1376 – 1382 Plains Road East, Burlington, ON

D-6 Land Use Compatibility Assessment

Client:
273119 Ontario Inc.

Type of Document:
Final

Project Name:
D-6 Land Use Compatibility Assessment – Air Quality Study
1376 – 1382 Plains Road East, Burlington, ON

Project Number:
GTR-22029872-D0

EXP Services Inc.
1595 Clark Boulevard
Brampton, ON L6T 4V1
t: 905.793.9800
f: 905.793.0641

Date Submitted:
2026-03-10

Version Control

Rev.	Date	Description	Submitted by	Reviewed by
1.0	February 10, 2026	Draft	Scott Grant-Hose	Ron Taylor
1.1	March 10, 2026	Final	Scott Grant-Hose	Ron Taylor

Table of Contents

1. Legal Notification 3
2. Introduction 4
3. Scope of Work 4
4. Method 5
5. Provincial Guidelines and Regulations 5
   5.1. D-Series of Guidelines 5
   5.2. Ontario Planning Act 6
   5.3. Provincial Planning Statement 6
   5.4. Risk Assessment Guidelines 7
   5.5. Air Quality Contaminants 7
   5.5.1. Dust 7
   5.5.2. Odour 7
   5.6. Traffic Related Air Pollution 8
6. Description of Development and Surrounding Area 8
   6.1. Proposed Development 8
   6.2. Nearby Industries – Database Searches 8
   6.3. Current Active Developments 11
   6.4. Site Visit Observation 13
   6.5. Odour Screening Assessment 23
   6.6. Site Meteorology 23
7. D-6 Classification and Nearby Industries 26
8. Assessment – Potential Air Quality Impacts 27
   8.1. General Air Quality Contaminants 27
   8.2. Dust 29
   8.3. Odour 29
   8.4. Transportation Sources 29
9. Assessment of Elevated Receptors 30

10. Conclusions 31
11. Recommendation 32
12. Reference 33
13. General Limitations 34

List of Appendices

Appendix A – Figures

Appendix B - Site Plan

1. Legal Notification

This report was prepared by EXP Services Inc. for the account of 273119 Ontario Inc.

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

2. Introduction

EXP Services Inc. (EXP) was retained by 273119 Ontario Inc. (Client) to conduct a D-6 Land Use Compatibility Assessment – Air Quality Study of the compatibility of the proposed residential development at 1376 – 1382 Plains Road East, Burlington, ON, hereinafter referred to as the 'Subject Site'. This report has been prepared to fulfill the requirements of the City of Burlington for Re-zoning and Site Plan Approval.

The Subject Site is currently occupied by two (2) commercial buildings and is zoned as Mixed Use Commercial Corridor (MXC). 1376 Plains Road East is currently occupied by Vape on Plains II. 1382 Plains Road East is currently occupied by United Stars Auto. The Subject Site measures approximately 0.21 hectares (0.52 acres) and is bound by residential to the north and northwest, commercial properties to the southwest and northeast, and a rail line followed by commercial and industrial properties to the south and southeast. The proposed development will consist of a residential development with one (1) tower of 25 stories, 283 residential units, and underground parking. A Site Plan and land zoning within 1000 m of the Subject Site are shown in Figures 1 and 2.

The development plan, surrounding industrial activities and provincial regulations and guidelines have been considered in this assessment. This report assesses the potential impact by industrial facilities and major transportation corridors on the air quality on the proposed additional uses and potential impact and compliance issues on nearby industry.

The study is limited to the impact of air quality.

3. Scope of Work

The scope of work for the D-6 Land Compatibility Study – Air Quality consisted of:

- Determine the nature of the development to establish land use compatibility requirements:
    - Review available site plan drawings and applications;
    - Conduct Site visit;
    - Conduct MECP database review to identify land use compatibility conflicts and confirm major air quality impact sources;
    - Review history of odour complaints, if available; and
    - Conduct one (1) odour survey using hand-held olfactometer at the border of the proposed development;
- Assess potential adverse effects attributable to the influence of proposed land use and adjacent land use in accordance with MECP Guideline D-6 including but not limited to:
    - Determine adequacy of separation distance or other measures between source and receptors to assess incompatible land use areas based on classification of sources and receptors.
    - Assess compatibility of receptors based on potential and actual area of adverse influence and separation distances between incompatible land use areas.

4. Method

To complete the above scope of work the following approach was conducted:

- A site visit to the area by EXP personnel.
- Review of satellite imagery.
- Review of the City of Burlington Official Plan and zoning for the surrounding area and Provincial Policy Statements.
- Review of existing and pending MECP Environmental Compliance Approval (ECA) approvals and Environmental Activity Sector Registry (EASR) registrations for industries within 1000 m of Site through the Ontario Access Environment database.
- Review of National Pollutant Release Inventory data through Environment and Climate Change Canada of facilities within 1,000 m through ECCC's Single Window Information Manager (SWIM) online reporting system.
- Recent complaint history available from the applicable MECP District Office regarding air quality.
- Meteorological data for the study area.

The information obtained was then assessed in accordance with the MECP Guidelines D-1 (Land Use Compatibility) and D-6 (Compatibility between Industrial Facilities).

5. Provincial Guidelines and Regulations

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

5.1. D-Series of Guidelines

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

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

The recommended minimum separation distances for new developments from Class I, II and III facilities are shown in Table 1.

Table 1. D-6 Separation Distances

Class	Potential Area of Influence	Minimum Separation distance
I	70	20
II	300	70
III	1000	300

The guideline allows less than the minimum separation distance based on an evaluation of the industrial processes and the potential for off-site impacts (this study). Further details regarding contaminant assessment criteria are provided in Section 5.5.

5.2. Ontario Planning Act

The Ontario Planning Act (Section 2.1) sets ground rules for land use planning in Ontario and describes how approval authorities and Tribunals must have regard to matters of provincial interest including orderly development, public health, and safety.

5.3. Provincial Planning Statement

The Provincial Planning Statement (PPS), 2024 is a province-wide land-use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. It provides municipalities with tools and flexibility to build more homes. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the Planning Act and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024.

Provincial plans, such as the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, build upon the PPS take precedence over the policies of the Provincial Planning Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

The PPS Section 3.5 of the PPS provides guidance similar to the D-6 guidelines and states the following:

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

2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures."

In addition, Section 3.3 of the PPS 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, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities."

The City of Burlington is identified under Schedule 1 of the PPS as a large and fast-growing municipality.

The Official Plan for the City of Burlington includes provisions of these Plans as well as the Provincial Policy Statement and was prepared to conform to the Provincial land use plans and regulations. The City of Burlington Official Plan Amendment (City of Burlington, 2024) outlines the requirements as well as the process to be completed where land use compatibility issues may arise between sensitive land use and major facilities. It should be noted that the City of Burlington Council adopted Official Plan Amendment 2 (the "OPA 2") on June 18, 2024, amending portions of the Burlington 2020 OP. OPA 2 is presently being considered by the Minister of Municipal Affairs and Housing and is not in force and effect.

5.4. Risk Assessment Guidelines

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

5.5. Air Quality Contaminants

Under Ontario Regulation 419/05 – Air Pollution – Local Air Quality (O. Reg. 419/05) of the Environmental Protection Act, a facility is required to meet prescribed standards for air quality contaminants at any location off-site.

For new developments near industrial sources, the existing land uses, and their approvals, must be considered and an industry has the right to object to land use which may impact their ability to operate under their existing provincial approval. A developer can support compliance through design (e.g. removing elevated receptors), mitigation (e.g. sealed windows, filtration systems, etc.) or collaborating on at-source mitigation with the industry. The proposed development consists of a place of worship, personal service establishment, and commercial school within the existing building includes sensitive land uses.

5.5.1. Dust

Under Ontario Regulation 419/05 – Air Pollution – Local Air Quality (O. Reg. 419/05) of the Environmental Protection Act, a facility is required to meet prescribed standards for particulates (dust) at any location off-site.

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

5.5.2. Odour

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

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

5.6. Traffic Related Air Pollution

The Subject Site is located adjacent south of Plains Road East, a minor arterial road, and approximately 245 m west of Brant Street, a multi-purpose arterial road. The impact of transportation related air pollutants (TRAP) is well recognized in urban centres, including many existing buildings and sensitive communities in the Greater Toronto Area. The health risk from TRAP is higher within 500 metres of highways with an average daily traffic volume (ADTV) of 100,000 vehicles or more, and within 100 metres of arterial roads with an ADTV of 15,000 vehicles or more (Toronto Public Health, 2017).

Given that Toronto Public Health considers TRAP to be a major local contributor to air pollution and of amplified adverse health impacts due to air pollution, developers should consider reducing exposure to TRAP by implementing on-site mitigation measures for developments residing in close proximity to highways and roads. Brant Street, a multi-purpose arterial roadway with high traffic volumes, is beyond 100 m. However, Plains Road East, a minor arterial roadway with high traffic volumes, is within 100 m of the Site. As such, a review of TRAP emissions is warranted at this time.

6. Description of Development and Surrounding Area

6.1. Proposed Development

The proposed development consists of an application by 1000555724 Ontario Inc., 2731119 Ontario Inc., and Manor Care Homes Inc. to amend the 1997 City of Burlington Official Plan and Zoning By-law 2020, as amended, to permit the redevelopment of a 2,479.7 square metre (0.61 acre) site, known municipally as 1376 and 1382 Plains Road East in the City of Burlington. The proposed development includes a 25-storey mixed-use building with 283 residential units and 428 square metres of retail on the ground floor, with a total gross building floor area of 21,717 square metres, resulting in a density of 8.10. A total of 58 parking spaces and 156 bicycle parking spaces are proposed. A review of the City of Burlington's Interactive Zoning Map indicated the Site is currently zoned Mixed Use Commercial Corridor (MXC).

6.2. Nearby Industries – Database Searches

A search of environmental risk databases (National Pollutant Release Inventory (NPRI), Environmental Activity and Sector Registry (EASR) and Environmental Compliance Approvals (ECAs)) identified thirteen (13) addresses of interest from an air quality perspective that are located within 1,000 m of the proposed development.

A summary of the noteworthy findings provided in Table 2 below:

Table 2. Identified Commercial/Industrial Facilities of Potential Air Quality Concern

Location	Facility	Database	Activity
1055 Truman Street	Nalco Canada Co.	ECA – Air NPRI	Nalco Canada Co. has approval for one (1) paint spray booth, exhaust system, polymerization reactor, two (2) exhaust vents, two

Location	Facility	Database	Activity
			(2) hydrocarbon storage tanks. a conversion coating process area. Nalco Canada Co. was described as a facility producing chemicals for water and process treatment, consisting of polymer plant, liquid room, brownstock room, repackage area, warehouse area, maintenance shop, IBC testing and repair facility, truck & rail tanker loading and unloading, quality assurance laboratory, natural gas fired boiler(s), and cooling tower(s). Nalco Canada Co. was listed in the NPRI database from 1993 until 2024 for the air releases of 1,2,4-Trimethylbenzene in 2005,2006 and 2022, 2-butoxyethanol in 2005, acylamide in 1993, 1995 to 2002, acrylic acid (and its salts) in 1995, ammonia in 2006, ethylene glycol in 1995 and 2005, isopropyl alcohol in 1995, 2002 to 2010, 2022 to 2024, methanol in 1995, n-butyl alcohol in 1995, nitrate ion in solution in 2001, nitrilotriacetic acid (and its salts) in 1995 to 1997, nonylphenol and its ethoxylates from 2022 to 2024, phosphoric acid in 1995 to 1999, phosphorus in 2022 to 2024, sodium nitrate in 200, and sulphuric acid in 1995 and 1999.
1400 Graham's Lane	Smit Autobody	ECA – Air	Smit Autobody has approval for one (1) paint spray booth for application of solvent based coatings equipped with dry type paint arrestor filters.
1274 Plains Road East	Sun Chemical Limited	ECA – Air	Sun Chemical Limited has approval for wax kettle vent, oil scrubber & wax storage tank vent, two (2) dust collector stacks, one (1) silo dust collector exhaust, and thirteen (13) vents and general exhausts serving printing ink transfer activities.
900 Maple Avenue	Ivanhoe Cambridge II Inc. / Ivanhoe	EASR – Air Emissions	Ivanhoe Cambridge II Inc. / Ivanhoe was issued an EASR – Air Emissions for contaminants belonging to Benchmark 2 category of ACB list (nitrogen oxides). An acoustic assessment was completed.

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

Facilities with ECAs or EASRs but are no longer in the location are summarized in Table 3.

Table 3. Facilities with Approvals Not Present at Approved Locations

The following facilities have ECA or EASR approvals but are no longer present at the approved location.

Location	Facility	Database	Activity
2188 Queensway Drive	1704326 Ontario Inc.	ECA – Air	1704326 Ontario Inc. has approval for one (1) paint spray booth for the application of solvent based coatings and one (1) natural gas fired air make-up unit with dry type paint arrestor filters.
2179 Queensway Drive	Jason Anderson	EASR – Waste Transportation System	Jason Anderson has an EASR – Waste Management System associated with the following waste types: blue box waste, domestic waste, dewatered catch basin clean out material, waste from food processing/preparation operations, leaf/yard waste, tires, commercial waste, wood waste, waste wash water, non-hazardous solid industrial waste, contaminated soil, processed organics, hauled sewage, and non-hazardous spill cleanup material. No waste will be stored at the truck storage yard or any other location as art of the waste management system.
2170 Queensway Drive	Bull Moose Tube Limited	ECA – Air NPRI	Bull Moose Tube Limited has approved for an ECA-Air for processes including steel coil unwinding, steel slitting, steel tube forming, slit end welding, induction welding, and galvanizing. Facility Production Limit of up to 70,761 tonnes of steel tubing and 1,310 tonnes of galvanized tubing per year. Bull Moose Tube Limited was listed in the NPRI database from 2002 until 2024 for the air release of aluminum (fume or dust only in 2002, volatile organic compounds (VOCs) in 2002 to 2006 and 2008, particulate matter <= 2.5 micrometers (PM2.5) in 2003, chromium, manganese and zinc (an their compounds) in 2010.
	Rondar Inc. (Site Location: Bull Moose Tubing Limited)	ECA – Waste Disposal Sites	Rondar Inc. was issued an ECA – Waste Disposal Sites for the use and operation of a Class 2 mobile PCB Destruction Facility Waste Management Ssytem at a Class 3 Mobile Destruction Facility Waste Disposal Site to decontaminate PCB-contaminated oil stored in one operating electrical transformer, totalling 1,816 L of PCB-contaminated oil.
	Blue River Transport Systems Inc.	ECA – Waste Management System	Blue River Transport Systems Inc. has an EASR – Waste Management System serving the Province of Ontario. Only commercial waste including dewatered catch basin clean out material, waste wash water, and non-hazardous solid industrial waste shall be transported. Waste should only be delivered to a waste disposal site or facility which has a Certificate of Approval.
942 Brant Street	Hercules Canada Inc.	ECA – Air	Hercules Canada Inc. has approval for an oil fired dowtherm vapourizer and two (2) oil or CTO fired boilers.
	Ashland Canada Corp.	ECA – Air	Ashland Canada Corp. has approval for processes including defoamer process (producing silicone base and soap base defoamers), emulsion size blending process (producing alkyl ketene dimer and wax emulsions), producing chemical products with emissions controlled by a venturi wet scrubber. Facility production limit of up to 40 million kilograms per year of various products.

Location	Facility	Database	Activity
2196 Queensway Drive	7550723 Canada Inc.	EASR – Waste Transportation System	7550723 Canada Inc. has an EASR – Waste Management System serving the Province of Ontario. The waste management system is only used to collect, handle and transport waste. Waste is only to be transported to waste disposal sites or facilities approved by the Ministry of the Environment.
1235 Fairview Street	Brannick-Freeman Ltd.	ECA – Waste Management System	Brannick-Freeman Ltd. an EASR – Waste Management System serving the Province of Ontario. Only domestic and commercial waste shall be transported. Waste shall be transported to a waste disposal site or facility with a certificate of approval.

