International Boulevard	N/A	N/A	Site is well-contained warehouse building with low lying exhuasts. Noise, dust, and odour emissions are not expected to be significant. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class II Potential Influence Area as well as the Minimum Separation Distance.	No	458	II	300	70	No	No

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Champion Power Equipment	5415 North Service Road	N/A	N/A	Facility is a tool manufacturer specializing in generators, inverters, power stations, log splitters, chipper shredders, lawn & garden, pressure washers, water pumps and winches & hoists etc. The facility is considered a medium sized facility with low lying exhausts, a potential for fugitive dust from metal work and potential for odour emissions, if painting operations are occurring. It is noted that the facility is open 24 hours a day. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class II Potential Influence Area as well as the Minimum Separation Distance. In addition, the dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	853	II	300	70	No	No
Alsco Canada Corporation	5475 North Service Road	ECA-AIR	7000-6HYRHR	Small to medium well-containted facility that operates natural gas-fired equipment. The facility has low lying exhausts, no outdoor storage, and is not anticipated to have fugitive dust or odour emissions. Impacts from the facility to the proposed development are not anticipated as the ECA ensures the facility meets limits at the property line and beyond, therefore there are no expected impacts from this facility on proposed development.	No	853	II	300	70	No	No
Staveley Services Canada Inc. / Les Services Staveley Canada Inc. *	1240 Burloak Drive	ECA-AIR	9595-8RJM7S	Site is a well-contained facility with a fumehood and four pick up hoods serving an analytical laboratory. Small facility with low lying exhausts and no fugitive or odour emissions expected. The facilitys ECA requires that the impacts of emissions at the facility be compliant at the property line and beyond. Based on these considerations the facility's influence is not expected to extend to the subject lands. Emissions from this facility are not expected to adversely impact air quality at the subject lands.	No	>70	I	70	20	No	No
TJ TRANSFER INC.	4495 North Service Rd.	EASR-Waste Management System	R-004-5511630260	Site is appears to be a tractor trailer yard with a gravel parking lot, which is a source of fugitive dust emissions. There is a likelihood of frequent truck movements during daytime operations. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class II Potential Influence Area as well as the Minimum Separation Distance.	No	860	II	300	70	No	No
The Regional Municipality of Halton	5200 Corporate Drive	ECA-AIR	1784-6NTR6W	Site is a well-contained long term care home with low lying exhausts. Site is equipped with emergency generator, natural gas-fired comfort heating. No fugitive dust or odour emissions expected. ECA ensures facility meets limits at the property line and beyond, therefore no expected impacts from this facility on proposed development.	No	>70	I	70	20	No	No
CPC Pumps	5275 John Lucas Dr	N/A	N/A	Small facility, paved parking, no fugitive dust emissions, low lying roof exhausts, no outdoor storage. The facility has low lying exhausts, no outdoor storage, and has potential for fugitive dust from metal work and odour emissions if painting occurs. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Minimum Separation Distance and the Potential Influence Area. The dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	>70	I	70	20	No	No
Taylor Pipe Supports	5305 John Lucas Dr	N/A	N/A	Site is well-contained industrial equipment supplier with low lying exhausts.Dust, and odour emissions are not expected to be significant. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Minimum Separation Distance, however the facility is located within the Potential Influence Area. The dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	>70	I	70	20	No	No

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Promech Enterprises Inc.	5311 John Lucas Dr	N/A	N/A	Site is well-contained unit of a multi-tenant building with low lying exhausts. Promech Enterprixes is an automation company and therefore dust, and odour emissions are not expected to be significant. Impacts from the facility to the proposed development are not anticipated as the facility is located outside of the Class I Minimum Separation Distance and the Potential Influence Area. The dominant winds are blowing from the west south west and therefore the facility is not anticipated to have fugitive dust or odour impacts at the proposed development.	No	>70	I	70	20	No	No
Willxon Electric Group Inc. *	7-1240 Burloak Dr	N/A	N/A	Electrical Installation Service - no dust or fugitive emissions, no odour, no outdoor storage	No	>70	I	70	20	No	No

Notes:

* - facilities were originally assessed with the entire Bronte Creek Meadows proposed development. When assessing Phase I only, these facilities are located outside the respective setback distances for Class I facilities and therefore do not need to be included in the Phase I assessment. These facilities will be included when assessing the entire proposed development.