The following three (3) facilities identified in the database searches were considered insignificant/Not Applicable from an air quality perspective. These are summarized in Table 4.

Table 4. Identified Facilities Considered Insignificant or Not Applicable

Location	Facility	Approval	Description/Assessment
1225 Brant Street	Costco Wholesale Canada Ltd.	ECA – Air (6944-82QTN3) EASR – Heating System (R-003-8107628880)	Insignificant, comfort heating equipment and battery charging equipment only.
2132 Queensway Drive	Greater Toronto Transit Authority	ECA – Air (8283-7G8RD2)	Insignificant, emergency power equipment only.
1255 Fairview Street	Corporation of the City of Burlington	EASR – Standby Power System (R-002-2418662074)	Insignificant, emergency power equipment only.

6.3. Current Active Developments

Planning Application Notices were observed at 1335 – 1355 Plains Road East, 1881 Fairview Street, 789-795 Brant Street, and 1134 Plains Road East during the Site reconnaissance. In addition, a review of the City of Burlington's interactive citywide development application map noted the following proposed applications for new developments any within 1 km of the Subject Site were noted:

Table 5: Planning Application

Address	Application	Uses	Distance to Site (m)	Height (stories)	Dwelling Units	Status
1335 – 1355 Plains Road East	Official Plan Zoning By-Law Amendment	Residential	75 m west	4	38 townhomes	Approved
1881 Fairview Street	Zoning By-Law	Commercial	230 m southeast	-	-	Approved
789 – 795 Brant Street	Official Plan Zoning By-Law	Mixed Use	730 m southeast	31	356	Approved
1134 Plains Road East	Official Plan Zoning By-Law	Mixed Use	810 m southwest	22, 25, 30, and 35	1,049	Under review
2087 – 2103 Prospect Street	Official Plan Zoning By-Law	Residential	815 m east	3	40	Approved
2089 Fairview Street	Site Plan Application	Residential	675 m northeast	-	24 additional units	Pre-Application
774, 778, 780 and 782 Brant Street; 769, 779, 783 Brant and 2023, 2027, 2031-2033 Ghent Avenue; and 747 and 761 Brant Street	Official Plan Zoning By-law	Mixed Use	740 m southeast	25; 25; and 8	444; 283; and 120	Under review
1510 – 1515 North Service Road and 2202 – 2208 Industrial Street	Zoning By-Law	Adding Convenience/Specialty Food Store, Automotive Uses, Recreational Establishments, Restaurant Uses and Veterinary Services to	835 m north	-	-	Approved

Address	Application	Uses	Distance to Site (m)	Height (stories)	Dwelling Units	Status
		existing CE-33 and CE-34 zones				
1056 – 1060 Brant Street	Official Plan Zoning By-Law	Residential	360 m north	11	93	Received

6.4. Site Visit Observation

A site visit was conducted by Scott Grant-Hose of EXP on January 19, 2026. The site visit comprised a walk through within a one-kilometer (1,000 m) radius (Study Area) of the Subject Site to characterize the operations of facilities in the area and identify odors and potential emissions which may affect the proposed development. Meteorological conditions during the site visit (approximately 8:00 am to 1:00 pm) were sunny, with temperatures ranging from -8 to -10°C, with wind ranging between approximately 30 to 54 km/h from the west.

The Subject Site is surrounded by light industrial and commercial facilities. During the Odour Screening Assessment (refer to Section 6.), no odours were detected above the Nasal Ranger's measurable threshold level, illustrated in Figure 5 (Appendix A). No odours were detected at dilution ratio of 2:1 considered to be at the level of one Odour Unit ("OU") at all locations. No significant odours were detected within the 1 km Study Area radius of the Site.

The nearest off-site residences are located at 1401 Plains Road East, approximately 30 m northwest of the Subject Site. Planning Application Notices were observed at 1335 – 1355 Plains Road East, 1881 Fairview Street, 789-795 Brant Street, and 1134 Plains Road East during the Site reconnaissance.

Table 6 lists commercial, light industrial, and industrial facilities that were observed within the Study Area but not identified in the database searches.

Table 6. Industrial/Commercial Facilities Observed during Site Visit

Location	Facility	Description/Assessment	Potential issue?
1368 Plains Road East	Tire City	Tire shop	No, based on inferred operations
1364 Plains Road East	Unique Cars Ltd Carsup Automotive	Used car sales Automotive service garage	No, based on inferred operations
1254 Plains Road East	Burlington Food Bank Global Tech Auto Collision Exquisite Cabinetry ProServe Automotive Inc. Budget Auto Group Seb's Auto Sales	Food bank *Auto body repair Cabinet maker Permanently closed Used car sales Used car sales and service	Yes, based on inferred operations (auto body repair) and stack observed above Global Tech Auto Collision

Location	Facility	Description/Assessment	Potential issue?
	Tempo Designs Burlington Metal Supplies 20Twenty Speed	Kitchen contractor Sheet metal sales/fabrication Auto parts store	
1240 Plains Road East	The Auto Station	Auto service garage	No, based on inferred operations
1243 Plains Road East	Enterprise Truck Rental	Truck rentals	No, based on inferred operations
1239 Plains Road East	Dent City Auto Body Repair Revyn Autocare	*Auto body repair Auto service garage	Yes, based on inferred operations (auto body repair) and stack observed above Dent City Auto Body Repair
1277 Plains Road East	Precision Motors Plains Auto Sales	Used car sales Used car sales	No, based on inferred operations
1181 Plains Road East	SmartStop Self Storage	Storage facility	No, based on inferred operations
1274 Plains Road East	Sun Chemicals	Inks and coatings manufacturing	Yes, based on inferred operations and presence of stacks
1369-1371 Plains Road East	Mr. JY Barbers Coral Reef Shop	Barbershop Aquarium store	No, based on inferred operations
1401 Plains Road East	Oaklawn Center Westside Chiropractic Dr. Y. Kancherla, M.D. FRCSC Dr. J. Graham Welcome Cannabis Advanced Mind Clinic AG Dentistry Jungle Tattoo Nail Expert & Spa The Studio Hair Design Bloomers Metamed	Mental health office Chiropractor office Surgeon office Dental office Cannabis retail Psychiatrist office Dental office Tattoo studio Nail salon Hair salon Bakery Health & wellness office	No, based on inferred operations
136 Winges Road	Automotive Powerhouse Smart Choice Auto Repair HD Discount Auto Parts AVIS/Budget	Used car sales Auto service garage Auto parts store Auto rental	No, based on inferred operations

Location	Facility	Description/Assessment	Potential issue?
	Shooterville Alei Kitchen Posh Flooring Elegant Nails Euro Star Windows and Doors Boxing All Ages On Point Motors Stone Gate Property Management	Billiards hall Restaurant Flooring store Nail salon Window/door contractor Boxing club Used car sales Property management office	
1435 Plains Road East	Hearing Life Burlington Dental Centre Tech Emporium Burrito Boys Part Source	Hearing clinic Dental office Electronics repair Restaurant Auto part store	No, based on inferred operations
2016 Plains Road East	Burlington Hyundai	Automotive sales and service	No, based on inferred operations
1041 Brant Street	Asset Plus Motors	Used car sales	No, based on inferred operations
1053 Brant Street	Ott Legal	Law office	No, based on inferred operations
1066 Brant Street	Burlington Natural Health Centre	Medical offices	No, based on inferred operations
1250 Brant Street	The Tipsy Fox Canadian Blood Services DriveTest Massage Addict Halibut n' Malt Fish & Chips Chef's Door HonesT Eyeglass Gallery Michaels Willowbrae Silver City Pedi N' Nails Service Ontario Paws Up Williams Demetres	Restaurant Blood donor clinic Testing centre Massage parlour Restaurant Restaurant Restaurant Eyewear store Craft store Day care Movie theatre Nail salon Government office Pet training Café Restaurant	No, based on inferred operations

Location	Facility	Description/Assessment	Potential issue?
	Sobeys Indigo Marshalls Burlington Health Power Centre Dentist Henry's Camera Store Pita Pit Great Clips	Grocery store Book store Clothing store Dental office Camera store Restaurant Hair salon	
1225 Brant Street	Costco Wholesale	Retail	No, based on inferred operations
1200-1220 Brant Street	Lazy Boy Stacked Pancake House Mont Kailash Cannabis Visions Electronics Burger King Tim Hortons Swiss Chalet Booster Juice Firehouse Subs Carter's/Osh Kosh Dollarama PetSmart Princess Auto Best Buy Milestones Spoon & Fork OMAC Martial Arts Woven Concept Rug Gallery Brant Paws Veterinary Hospital CIMA	Furniture store Restaurant Cannabis retail Electronic store Restaurant Restaurant Restaurant Restaurant Restaurant Clothing store Dollar store Pet store Auto part store Electronic store Restaurant Restaurant Martial arts studio Rug store Veterinary office Restaurant	No, based on inferred operations
1510 North Service Road	Mobilia Furniture End of the Roll EQ3	Furniture store Flooring store Furniture store	No, based on inferred operations
1055 Truman Street	Nalco Canada Co.	Producer of chemicals for water and process treatment	Yes, based on inferred operations and stacks observed during site reconnaissance

Location	Facility	Description/Assessment	Potential issue?
1030 Brant Street	Mountain Equipment Company	Outdoor store	No, based on inferred operations
2177 Plains Road East	Access Storage	Storage facility	No, based on inferred operations
2196 Queensway Drive	Rent N Store Rental Units	Rental Space	No, based on inferred operations
2188 Queensway Drive	Rental Work/Office Units	Rental Space	No, based on inferred operations
2182 Queensway Drive	Wolff Autowerks	Auto service garage	No, based on inferred operations
2170 Queensway Drive	Bull Moose Tube	Permanently closed (mechanical steel tube manufacturer)	No, based on operations ending in May 2025. Multiple stacks observed during Site reconnaissance
2150 Queensway Drive	Kaddy-Lac Golf Pull Carts (Wyllie Webb Co. Limited)	Golf push cart / bag stand manufacturer	No, based on inferred operations
2120 Queensway Drive	Go Transit	Parking lot and garage	No, based on stack inferred operations
2082 Queensway Drive	Cap Brick	Brick and stone building products sales	No, based on inferred operations
2090 Queensway Drive	Top Flyer Distribution / Dynamic Distrbution	Print and deliver flyer	No, based on inferred operations
2021 – 2051 Plains Road East	Ontario Court of Justice 19th Hole Indoor Golf & Social	Courthouse Indoor golf facility	No, based on inferred operations
1035 Brant Street	Mastermind Toys Burlington Pain Clinic I.D.A. Drug Mart Brant Family Health & Wellness Burritoz Topper Pizza La Mer Nail Bar Shawarma Royale Pinochio Brant Dental Office Lyn's Cleaners Kumon	Toy store Medical office Retail pharmacy Medical office Restaurant Restaurant Nail salon Restaurant Restaurant Dental office Dry cleaner Tuoring service	No, based on inferred operations

Location	Facility	Description/Assessment	Potential issue?
	Bayview Park Animal Hospital Physio Max Wellness Subway Shake Therapy Dosd Tim Hortons	Veterinary office Physio therapy office Restaurant Restaurant Restaurant Restaurant	
2011 Plains Road East	Popeyes TT Nail Spa Fumjo Wok Luft IMI Japanese Cuisine	Restaurant Nail salon Restaurant Restaurant Restaurant	No, based on inferred operations
2101 Fairview Street	Burlington GO	Transit station	No, based on inferred operations
2065 Fairview Street	Walmart	General store	No, based on inferred operations
895 – 901 Brant Street	First Ontario Credit Union The Medspa Emshih Developments Inc. Starbucks Mary Brown's Brantview cleaner	Credit union Plastic surgeon office Property developer Café Restaurant Dry cleaner	No, based on inferred operations
906 Brant Street	St. Joseph's Medical Clinic Guardian Pharmacy Physiomed	Medical clinic Retail pharmacy Pysio therapy office	No, based on inferred operations
920 Brant Street	Orthogait Inc. Complete Connections Therapy Climate Care Air Tool Services Ltd. KWIK Kopy Printing Coulter Building Consultants New Moon Nails Health & Beauty Parapharmacy Store Family First Play Therapy Centre Instant Imprints Sealand Quality Foods Julie's Spa Klarheit Kitchen & Bath	Custom orthotics store Therapist office HVAC contractor Permanently closed Printing services Construction company Nail salon Health & beauty supply store Child mental health office Printing, embroidery, screen printing Frozen food supplier Beauty spa Kitchen/bathroom contractor	No, based on inferred operations

Location	Facility	Description/Assessment	Potential issue?
	Simulinks Indoor Golf	Indoor golf facility	
932 Brant Street	Select Sprinklers	Irrigation service	No, based on inferred operations
892 Brant Street	Pepe Cannabis Burlington Cycle	Cannabis retail Bicycle store	No, based on inferred operations
1881 Fairview Street	Mandarin Compassion Society	Restaurant Non-profit organization	No, based on inferred operations
850 Brant Street	Discovery Ford	Automotive sales and service	No, based on inferred operations
942 Brant Street	Solenis Canada (formerly Ashland Chemicals)	Permanently closed (Chemical manufacturer)	No, based on plant closure in November 2024. Stacks/silos observed during site reconnaissance
814 Brant Street	Nail Centre Gentleman's Hair Studio Cock N' Bull Instanbul Doner House	Nail salon Barbershop Restaurant Restaurant	No, due to inferred operations
796 Brant Street	Tech Genius Maplewood Market Tree Top Cannabis Montfort Mediterranean Grill	Electronics repair Convenience store Cannabis retail Restaurant	No, due to inferred operations
809 Brant Street	Medexpress Pharmacy Burlington Sleep Medicine Centre Dynacare Dr. M. Samuel	Retail pharmacy Sleep clinic Medical laboratory Doctor office	No, based on inferred operations
1453 Graham's Lane	Brant Electric Limited Kirk Mechanical Limited	Electric contractor HVAC contractor	No, based on inferred operations
1393 Graham's Lane	Lynden Lawn Care Beam Education Community Centre	Landscaper Education consultant	No, based on inferred operations
1380 Graham's Lane	Frew Energy	Fuel supplier	No, based on inferred operations
1392 Graham's Lane	Burlington Automotive Centre Hi Tech Collision	Automotive service garage *Auto body repair	Yes, based on inferred operations (auto body repair) and stack

Location	Facility	Description/Assessment	Potential issue?
			observed during site reconnaissance
1400 Graham's Lane	Smit Auto Sales Smit Auto Body 905 Tire	Used car sales *Auto body repair Tire shop	Yes, based on inferred operations (auto body repair) and stack observed during site reconnaissance
1416 Graham's Lane	Advanced Temperature Control	Truck/van refrigeration unit manufacturing	No, based on inferred operations
1421 – 1425 Graham's Lane	Al's Lawnmower and Small Engine Repair Lake Shore Orthotics SWC Automotive Northshore Athletic Club	Engine service Foot clinic Auto service garage Fitness studio	No, based on inferred operations
1440 Graham's Lane	Element Zorbit Sports Peters Dies Steel Rule Propel Active Health and Lifestyle Scholars in Collars Engynuin Inc.	Permanently closed (laboratory) Indoor party venue Steel rule die cutting Physiotherapy office Dog training Bookkeeping	No, based on inferred operations
1439 Graham's Lane	Sonic Auto Sold Right Away Realty	Auto service garage Realty office	No, based on inferred operations
828 Legion Road	Royal Canadian Legion Branch 60	Veteran organization	No, based on inferred operations. Stack observed during site reconnaissance likely from previous tenant
850 Legion Road	Artisan Design Custom Kitchens McConnell-Spadafora Inc. Creature Comforts Insurance Car Rentals Cove Mechanical Inc. Caird-Hall Construction Inc. Burkes Restoration Titan General Contracting Bodyfit4life Dream Pools Zephyr North Ltd. The Maples Animal hospital	Cabinet maker Manufacturer sales agency HVAC contractor Car rental agency Plumbing contractor General contractor General contractor General contractor Fitness studio Swimming pool contractor Wind resource consultant Veterinary office	No, based on inferred operations

Location	Facility	Description/Assessment	Potential issue?
	Veracity Electric New Start Kitchens NIC Group Radioworld Precision Marine Installations Autoglass Legend	Electrical contractor Kitchen contractor Marine electronics installations Auto glass installation	
1448 Graham's Lane	Burlington Car Wash & Detailing Center	Auto detailing	No, based on inferred operations
788 – 794 Brant Street	Saja's Barbershop Sweet Craft Poze Floweers	Barbershop Bakery Florist	No, based on inferred operations
761 Brant Street	Paradigm Grand Molinaro Group	Sales office Property developer office	No, based on inferred operations
760 Brant Street / 1540 – 1460 Ghent Avenue	Central Burlington Dental Oxford Learning Summit House ABC Driving School WH X-Ray and Ultrasound Hasty Market Mind and Body Spa Billyard Insurance Group Clearview Chiropractic Halton Alive	Dental office Tutoring service Mental health clinic Driving school Medical services Convenience store Health spa Insurance office Chiropractor office Social support programs	No, based on inferred operations
783 Brant Street	Hairistry	Hair salon	No, based on inferred operations
741 Brant Street	Hearing Clinic	Hearing clinic	No, based on inferred operations
730 Brant Street	Brant Active-Rehabilitation Centre	Rehab cinic	No, based on inferred operations
1285 Fairview Street	Burlington Junction	Museum	No, based on inferred operations
1255 Fairview Street	Burlington Fire Department	Fire department	No, based on inferred operations
1225 – 1235 Fariview Street	Cobs Bread Wally Pan Sausage Value Buds LCBO	Restaurant Restaurant Cannabis retail Liquor retail	No, based on inferred operations

Location	Facility	Description/Assessment	Potential issue?
	Dynamic Tax	Financial office	
	Buy N' Sell	Retail	
	Shawarma Alzaeem	Restaurant	
	AA Nails & Spa	Nail salon	
	Maple Convenience	Convenience store	
	The UPS sStore	Courier service	
	Medical Clininc Pharmacy	Medical clinic	
	Dollarama	Discount store	
	Pet Valu	Pet store	
	Prince of India	Restaurant	
	Maple Dental	Dental office	
	Beer Store	Beer store	
	Sunset Grill	Restaurant	
	Longo's	Grocery store	
	Starbucks	Café	
1201 Fairview Street	Master Mechanics	Auto service garage	Yes, based on inferred operations (auto body garage)
	Colorworks	*Auto body repair	
	Nanak Car Wash	Car wash	
	Speedy Glass	Auto glass installations	
	Auto Splash Detail	Car detailing	
	Mr. Lube	Auto service garage	
	Tirecraft	Auto service garage and tire shop	
955 Maple Avenue	Simple Folds Ltd.	Sheet metal fabrication	No, based on inferred operations
	FRF Hydraulic	Mobile crane distributor and service	
	BMP High Speed Doors	High speed door manufacturer	
900 Maple Avenue	Mapleview Shopping Centre	Shopping mall	No, based on inferred operations
1178 – 1184 Plains Road East	G.C. Duke Equipment Limited	Landscape and golf course equipment distribution and service	No, based on inferred operations
1200 Plains Road East	Taylor Moving & Storage	Moving contractor, storage facility	No, based on inferred operations

* Potential issues with automotive facilities were considered insignificant unless the operations included auto body repair, stacks were observed, or operations cannot be inferred. Note that while the D-6 guideline suggests the operation of paint-spray booths as a Class II facility, auto repair facilities have been deemed Class I since paint types now used are less odourous (water- versus solvent based) and the MECP has a specific Environmental Activity Sector Registry, including Ontario Regulation 347/12: Regulations under part II.2 of the Act – Automotive Refinishing, for this industry that includes specific operating conditions which further reduces emissions.

6.5. Odour Screening Assessment

An odour screening assessment was conducted in conjunction with the D-6 site visit by EXP on January 19, 2026, to assess any potential off-site odour sources at the Subject Site.

At the time of the odour screening assessment, the Subject Site was occupied. Odour measurements were taken using a St. Croix Nasal Ranger Field Olfactometer at five (5) locations from approximately 8:30 am to 8:45 am, illustrated in Figure 5 (Appendix A).

A field olfactometer was used by EXP personnel during sampling events to quantify the magnitude of the detected mixed odours in units referred to as a detection threshold ("D/T"). For example, a D/T value of 2 means that the sample needs to be diluted by a ratio of 2:1 to be at the level of one Odour Unit ("OU"). There are six D/T ranges available on the unit. EXP personnel that conducted the field odour measurements have been subjected to odour sensitivity testing where their sense of smell is tested with the St. Croix Sensory Inc. Odour Sensitivity Testing Kits. The nasal olfactometer used in this study was calibrated by St. Croix Sensory Inc. In general, the following categories are associated with D/Ts:

Dilution Threshold (D/T)	Category
2 - 4	Faint, Noticeable
7	Moderate
15	Moderate to high
30+	Strong

As such, an odour detected at a dilution threshold of >7 D/T would be anticipated to generate complaints.

Meteorological conditions during the odour assessment were sunny, temperature was between -8 to -10 °C, with wind approximately 30-54 km/h from the west. No significant odours were detected with < 1 odour unit (OU) within the 1km study area. The only odours, as detected by human senses, were odours typical of an urban environment (traffic). No significant dust impacts, other odours, or other off-site odours were noted at the Subject Site at the time of the site visit from approximately 8:00 am to 1:00 pm.

6.6. Site Meteorology

Based on 5-year review (January 2018 to December 2022) Environment Canada historical meteorological data from the John C. Munro Hamilton International Airport, approximately 19 km southwest from the Site, the annual resultant vector is from the northwest (266°) with an average wind speed of 15.8 m/s. Annual and seasonal wind rose diagrams showing wind direction (blowing from) and wind speed distribution are provided in Figures 1 to 5.

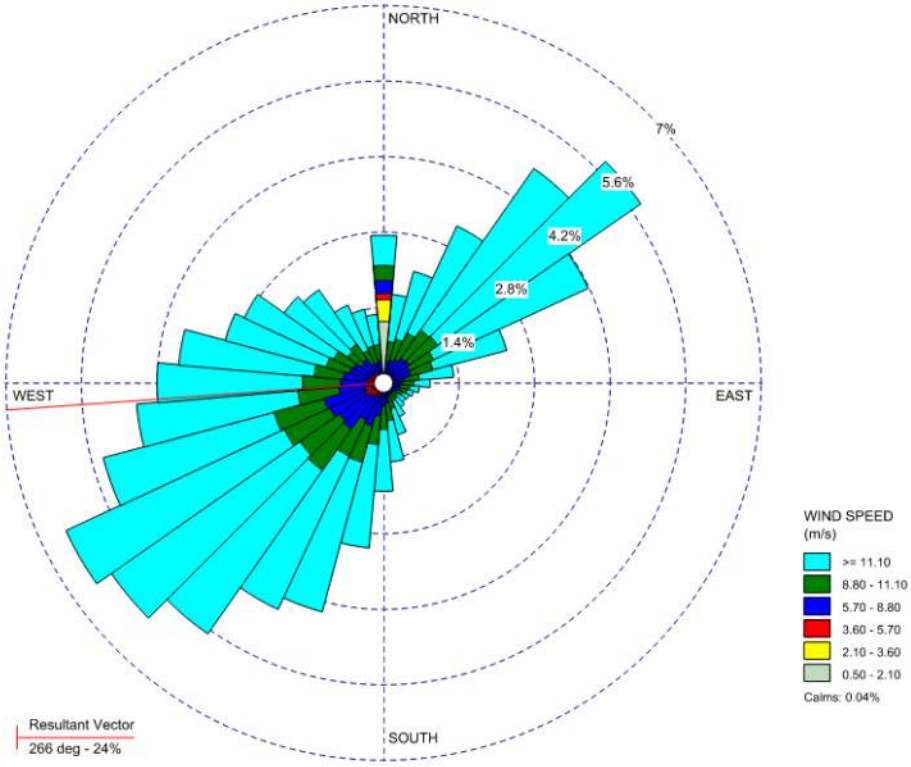


Figure 1. Annual Wind Rose – John C. Munro Hamilton International Airport, Hamilton, ON

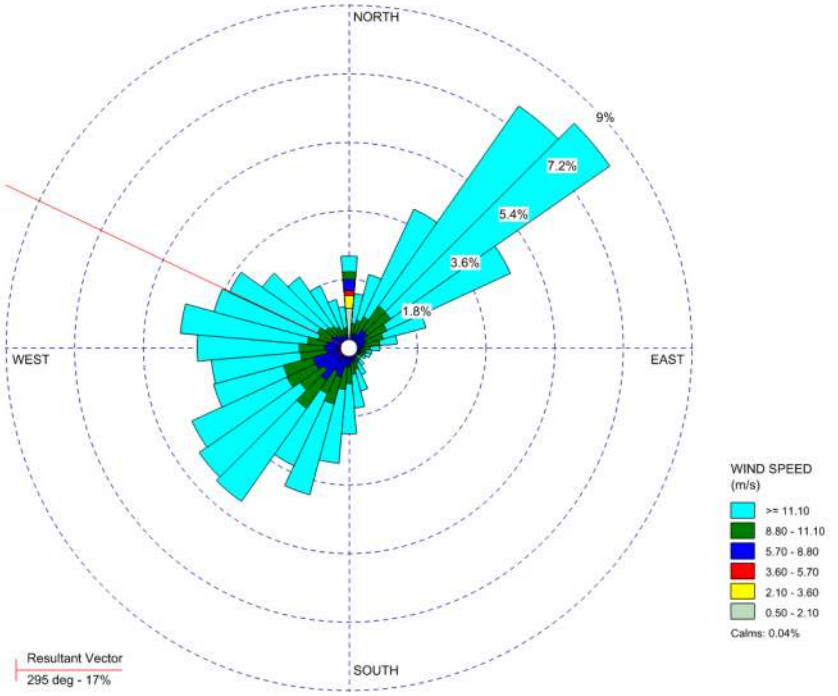


Figure 2. Spring Wind Rose – John C. Munro Hamilton International Airport, Hamilton, ON

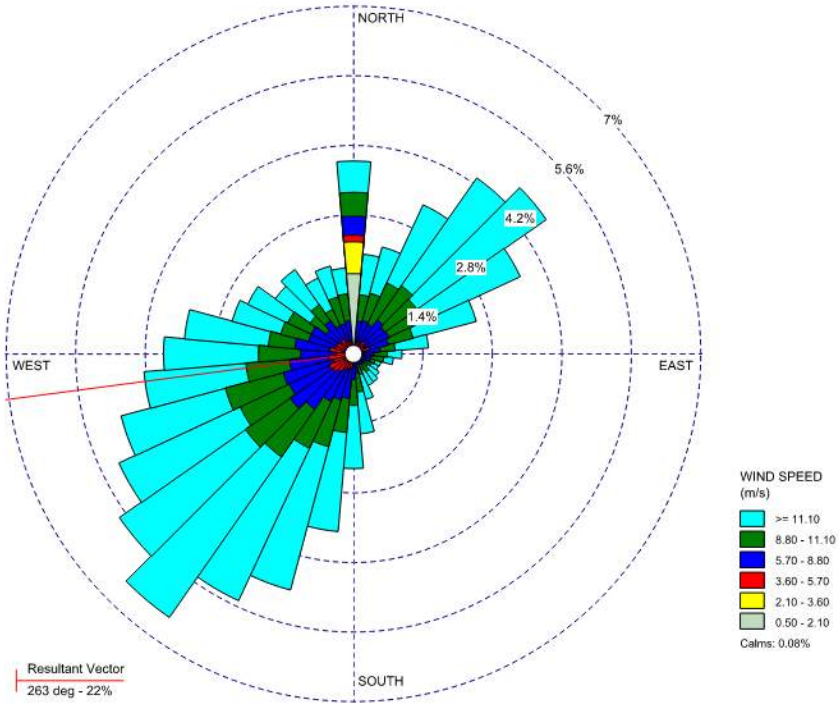


Figure 3. Summer Wind Rose – John C. Munro Hamilton International Airport, Hamilton, ON

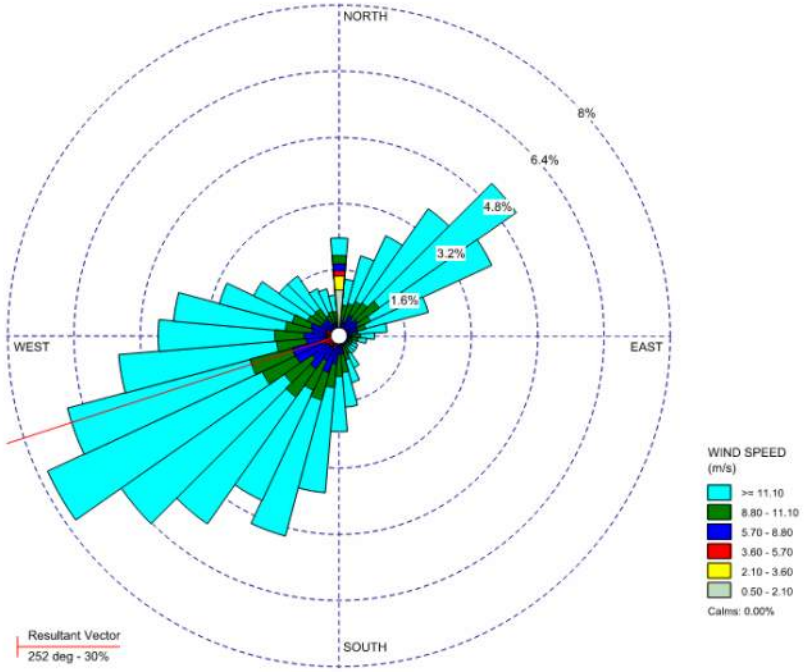


Figure 4. Fall Wind Rose – John C. Munro Hamilton International Airport, Hamilton, ON

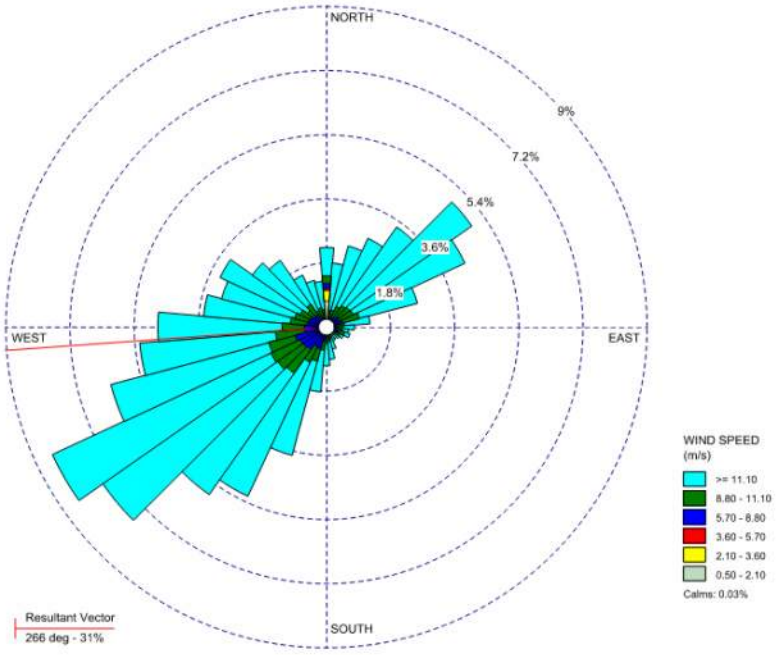


Figure 5. Winter Wind Rose – John C. Munro Hamilton International Airport, Hamilton, ON

7. D-6 Classification and Nearby Industries

Based on the database search results and the observations from the Site visit (Table 6), facilities considered for further assessment are provided in Table 7, along with their distance to the Subject Site, facility Class, potential air quality issues, and location (inside or outside) relative to the minimum separation distance and area of influence.

Table 7. D-6 Facility Classifications and Assessment

No	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?**
1	Sun Chemical	1274 Plains Road East	65 m south	II	PHC/VOC emissions, fugitive emissions	Medium scale ink/pigment manufacturing with ECA – Air associated with oil scrubbers and dust collectors, no outdoor storage of wastes or material, daytime operations.	Yes, inside minimum separation distance area of influence. No odours or stack observed at the time of the Site visit.
2	Global Tech Auto Collision	1254 Plains Road East	425 m southwest	I	PHC/VOC emissions, fugitive	Presence of a stack, small scale auto body garage, no outdoor storage of wastes or material, not an open process .	No. Outside minimum separation distance and area of influence. No odours

No	Facility	Address	Distance to Site (m)	Class*	Potential Issue	Rationale for Classification	Issue Identified?**
					emissions		observed at the time of the Site visit.
3	Dent City Auto Body Repair	1239 Plains Road East	490 m southwest	I	PHC/VOC emissions, fugitive emissions	Presence of a stack, small scale auto body garage, no outdoor storage of wastes or material, not an open process .	No. Outside minimum separation distance and area of influence. No odours observed at the time of the Site visit.
4	Hi Tech Collision	1392 Graham's Lane	620 m southeast	I	PHC/VOC emissions, fugitive emissions	Presence of a stack, small scale auto body garage, no outdoor storage of wastes or material, not an open process .	No. Outside minimum separation distance and area of influence. No odours observed at the time of the Site visit.
5	Smits Auto Body	1400 Graham's Lane	620 m southeast	I	PHC/VOC emissions, fugitive emissions	Small scale auto body garage with ECA – Air associated with paint spray booth, no outdoor storage of wastes or material, not an open process.	No. Outside minimum separation distance and area of influence. No odours or stack observed at the time of the Site visit.
6	Nalco Canada Co	1055 Truman Street	640 m northwest	III	VOCs, Fugitive emissions	Presence of a stack, large scale water treatment chemical manufacturer with ECA – Air associated with paint booth and polymerization reactor, limited outdoor storage, daytime operations, infrequent movement of products.	Yes. Outside minimum separation distance and inside area of influence. No odours observed at the time of the Site visit.
7	Colorworks	1201 Fairview Street	640 m southwest	I	PHC/VOC emissions, fugitive emissions	Small scale auto body garage, no outdoor storage of wastes or material, not an open process.	No. Outside minimum separation distance and area of influence. No odours observed at the time of the Site visit.

8. Assessment – Potential Air Quality Impacts

8.1. General Air Quality Contaminants

1274 Plains Road East

The facility located at 1274 Plains Road East is occupied by Sun Chemical, a medium-scale ink and pigment manufacturing operation, no outdoor storage, infrequent movement of products, daytime hours only. As such it has been assessed as a Class II facility. Sun Chemical is located approximately 65 m south of the Subject Site and is inside the minimum separation distance

and inside the area of influence as defined under the D6 Guidelines. During the site visit, no odour, dust, or noise emissions were detected in the vicinity of the facility.

Sun Chemical has an ECA for Air associated with a paint spray booth. As such, they are required to meet the provincial standards for air quality contaminants at the facility's property line and noise at closest proposed noise-sensitive area. EXP was unable to confirm if past odour complaints have been received for the facility. During the site visit, no odours were detected by human senses along the shared property boundary with the Subject Site.

A wind rose detailing the average wind speed and direction for the John C. Munro Hamilton International Airport, approximately 19 km southwest from the Site, from January 2018 to December 2022 (i.e., 5 years of weather data) is provided as Figure 1 in Section 3.5 and shows the wind blowing from Sun Chemical towards the proposed development occurs on average less than 7% of the year. Given the requirements of facilities to meet and keep current emissions regulated under O.Reg. 419/05, it is anticipated that potential air quality impacts on the proposed site can be managed for compatibility within the regulatory ECA framework or building best ventilation and design practices. It is recognized that the proposed development has elevated receptors which may not have been assessed at the time of the ECA approval, however, given the size of the building footprint and stack height, emissions would be anticipated to be contained within the building wake recirculation zone and the property boundary. Further assessment is not possible without a detailed emission summary and process details.

It is noted an existing residential subdivision is located 70 m northwest of the facility, within the area of influence of the Sun Chemicals facility.

1055 Truman Street

The facility located at 1055 Truman Street is occupied by Nalco Canada Co., a large-scale water treatment chemical manufacturer with limited outdoor storage, daytime operations, infrequent movement of products, and stacks observed during site reconnaissance. As such it has conservatively been assessed as a Class III facility. Nalco Canada Co. is located approximately 640 m northeast of the Subject Site and is outside the minimum separation distance and inside the area of influence as defined under the D6 Guidelines. During the site visit, no odour, dust, or noise emissions were detected in the vicinity of the facility.

Nalco Canada Co. has an ECA for Air associated with one (1) paint spray booth, exhaust system, polymerization reactor, two (2) exhaust vents, two (2) hydrocarbon storage tanks. a conversion coating process area. Nalco Canada Co. was described as a facility producing chemicals for water and process treatment, consisting of polymer plant, liquid room, brownstock room, repackage area, warehouse area, maintenance shop, IBC testing and repair facility, truck & rail tanker loading and unloading, quality assurance laboratory, natural gas fired boiler(s), and cooling tower(s). As such, they are required to meet the provincial standards for air quality contaminants at the facility's property line and noise at closest proposed noise-sensitive area. EXP was unable to confirm if past odour complaints have been received for the facility. During the site visit, no odours were detected by human senses along the shared property boundary with the Subject Site. The facility's ESDM emission summary table provided on the Ecolab website shows compliance with Air Contaminant Benchmark (ACB) limits at their property limits. Thus, the proposed development is not likely to be impacted by emissions from this facility. In addition, existing residential dwellings are located 20 m southwest of the facility.

A wind rose detailing the average wind speed and direction for the John C. Munro Hamilton International Airport, approximately 19 km southwest from the Site, from January 2018 to December 2022 (i.e., 5 years of weather data) is provided as Figure 1 in Section 3.5 and shows the wind blowing from Sun Chemical towards the proposed development occurs on average less than 7% of the year. Given the requirements of facilities to meet and keep current emissions regulated under O.Reg. 419/05, it is anticipated that potential air quality impacts on the proposed site can be managed for compatibility within the regulatory ECA framework or building best ventilation and design practices. It is recognized that the proposed development has elevated receptors which may not have been assessed at the time of the ECA approval, however, given the size of the

building footprint and stack height, emissions would be anticipated to be contained within the building wake recirculation zone and the property boundary. Further assessment is not possible without a detailed emission summary and process details.

8.2. Dust

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

8.3. Odour

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

During the Odour Screening Assessment (refer to Section 6.4), no odours were detected above the Nasal Ranger's measurable threshold level. The only odours, as detected by human senses, were odours typical of an urban environment (traffic). No significant dust impacts, other odours, or off-site odours were noted at the Subject Site at the time of the site visit from approximately 8:00 am to 1:00 pm. During the site visit, no significant odours were detected within the 1 km Study Area radius of the Site.

8.4. Transportation Sources

The impact of transportation related air pollutants (TRAP) is well recognized in urban centres, including many existing buildings and sensitive communities in the Greater Toronto Area. The health risk from TRAP is higher within 500 metres of highways with an average daily traffic volume (ADTV) of 100,000 vehicles or more, and within 100 metres of arterial roads with an ADTV of 15,000 vehicles or more (Toronto Public Health, 2017).

Brant Street, a multi-purpose arterial roadway with high traffic volumes, is beyond 100 m. However, Plains Road East, a minor arterial roadway with high traffic volumes, is within 100 m of the Site. As such, a review of TRAP emissions is warranted at this time. As such, a review of TRAP emissions is not warranted at this time. TRAP mitigation strategies and good practices for residential buildings within an urban setting may include:

- Using air filtration systems to reduce contaminants in indoor air;
- Selecting fresh air intake locations and outdoor amenities away from roadways or loading docks;
- Optimizing timing and quantity of ventilation make-up air;
- Scheduling fresh air intake of HVAC units to avoid peak traffic volumes during rush hours;
- Using mechanical HVAC to create a positive pressure within the buildings to minimize air pollution infiltration;
- Placing outdoor amenities in locations with physical barriers from a TRAP source;
- 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
- Installing physical barriers in areas of concern;
- Installing a vegetation buffer/barrier to block the property boundary from roadways and to filter emissions (coniferous plants are recommended for year-round efficacy;

- Management of outdoor activities;
- Consideration of prevailing winds when installing barriers or fresh air intakes.
- Including Environmentally Friendly opportunities such as, but not limited to, EV charging readiness, passive transportation, solar panel readiness, and solar lights.

In terms of land use planning at the site level, the following mitigation strategies may be considered:

- Mechanical rather than passive building ventilation with air particle filtration;
- Location of ventilation air intakes away from known pollution sources and roads; and,
- Optimizing timing and quantity of ventilation make-up air.

Canadian National freight and passenger main track is located southeast adjacent to the Subject Site. This is inside the standard building setbacks (15 m for spur and branch lines, 30 m for secondary and principle main, 300 m for Freight Rail Yard) for new residential developments recommended by the Railway Association of Canada and Federation of Canadian Municipalities Guidelines for New Development in Proximity to Railway Operations (May 2013).

Currently, the south adjacent railway is utilized by CN and Go Transit. Based on Rail Data Requests to Metrolinx and CN, approximately 152 diesel Go Transit locomotive and 246 GO Transit electric locomotive utilize the track each day. Metrolinx is undertaking further electrification of the GO Transit rail network. Additionally, approximately 14 passenger locomotives and 6 way freight locomotives utilize the CN Oakville Subdivision tracks daily and 14 freight locomotives and 2 way freight locomotives utilize the CN Halton Subdivision tracks daily. It is anticipated that the above TRAP measures will be sufficient to mitigate the train emissions.

9. Assessment of Elevated Receptors

Based on the above, a study to better assess the impact of emissions from 1274 Plains Road East at the proposed new elevated receptors should be considered. While the facility is required to have ECA's to control their emissions to acceptable concentrations at and beyond their property line the concern is the introduction of elevated receptors with the proposed development which may not have been assessed at the time of their ECA approval. It is not feasible to conduct a full assessment without an Emissions Summary Dispersion Modelling (ESDM) report from each facility that details the source and building parameters. However, given the size of the building footprint and stack height, emissions would be anticipated to be contained within the building wake recirculation zone and the property boundary. Further assessment is not possible without a detailed emission summary and process details.

Best practices of building pressurization, filtration and fresh air intake location in conjunction with TRAP mitigation measure are anticipated to be sufficient.

10. Conclusions

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

- The proposed location of the development is surrounded by commercial and light industrial properties in all directions.
- During the Odour Screening Assessment (refer to Section 6.4), no odours were detected above the Nasal Ranger's measurable threshold level. The only odours, as detected by human senses, were odours typical of an urban environment (traffic). No significant dust impacts, other odours, or off-site odours were noted at the Subject Site at the time of the site visit from approximately 8:00 am to 1:00 pm. During the site visit, no significant odours were detected within the 1 km Study Area radius of the Site.
- The compatibility of nearby industrial facilities was determined based on classification in accordance with MECP D-6 guidelines. The findings are summarized in Table 7, Section 7 and below.
    - Of the seven (7) facilities / locations, six (6) were outside the minimum separation distance and outside the area of influence, hence were deemed no issues and do not require further assessment.
    - One (1) Class II facility, Sun Chemical, was identified inside the minimum separation distance and the area of influence, hence further assessment or mitigation measures should be considered.
- The proposed development is located south adjacent to Plains Road East, a minor arterial roadway. As such, TRAP emissions strategies and good practices for residential buildings within an urban setting should be included in final design (Section 8.4).
- The proposed development is southeast adjacent to CN freight and passenger main track. This is inside the standard building setbacks (15 m for spur and branch lines, 30 m for secondary and principle main, 300 m for Freight Rail Yard) for new residential developments recommended by the Railway Association of Canada and Federation of Canadian Municipalities Guidelines for New Development in Proximity to Railway Operations (May 2013). It is anticipated that TRAP emission strategies will also be sufficient to address Railway emissions and should be included in final design.

11. Recommendation

While the potential impact of surrounding facilities is considered low it is recommended that:

- Best practices of building pressurization and filtration be included in the mechanical design to ensure that tenants have good air quality within the homes. Including but not limited to use of air filtration systems to reduce contaminants in indoor air and the selection of fresh air intake locations.

- Central air conditioning is also recommended for all buildings by design to allow windows to remain closed, in order to reduce indoor sound levels and odours.

- Recommendations for TRAP mitigation measures provided in section 8.4 above to be considered as a precaution and as a general good practice for residential buildings in an urban setting.

- In addition, a warning clause be included in agreements of purchase and sale and lease/rental agreements covering potential emissions from the surrounding industrial lands as per MECP Guideline D-6-4 Mccr Bulletin No. 91003. An example is provided below:

Air Quality Warning Clause 1: “Purchasers/tenants are advised that due to the proximity of industries, highway and railway corridor, odours and traffic related air pollutants may at times be perceptible.

12. Reference

1. Environment and Climate Change Canada, Reported Facility Greenhouse Gas Data, available at: Greenhouse Gas Reporting Program (GHGRP) - Facility Greenhouse Gas (GHG) Data - Open Government Portal (canada.ca)
2. Environment, Conservation and Parks Greenhouse Gas Emissions Reporting by Facility, available at: Greenhouse gas emissions reporting by facility - Datasets - Ontario Data Catalogue
3. Environment and Climate Change Canada, National Pollutant Release Inventory (NPRI), available at: Environment and Climate Change Canada - NPRI Data Search
4. Ontario Ministry of the Environment and Climate Change, Environmental Registry, available at: http://www.ebr.gov.on.ca/ERS-WEB-External/
5. Ontario Ministry of the Environment and Climate Change, Access Environment, available at: http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action
6. Environmental Compliance Approvals (ECA) database, available at https://www.ontario.ca/page/list-environmental-approvals-and-registrations
7. Ministry of the Environment and Climate Change (MECP). 1995. D-6 Compatibility between Industrial Facilities, July. Available at https://www.ontario.ca/page/d-6-compatibility-between-industrial-facilities
8. Major Industrial Accidents Council of Canada (MIACC). 1994. MIACC Lists of Hazardous Substances, October 1994.
9. Major Industrial Accidents Council of Canada (MIACC). 1994. Risk-based Land Use Planning Guidelines, June 1995.
10. Federation of Canadian Municipalities, The Railway Association of Canada (FAC/RAC) and DIALOG J.E. Coulter Associates Limited. 2103. Guidelines for New Development in Proximity to Railway Operations, Prepared for The Federation of Canadian Municipalities and the Railway Association of Canada.
11. City of Toronto. 2017. Reduced Health Risks form Traffic-Related Air Pollution (TRAP) in Toronto, prepared by Medical Officer of Health and Deputy City Manager, Internal Corporate Services. Available at: Reducing Health Risks from Traffic-Related Air Pollution (TRAP) in Toronto
12. D-2 Compatibility between Sewage Treatment and Sensitive Land Use, available at https://www.ontario.ca/page/d-2-compatibility-between-sewage-treatment-and-sensitive-land-use.
13. City of Toronto. Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure. Technical Report. October 2017.
14. Railway Association of Canada Canadian Rail Atlas, available at: RAC Canadian Rail Atlas (jmaponline.net)
15. MECP Guideline D-6-4 Mccr Bulletin No. 91003, available at: https://www.ontario.ca/page/d-6-4-mccr-bulletin-no-91003
16. Vision SOHO Community Development, available at: Vision Soho Alliance — London Community Foundation
17. City of London Open Data – Traffic Volume. Assessed on November 4, 2024. Available at: Traffic Volumes | City of London Open Data
18. Ministry of Environment, Conservation and Parks, 1991. D-6-4 Mccr Bulletin No. 91003. Available at https://www.ontario.ca/page/d-6-4-mccr-bulletin-no-91003
19. Provincial Policy Statement, 2024: Provincial Planning Statement, 2024 | ontario.ca
20. Ontario Planning Act: Planning Act, R.S.O. 1990, c. P.13 | ontario.ca

13. General Limitations

The information and conclusions in this report are considered to be privileged and confidential and have been prepared exclusively for 273119 Ontario Inc. The purpose of this report is to provide Sky Property Group Inc. with an assessment of the potential impacts from operation of commercial and industrial facilities where the proposed developments fall within the industrial facility Potential Influence Area.

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

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

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

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

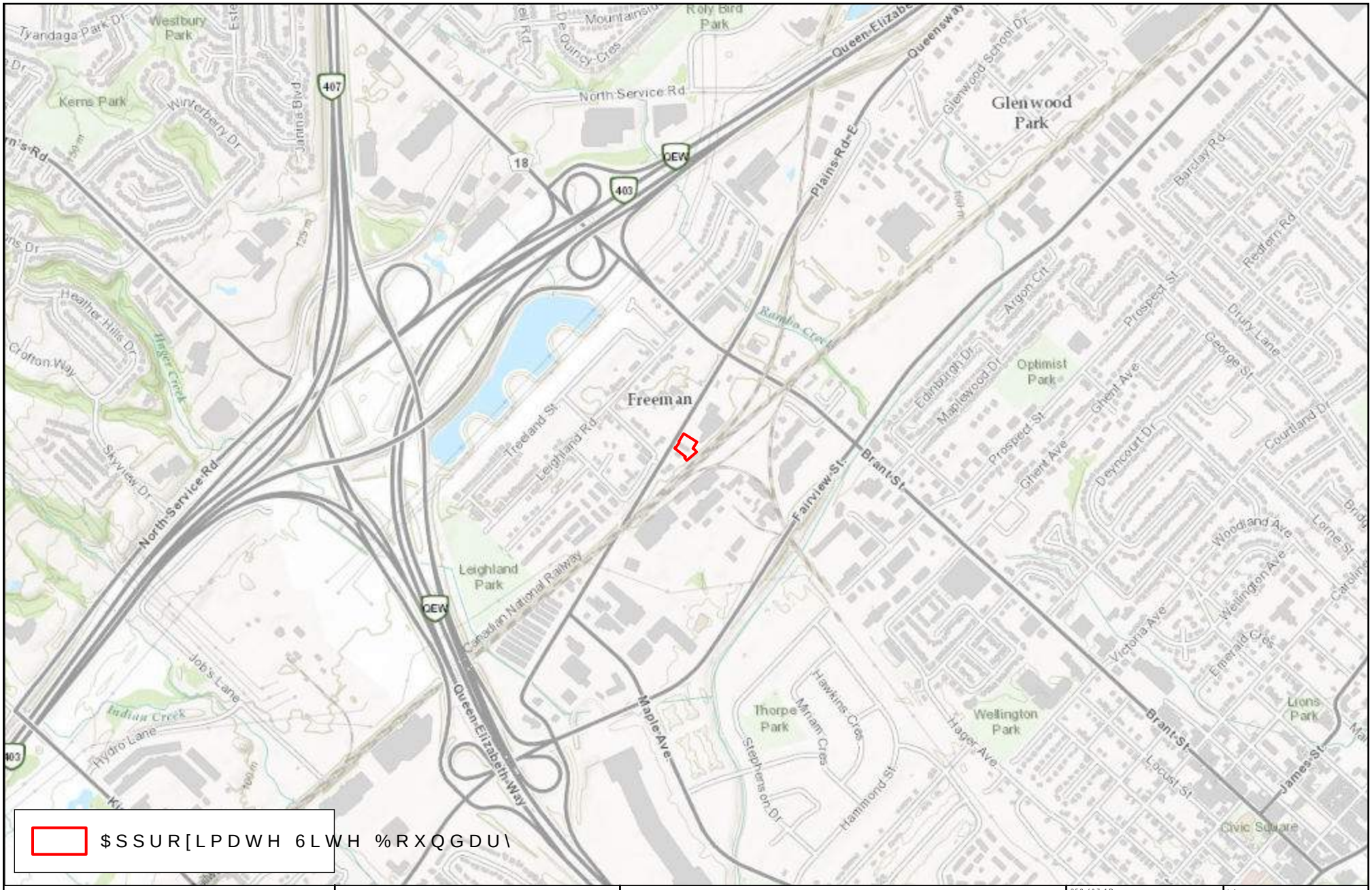
Sincerely,

EXP Services Inc.

Scott Grant-Hose, B.Sc.
Environmental Specialist
Environmental Services

Ron Taylor, M.Sc., C.Chem., CIH
Discipline Lead, Air Quality & Industrial Hygiene
Environmental Services

Appendix A – Figures



(;3 6HUYLFHV ,QF

W I

&ODUN %RXOHYDUG
%UDPSWRQ 21 / 7 9
&DQDGD
ZZZ H[S FRP

exp.

k

P

7,7/($1' /2&$7,21

6,7(/2&$7,21 3/$1
' /DQG 8VH &RPSDWLELOLW\ $VVHVVPHQW
± 3ODLQV 5RDG (DVW
%XUOLQJWRQ 2QWDULR

352-(&7 1R

*75 '

$&

&LW

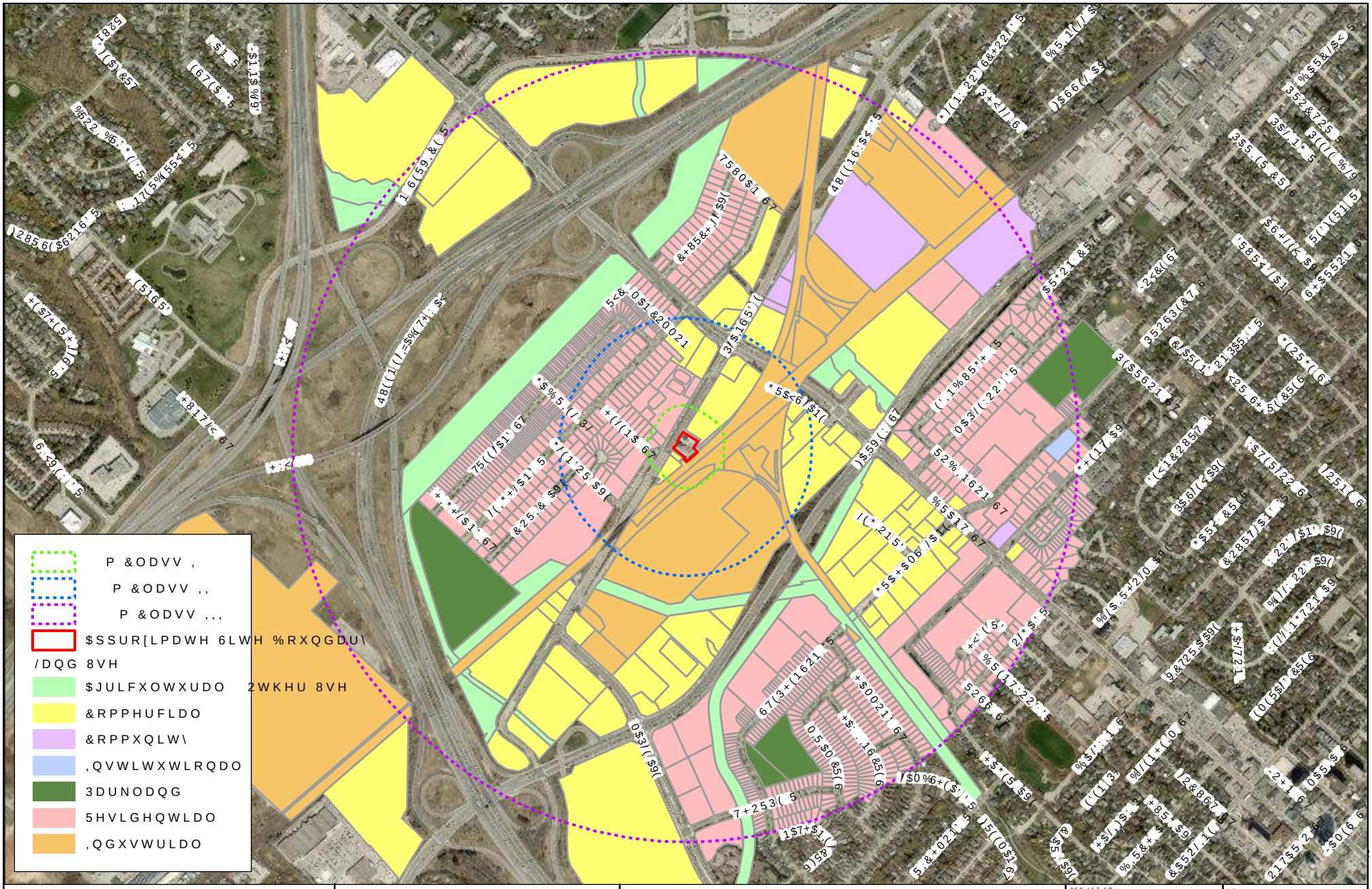
$6 127('

57

0$5&+

%8,/',1*6 ($57+ (19,52110(17 (1(5*
,1'8675,$/ ,1)5$6758&785(6867$,1$%,/,7<

&LW



(;3 6HUYLFHV ,QF

W I

&ODUN %RXOHYDUG

%UDPSWRQ 21 / 7 9

&DQDGD

ZZZ H[S FRP

k

7,7/($1' /2&$7,21

=21,1* 6855281',1*

352326(' '(9(/230(17

' /DQG 8VH &RPSDWLELOLW\ $VVHVVPHQW

± 3ODLQ 5RDG (DVW

%XUOLQJWRQ 2QWDULR

352-(&7 1R

*75 '

':1

$&

6&$/(

&+.'

57

$57

0$5&+

).* 1R



(;3 6HUYLFHV ,QF

W _ I

&ODUN %RXOHYDUG
%UDPSWRQ 21 / 7 9
&DQDGD
ZZZ H[S FRP

k

7,7/($1' /2&$7,21

$5($ 2) ,1)/8(1&(
' /DQG 8VH &RPSDWLELOLW\ $VVHVVPHQW
± 3ODLQV 5RDG (DVW
%XUOLQJWRQ 2QWDULR

352-(&7 1R
*75 '

$&

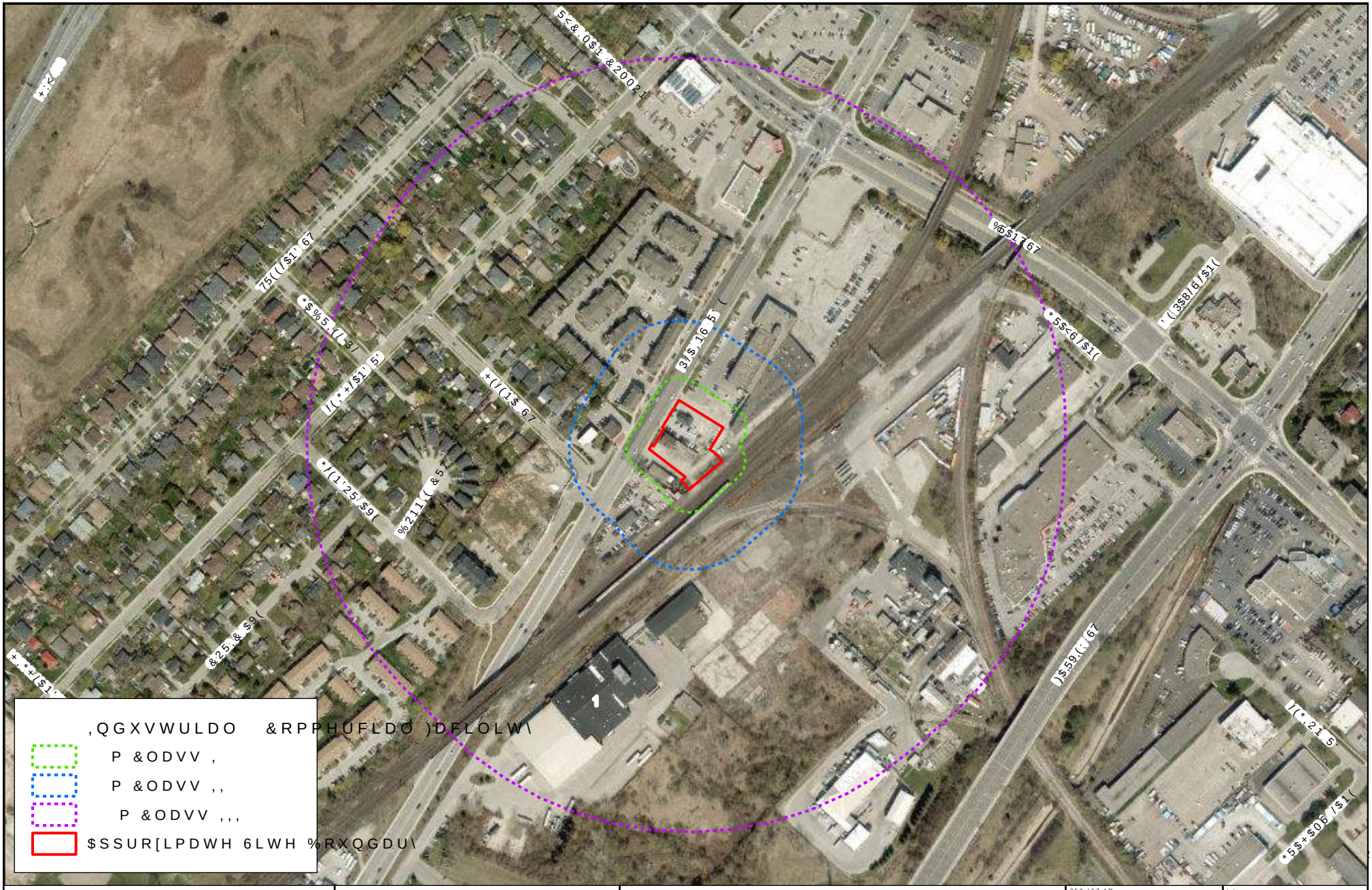
$6 127('

57

0$5&+

• %8,/',1*6 ($57+ (19,52110(17 • (1(5*<
• ,1'8675,$/ ,1)5$6758&785(6867$,1$%,/,7<

P



(;3 6HUYLFHV ,QF

W _ I

&ODUN %RXOHYDUG
%UDPSWRQ 21 / 7 9
&DQDGD
ZZZ H[S FRP

exp.

k

P

7,7/($1' /2&$7,21

0,1,180 6(3$5$7,21
' /DQG 8VH &RPSDWLELOLW\ $VVHVVPHQW
± 3ODLQV 5RDG (DVW
%XUOLQJWRQ 2QWDULR
0$5&+

352-(&7 1R

*75 '

$&

57



(;3 6HUYLFHV ,QF

&ODUN %RXOHYDUG
%UDPSWRQ 21 / 7 9
&DQDGD
ZZZ H[S FRP

k

2'285 $66(660(17 /2&$7,216
' /DQG 8VH &RPSDWLELOLW\ $VVHVVPHQW
± 3ODLQV 5RDG (DVW
%XUOLQJWRQ 2QWDULR

352-(&7 1R
*75 '

$&

$66(660(17

0$5&+

57

Appendix B – Site Plan



A-000 COVER SHEET & DRAWING LIST
A-100 SURVEY
A-101 CONTEXT PLAN
A-102 PROJECT STATISTICS
A-105 SITE PLAN
A-110 RENDERING
A-111 RENDERING
A-112 RENDERING
A-113 RENDERING
A-114 RENDERING
A-115 RENDERING

A-120 PARKING PLAN

A-200 GROUND FLOOR PLAN
A-201 2ND FLOOR PLAN
A-202 3RD FLOOR PLAN
A-203 4TH - 25TH FLOOR PLANS
A-205 MECHANICAL PENTHOUSE
A-206 ROOF PLAN
A-210 WASTE MANAGEMENT PLAN

A-400 NORTH ELEVATION
A-401 EAST ELEVATION
A-402 SOUTH ELEVATION
A-403 WEST ELEVATION

A-410 BUILDING SECTION A-A

1376 & 1382 PLAINS ROAD REDEVELOPMENT

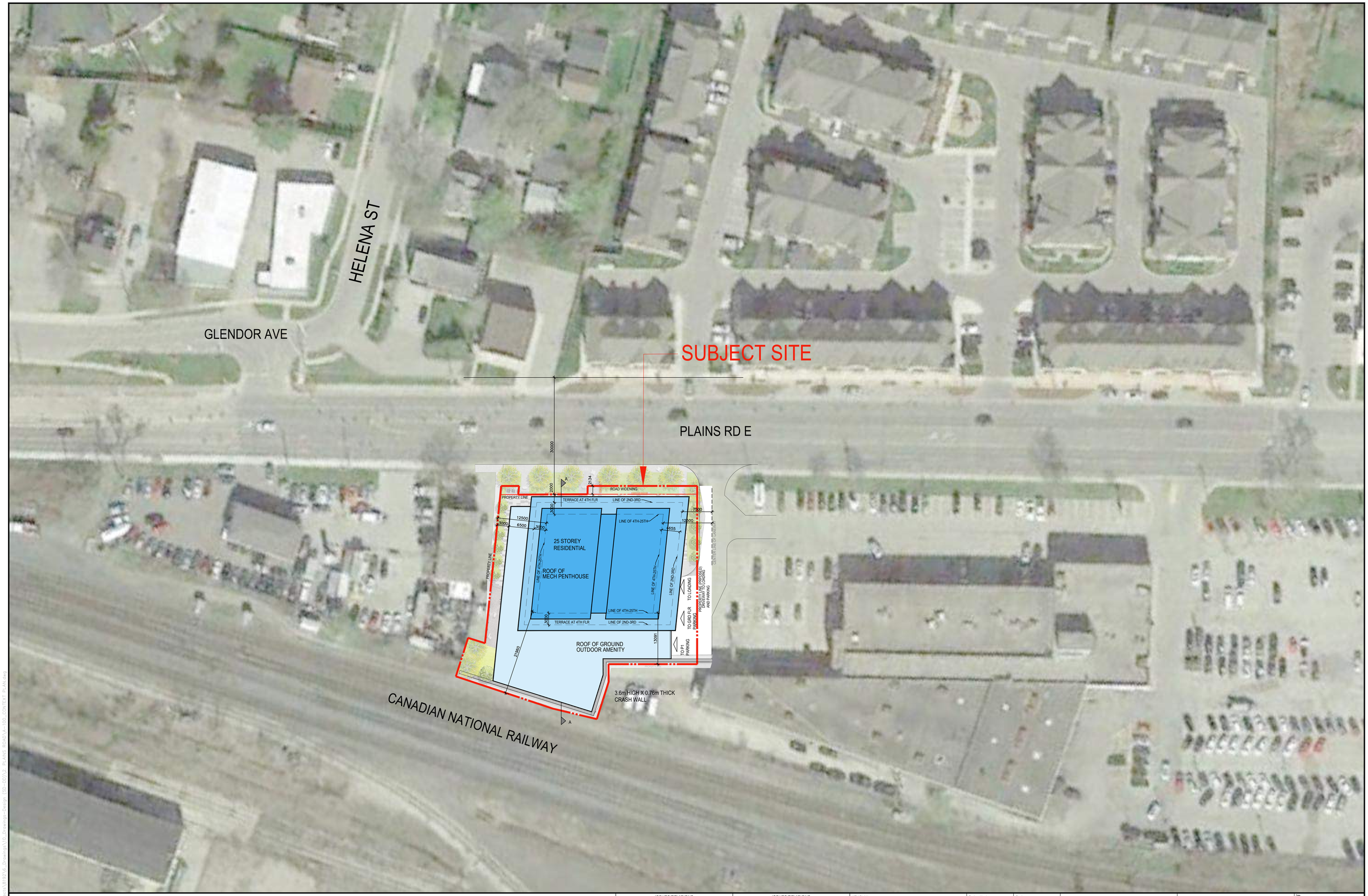
BURLINGTON, ONTARIO

DRAFT

ISSUED FOR COORDINATION - JANUARY 21, 2026

PROJECT NUMBER: 08192.000

WZMH Architects



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26			

KEY PLAN

Project North: N

Seal

Date: ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

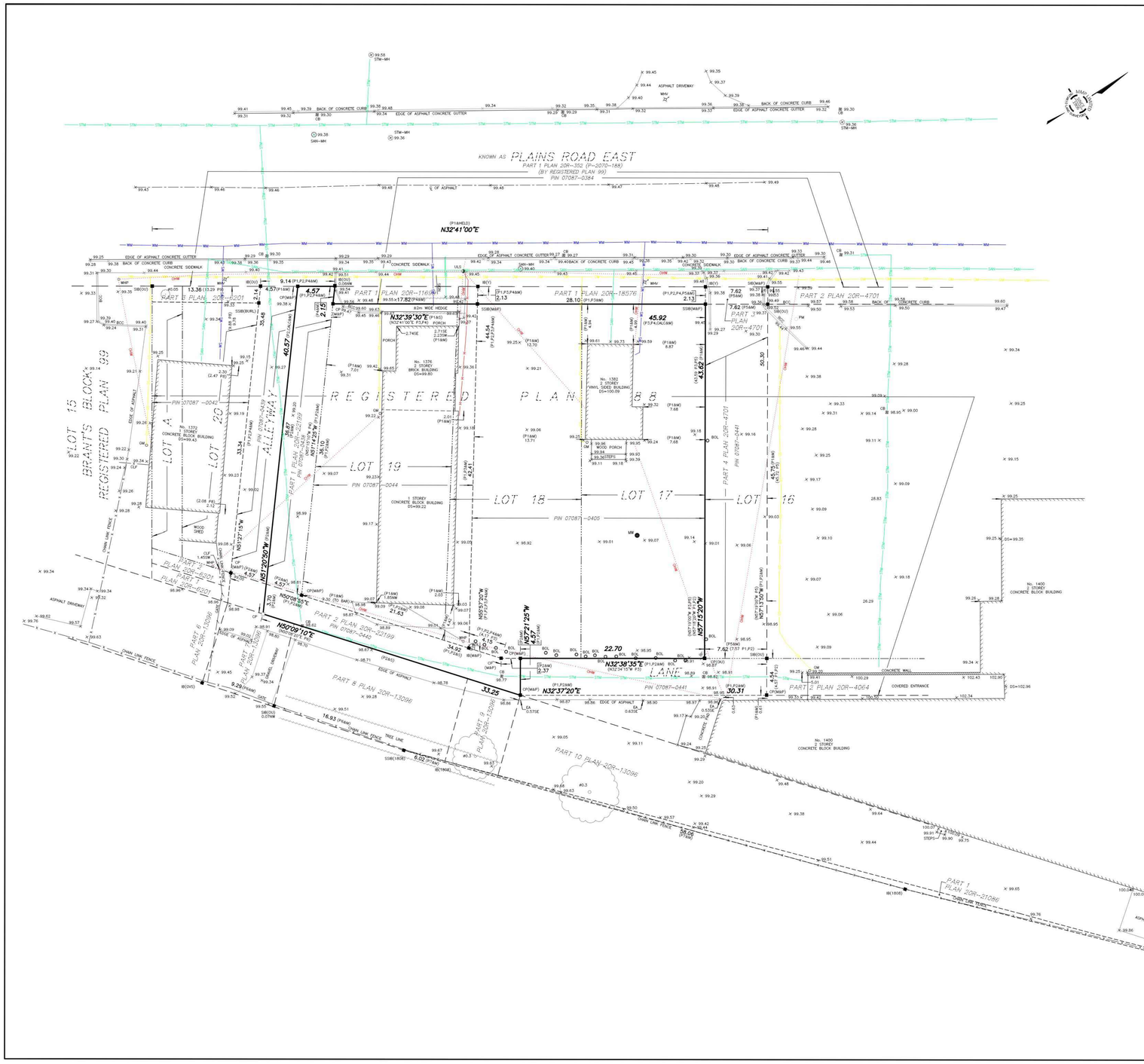
WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1000
Toronto, Ontario, Canada M4V 1N6
Tel: 416.961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: CONTEXT PLAN

Date	---
Scale	1:300
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-100

Plot Time: Jan 27, 2026 - 11:35am
Drawing Name: \\wzmh\Projects\08192\6_Drawings\10_Drawings-Design (SD-DD)\2 PLAINS ROAD\A-100_CONTEXT PLAN.dwg



PLAN OF SURVEY SHOWING TOPOGRAPHY OF

LOTS 17, 18 & 19

AND PART OF

ALLEYWAY AND LANE REGISTERED PLAN 88

IN THE

CITY OF BURLINGTON

REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 200

0 5 10 20 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 910mm IN WIDTH BY 680mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200 (INCLUDING 15mm BEYOND EACH BORDER)

MacKAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2023

METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

COLOUR THE ORIGINAL SIGNED PRINT OF THIS PLAN OF SURVEY CONTAINS COLOUR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-52479

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 29(3)

LEGEND

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDAR IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- P1 DENOTES PLAN BY MMP LIMITED DATED DECEMBER 14, 2015 (18-312)
- P2 DENOTES PLAN 20R-22199
- P3 DENOTES PLAN 20R-18576
- P4 DENOTES PLAN 20R-11699
- P5 DENOTES PLAN 20R-4701
- P6 DENOTES PLAN 20R-13096
- P7 DENOTES PLAN 20R-21086
- P8 DENOTES PLAN BY SEWELL & SEWELL DATED APRIL 3, 1979 (79-142)
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- (OU) DENOTES ORIGIN UNKNOWN
- DS DENOTES DOOR SILL ELEVATION
- ℄ DENOTES CENTRELINE
- BCC DENOTES SHORT STANDAR IRON BAR
- MW DENOTES MONITORING WELL
- PM DENOTES PARKING METER
- WHV DENOTES WATER HYDRANT VALVE
- CB DENOTES CATCH BASIN
- SAN-MH DENOTES SANITARY MANHOLE
- STM-MH DENOTES STORM MANHOLE
- WHP DENOTES WOOD HYDRO POLE
- ULS DENOTES UTILITY LIGHT STANDARD
- OHW DENOTES OVERHEAD WIRE
- GM DENOTES GAS METER
- BOL DENOTES BOLLARD
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- EA DENOTES EDGE OF ASPHALT
- DENOTES GAS MAIN LOCATE
- DENOTES GAS SERVICE LOCATE
- DENOTES HYDRO LOCATE
- DENOTES WATER MAIN LOCATE
- DENOTES WATER SERVICE LOCATE
- DENOTES SANITARY SEWER LOCATE
- DENOTES STORM SEWER LOCATE
- DENOTES TREE STUMP
- DENOTES DECIDUOUS TREE SCALED TO CANOPY TRUNK SIZE SHOWN IN METRES

ALL BUILDING TIES ARE TO BUILDING SIDING MATERIAL AND ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED

A ROTATION OF 01°05'20" HAS BEEN APPLIED TO BEARINGS ON P2
A ROTATION OF 01°02'20" HAS BEEN APPLIED TO BEARINGS ON P3
A ROTATION OF 00°15'15" HAS BEEN APPLIED TO BEARINGS ON P5

UTILITY LOCATE NOTE

UTILITY LOCATES UNDERTAKEN BY CONQUEST LOCATING ON APRIL 18, 2023

BENCHMARK NOTE

CITY OF BURLINGTON BENCHMARK No. 446
ELEVATION = 100.192 METRES (CGVD28:78 ADJUSTMENT)
BRASS PLAQUE SET ON EAT FACE OF CONCRETE BOX CULVERT ON PLAINS ROAD APPROXIMATELY 150 METRES EAST OF BRANT STREET AND 0.20 METRES BELOW TOP OF WALL WEST OF THE COURT HOUSE

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE SOUTHEASTERLY LIMIT OF PLAINS ROAD EAST AS SHOWN ON P1 HAVING A BEARING OF N32°41'00"E

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF SEPTEMBER, 2023.

SEPTEMBER 15, 2023
DATE

F.K. RAD
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY AND PETERS LIMITED

E:\(20) Halton\Registered Plans\RP1088\LOT 17, 18, 19\23-070\23-070-PS.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906
3380 South Service Road
Unit 102
Burlington, ON
L7N 3J5
(905) 639-1375
halton@mmplimited.com
mmplimited.com

DRAWN BY:	G.S.
PARTY CHIEF:	N.C.
CHECKED BY:	FK
PROJECT No.:	23-070-PS

Plot Time: Jan 21, 2026 - 10:29am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-100_SURVEY.dwg

ISSUES/REVISIONS			ISSUES/REVISIONS			KEY PLAN
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE	
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26				

Project North

Seal

Date

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. DRAWINGS ARE NOT TO BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1000
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
SURVEY

Date	---
Scale	1:200
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-100

1. SITE GROSS AREA

DESCRIPTION	AREA (m2)
GROSS SITE AREA	2,749.70

2. PROPOSED GROSS AREA AND DENSITY

2a. PROPOSED GROSS FLOOR

Gross Building Floor Area Calculation (GBFA)

The total area of the floor measured to the outside of all outside walls, including a basement or cellar but excluding areas used for parking of motor vehicles or areas above an atrium

Gross Floor Area Calculation (GFA)

The sum of areas of each floor of a building, but shall include a basement or cellar when used for commerical purpose. Measure shall be from the exterior face of outside walls, or from the center line of partition and common walls. GFA shall not include floor spaced devated to:

A) vehicle parking;
B) storage; (bike storage)
C) air handling equipment;
D) enclosed mall and hallways, excluding kiosk, stairways;
E) elevators and associated equipment;
F) washroom;
G) foyers, lobbies, but not waiting areas/rooms

PROPOSED BUILDING GFA	RESIDENTIAL GBFA		RESIDENTIAL GFA		RETAIL		INDOOR AMENITY		TOTAL GFA		OUTDOOR AMENITY	
	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf	sm	sf
ABOVE GRADE												
GROUND	2,000	21,528	518	5,576	400	4,306		-	918	9,881		-
2ND	1,176	12,658	591	6,361			508	5,468	1,099	11,830	941	10,129
3RD	1,176	12,658	1,164	12,529					1,164	12,529	216	2,325
4TH	755	8,127	744	8,008					744	8,008	635	6,835
5TH	755	8,127	744	8,008					744	8,008	160	1,722
6TH	755	8,127	744	8,008					744	8,008	160	1,722
7TH	755	8,127	744	8,008				-	744	8,008	160	1,722
8TH	755	8,127	744	8,008					744	8,008	160	1,722
9TH	755	8,127	744	8,008					744	8,008	160	1,722
10TH	755	8,127	744	8,008					744	8,008	160	1,722
11TH	755	8,127	744	8,008					744	8,008	160	1,722
12TH	755	8,127	744	8,008					744	8,008	160	1,722
13TH	755	8,127	744	8,008					744	8,008	160	1,722
14TH	755	8,127	744	8,008					744	8,008	160	1,722
15TH	755	8,127	744	8,008					744	8,008	160	1,722
16TH	755	8,127	744	8,008					744	8,008	160	1,722
17TH	755	8,127	744	8,008					744	8,008	160	1,722
18TH	755	8,127	744	8,008					744	8,008	160	1,722
19TH	755	8,127	744	8,008					744	8,008	160	1,722
20TH	755	8,127	744	8,008					744	8,008	160	1,722
21ST	755	8,127	744	8,008					744	8,008	160	1,722
22ND	755	8,127	744	8,008					744	8,008	160	1,722
23RD	755	8,127	744	8,008					744	8,008	160	1,722
24TH	755	8,127	744	8,008					744	8,008	160	1,722
25TH	755	8,127	744	8,008					744	8,008	160	1,722
MECH	755	8,127										
TOTAL (ABOVE)	**21,717**	**233,760**	**18,641**	**200,650**	**400**	**4,306**	**508**	**5,468**	**19,549**	**210,423**	**5,152**	**55,456**

***Note: Amenity area included in residential GFA**

	sm	sf	
TOTAL RESIDENTIAL GBFA	**21,717**	**233,760**	
TOTAL RESIDENTIAL GFA	**19,549**	**210,423**	
TOTAL INDOOR/OUTDOOR AMENITY**	**5,660**	**60,924**	**20sm/UNIT**

** REQUIRED INDOOR+OUTDOOR AMENITY = 20sm/UNIT (AMENITY INCLUDES TERRACES AND BALCONY)
283 UNITS = 5,660sm AMENITIES REQUIRED; PROVIDED 20sm / UNIT

DENSITY

GROSS SITE AREA	**2,752.97**	
AREA OF ROAD WIDENING	**69.66**	
NET SITE AREA (GROSS SITE - ROAD WIDENING)	**2,683.31**	
PROPOSED DENSITY OVER ENTIRE SITE (GBFA/NET SITE AREA)	**8.1**	**(GBFA / NET SITE AREA = DENSITY) (21,717sm/2,683.31= 8.1)**

3. PROPOSED BUILDING UNIT MIX

PROPOSED BUILDING UNIT MIX

	STUDIO	1BED	2BED	3BED	TOTAL
GROUND					0
2ND				5	5
3RD	6			8	14
4TH		10	2		12
5TH		10	2		12
6TH		10	2		12
7TH		10	2		12
8TH		10	2		12
9TH		10	2		12
10TH		10	2		12
11TH		10	2		12
12TH		10	2		12
13TH		10	2		12
14TH		10	2		12
15TH		10	2		12
16TH		10	2		12
17TH		10	2		12
18TH		10	2		12
19TH		10	2		12
20TH		10	2		12
21ST		10	2		12
22ND		10	2		12
23RD		10	2		12
24TH		10	2		12
25TH		10	2		12
TOTAL UNITS	6	220	44	13	283
PERCENTAGE	2%	78%	15%	5%	100%
TOTAL UNITS					283

4a. INDOOR AND OUTDOOR AMENITY AREA REQUIREMENT

REQUIRED (20 m2 per Unit)*	*283x20 = 5,660 m2*
PROPOSED (20 m2 / Unit)*	*5,660 m2*

** AMENITY INCLUDES INDOOR AND GROUND FLOOR OUTDOOR AMENITY, TERRACES AND BALCONIES*

4b. INDOOR AND OUTDOOR AMENITY AREA PROVIDED (BREAKDOWN)

	INDOOR	OUTDOOR
GROUND		
2ND	508 sm	941 sm *
3RD		216 sm *
4TH		635 sm *
5TH		160 sm *
6TH		160 sm *
7TH		160 sm *
8TH		160 sm *
9TH		160 sm *
10TH		160 sm *
11TH		160 sm *
12TH		160 sm *
13RD		160 sm *
14TH		160 sm *
15TH		160 sm *
16TH		160 sm *
17TH		160 sm *
18TH		160 sm *
19TH		160 sm *
20TH		160 sm *
21ST		160 sm *
22ND		160 sm *
23RD		160 sm *
24TH		160 sm *
25TH		160 sm *
TOTAL	508 sm	5,152 sm
TOTAL INDOOR AND OUTDOOR AMENITY		5,660 sm
		5,660sm / 283 UNITS = 20sm / unit

*** INCLUDES TERRACES AND BALCONIES**

5a. REQUIRED PARKING RATES

UNITS	REQUIRED RATES	TOTAL PARKING SPACES
283	1.25	354

5b. PROPOSED PARKING RATES

UNITS	PROPOSED RATES	TOTAL PARKING SPACES
283	0.20	57

5c. PROPOSED PARKING COUNT

	RESIDENT	VISITOR
GROUND		12
P1	45	
TOTAL	45	12
TOTAL PROVIDED **	57	

** INCLUDES 2 BF PARKING SPACES (2 TYPE 'A')

6a. PROPOSED BICYCLE PARKING RATES

RESIDENT	UNITS	RATES	REQUIRED
LONG TERM	283	0.5	142
SHORT TERM	283	0.05	14

RETAIL	AREA	RATES	REQUIRED
SHORT TERM	400sm	2+1 per 1,000sm	3

TOTAL REQUIRED (SHORT & LONG TERM) RESIDENTIAL & RETAIL	159

6b. PROPOSED BICYCLE PARKING COUNT

LONG TERM (RESIDENTIAL)	142	(GROUND)
SHORT TERM (RESIDENTIAL)	14	(GROUND)
SHORT TERM (RETAIL)	3	(GROUND)
TOTAL PROVIDED	159	

7. PROPOSED LOADING SPACES (NEW BUILDING)

BLOCK	Required	Provided
	1 LOADING SPACE	1 LOADING SPACE

1 STATISTICS
A102

ISSUES/REVISIONS

ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS

ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date: ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: STATISTICS

Date: ---
Scale:
Checked By:
Drawn By:
Project No.: 08192.000
Drawing No.: A-102

Plot Time: Jan 21, 2026 - 10:30am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-102_STATS.dwg

PLAINS RD

30000 ROW

EXISTING CURB

50480

2134

A

8 bikes

PROPERTY LINE

2000

ENTRY

ROAD WIDENING

TERRACE AT 4TH FLR

LINE OF 2ND-3RD

3000

7500

12500

3000

6500

3000

LINE OF 4TH-25TH

12500

4655

DRIVEWAY TO LOADING AND PARKING

CENTER LINE OF LANEWAY

45760

ADJACENT PROPERTY LANEWAY CURB

PROPERTY LINE

LINE OF 4TH-25TH

ROOF OF
MECH PENTHOUSE

25 STOREY RESIDENTIAL

ROOF OF
MECH PENTHOUSE

LINE OF 4TH-25TH

LINE OF 2ND-3RD

9 bikes

TO LOADING

PROPERTY LINE

TO GRD PARKING

LINE OF 4TH-25TH

3000

TERRACE AT 4TH FLR

LINE OF 2ND-3RD

TO P1 PARKING

11700

ROOF OF GROUND
OUTDOOR AMENITY

3RD FLR 17250

21960

CHAIN LINK FENCE

RAIL CORRIDOR
SETBACK

CHAIN LINK FENCE

CN RAIL CORRIDOR

3.6m HIGH X 0.76m THICK CRASH WALL

A

MH1 MH2 MH3 MH4 MH5 CBMH4 CB1

Plot Time: Jan 27, 2026 - 11:37pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-00)\2_PLAINS ROAD\A-105_SITE PLAN.dwg

ISSUES/REVISIONS

ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS

ISSUE	TITLE	DATE

KEY PLAN

Project North

N

Seal

Date ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
COPYRIGHT RESERVED.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
SITE PLAN

Date	---
Scale	1:100
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-105



VIEW FROM NORTHEAST

ISSUES/REVISIONS

ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS

ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
VIEW FROM NORTHEAST

Date	---
Scale	1:75
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-110

Plot Time: Jan 07, 2026 - 4:41pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-110-A-112_RENDERINGS.dwg



VIEW FROM NORTHWEST

ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
VIEW FROM NORTHWEST

Date	---
Scale	
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-111

Plot Time: Jan 07, 2026 - 4:42pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-110-A-112_RENDERINGS.dwg



VIEW FROM SOUTHWEST

ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1000
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
VIEW FROM SOUTHWEST

Date	---
Scale	1:75
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-112

Plot Time: Jan 07, 2026 - 4:42pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-110-A-112_RENDERINGS.dwg



VIEW FROM SOUTHEAST

ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS. THIS DRAWING SHALL NOT BE USED FOR PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416.961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
VIEW FROM SOUTHEAST

Date	---
Scale	1:75
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-113

Plot Time: Jan 07, 2026 - 4:43pm
Drawing Name: \\wzmh\Projects\8192\6_Drawing\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-110-A-112_RENDERINGS.dwg



VIEW FROM PLAINS ROAD

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26			

KEY PLAN

Project North

Seal

Date

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
VIEW FROM PLAINS ROAD

Date	---
Scale	1:75
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-114

Plot Time: Jan 07, 2026 - 4:43pm
Drawing Name: \\wzmh\Project\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-110-A-112_RENDERINGS.dwg





BALCONY CLOSE UP VIEW

ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING BEFORE PROCEEDING. THIS DRAWING IS SCALED FOR THE PURPOSE OF VERIFYING EMBAUCHE.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

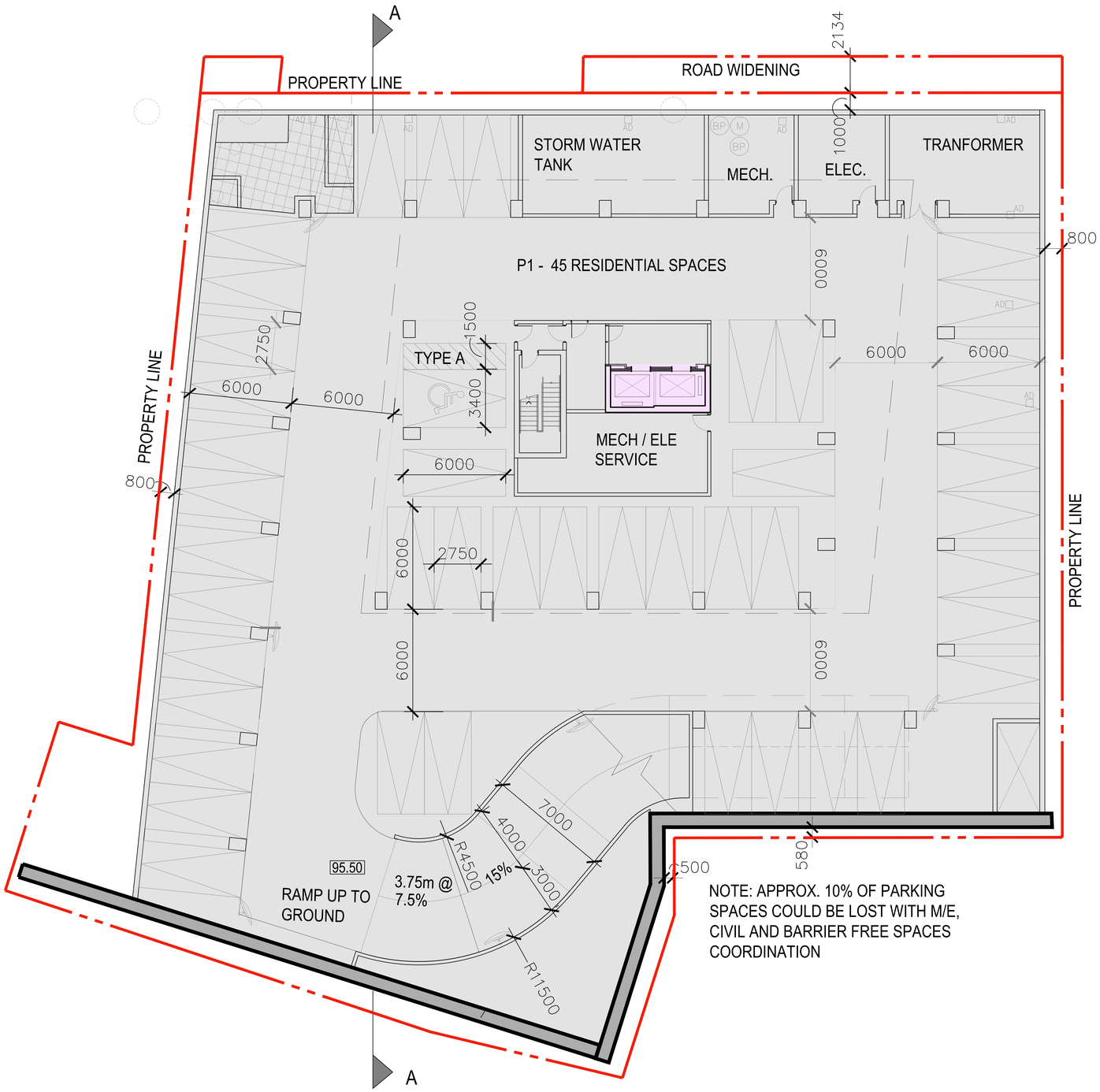
WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
BALCONY CLOSE UP VIEW

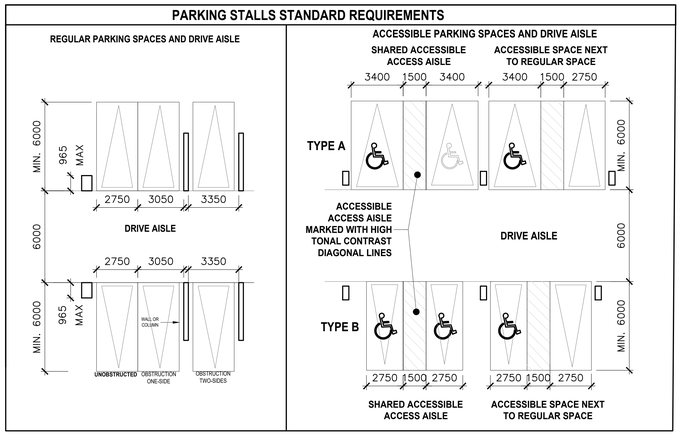
Date	---
Scale	1:75
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-115

Plot Time: Jan 07, 2026 - 4:44pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-110-A-112_RENDERINGS.dwg



NOTE: APPROX. 10% OF PARKING SPACES COULD BE LOST WITH M/E, CIVIL AND BARRIER FREE SPACES COORDINATION

PARKING STALLS STANDARD REQUIREMENTS



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26			

KEY PLAN

Project North: N

Seal

Date: ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF CONSTRUCTION.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: P1 - PARKING PLAN

Date	---
Scale	1:100
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-120

Plot Time: Jan 27, 2026 - 8:39pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_ PLAINS ROAD\A-120_PARKING.dwg

PLAINS RD

EXISTING CURB

99.40

PROPERTY LINE

ROAD WIDENING

FRONTYARD SETBACK

2ND FLR ABOVE

ENTRY

RETAIL
244sm (2,626sf)
100.00

BALCONY ABOVE
2ND FLR ABOVE

MAIL

CACF

VEST

BOH

LOBBY
100.00

RETAIL
156sm (1,679sf)
100.00

8 bikes

9 bikes

BULK
(10m²)

RETAIL GARBAGE ROOM
(34m²)

WASTE STORAGE ROOM
(119m² - INCLUDING STAGING AREA)

TO BE CONSTRUCTED OF 200MM REINFORCED CONCRETE WITH 2% GRADE

MOVE IN

13000

(HEADROOM CLEARANCE 4.0m MIN. THROUGHOUT WASTE STORAGE)

WASTE COLLECTION AREA
(13m L x 3.5m W x 6.1m H)

STAGING AREA

99.60

99.50

TO LOADING

O/H DOOR

MECH

VISITOR

TYPE A

12 VISITOR SPACES

RAMP DN TO P1 @15%

3.75m @ 7.5%

TO PARKING

TO P1

5945

BIKE STORAGE
71DS (142 SPACES)

'0' SETBACK AT GROUND W/ NO UNITS

DRIVEWAY TO LOADING AND PARKING

CENTER LINE OF LANEWAY

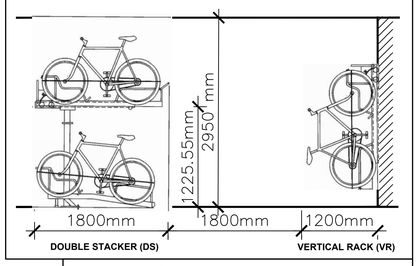
ADJACENT PROPERTY LANEWAY CURB

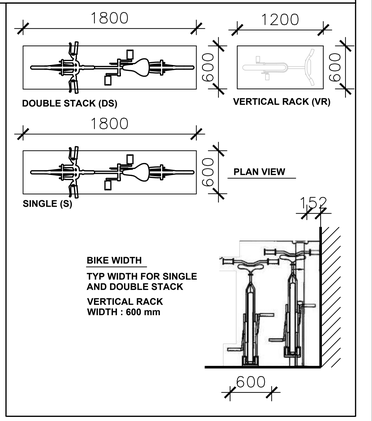
MIN. SETBACK TO RAILWAY AND RESIDENTIAL:
V+H = 25m

PROPOSED SETBACK :
0m(V) + 25.0m(H) =
25m

PERMITTED USES IN RAIL CORRIDOR SETBACK:
LOADING, PARKING, STORAGE, LOBBY SPACE, BUILDING AMENITY (INDOOR) THAT SERVE BUILDING OCCUPANTS BUT NOT PUBLIC, BIKE PARKING, BOH, MECH, ELECTRICAL, NON PUBLIC SPACES

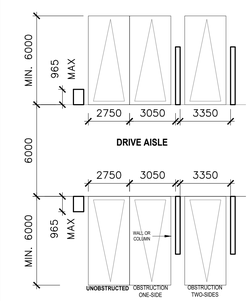
BIKE RACK MANUFACTURER REQUIREMENT



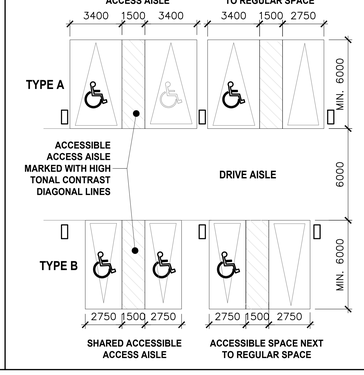


PARKING STALLS STANDARD REQUIREMENTS

REGULAR PARKING SPACES AND DRIVE AISLE



ACCESSIBLE PARKING SPACES AND DRIVE AISLE



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26			

KEY PLAN

Project North: N

Seal

Date: ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
99 St. Clair Ave W., Suite 1000
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

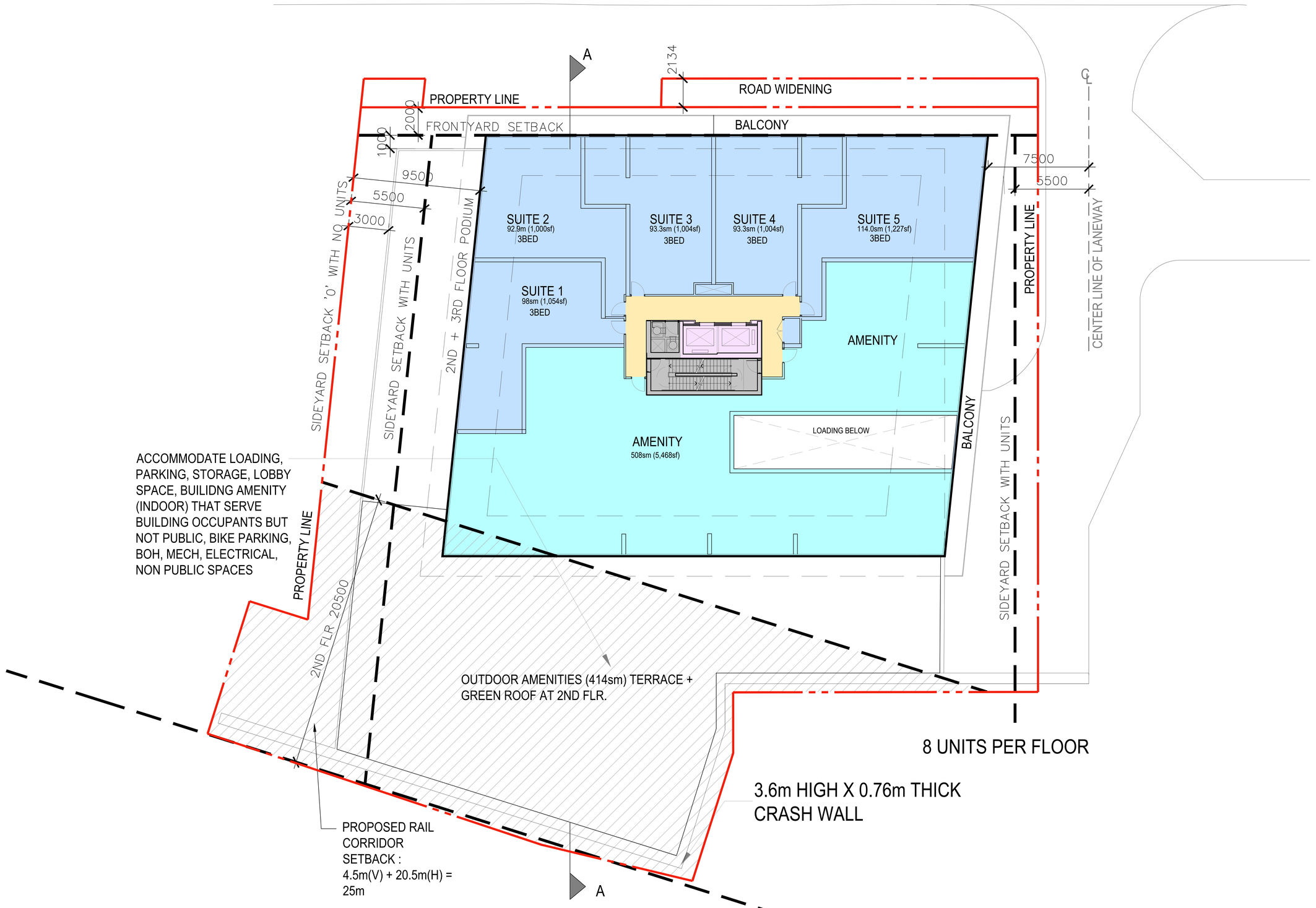
PLAINS ROAD
BURLINGTON, ONTARIO

Drawing Title: GROUND FLOOR PLAN

Date: ---
Scale: 1:100
Checked By:
Drawn By:
Project No.: 08192.000
Drawing No.: A-200

Plot Time: Jan 27, 2026 - 11:32am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-200_GROUND FLOOR.dwg

PLAINS RD



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26			

KEY PLAN

Project North: N

Seal

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF CONSTRUCTION.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

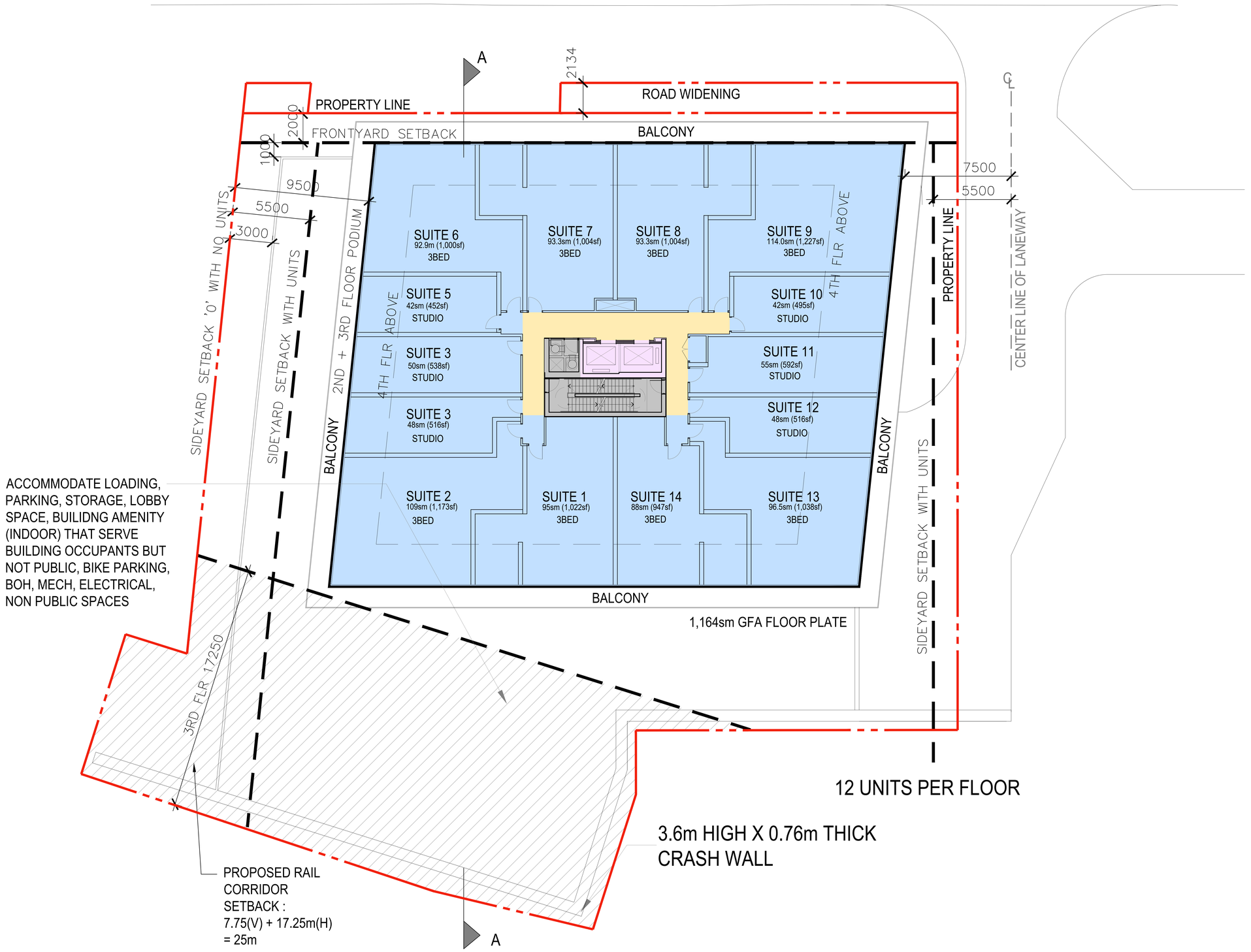
PLAINS ROAD
BURLINGTON, ONTARIO

Drawing Title: 2ND FLOOR PLAN

Date	---
Scale	1:100
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-201

Plot Time: Jan 21, 2026 - 10:33am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings+Design (SD-DD)\2_PLAINS ROAD\A-201_2ND FLOOR.dwg

PLAINS RD



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26			

KEY PLAN

Project North: N

Seal

Date: ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF CONSTRUCTION.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

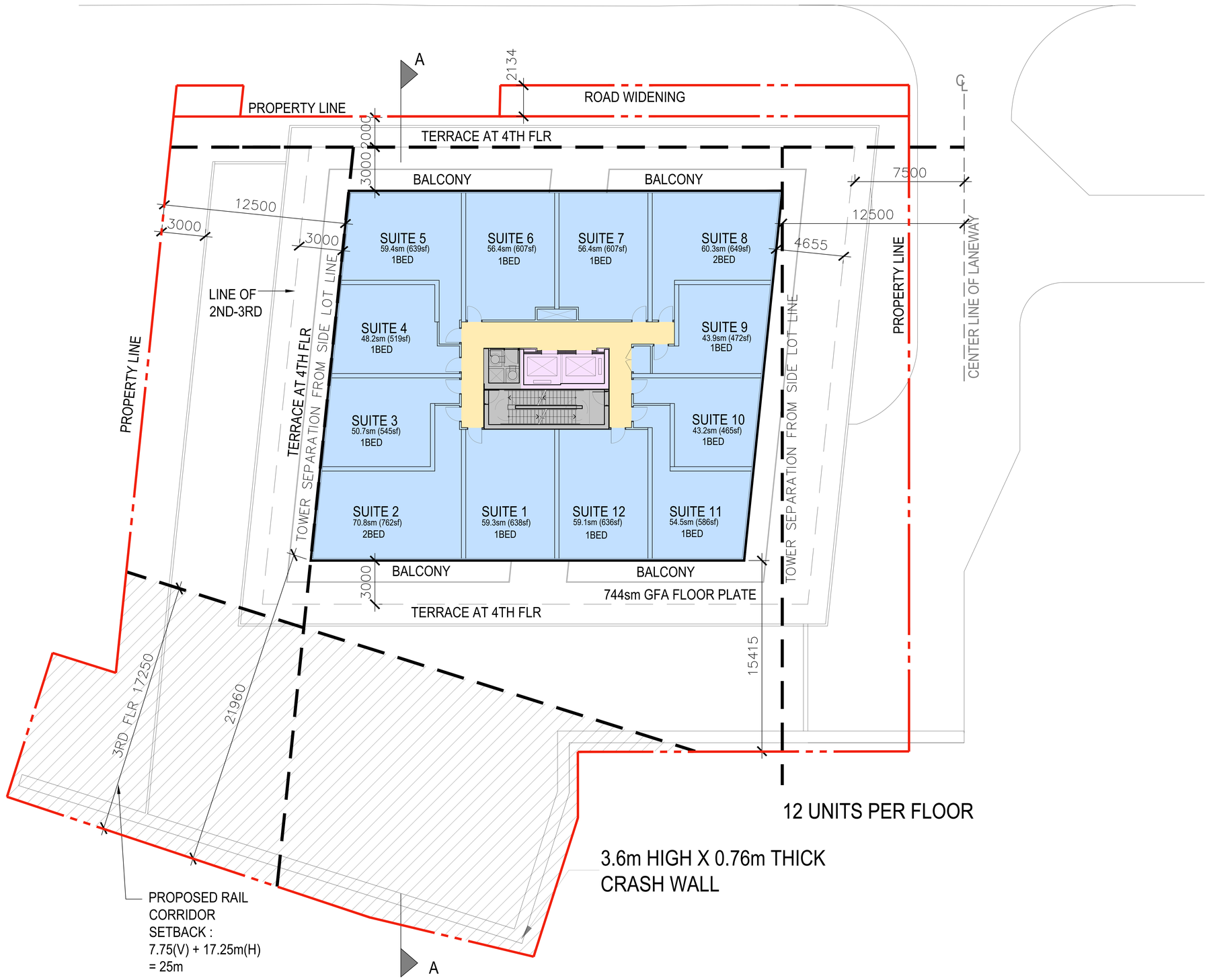
PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: 3RD FLOOR PLAN

Date: ---
Scale: 1:100
Checked By:
Drawn By:
Project No.: 08192.000
Drawing No.: A-202

Plot Time: Jan 21, 2026 - 10:34am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-00)\2_PLAINS ROAD\A-202_3RD FLOOR.dwg

PLAINS RD



ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26			

KEY PLAN

Project North: N

Seal

Date: ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF CONSTRUCTION.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

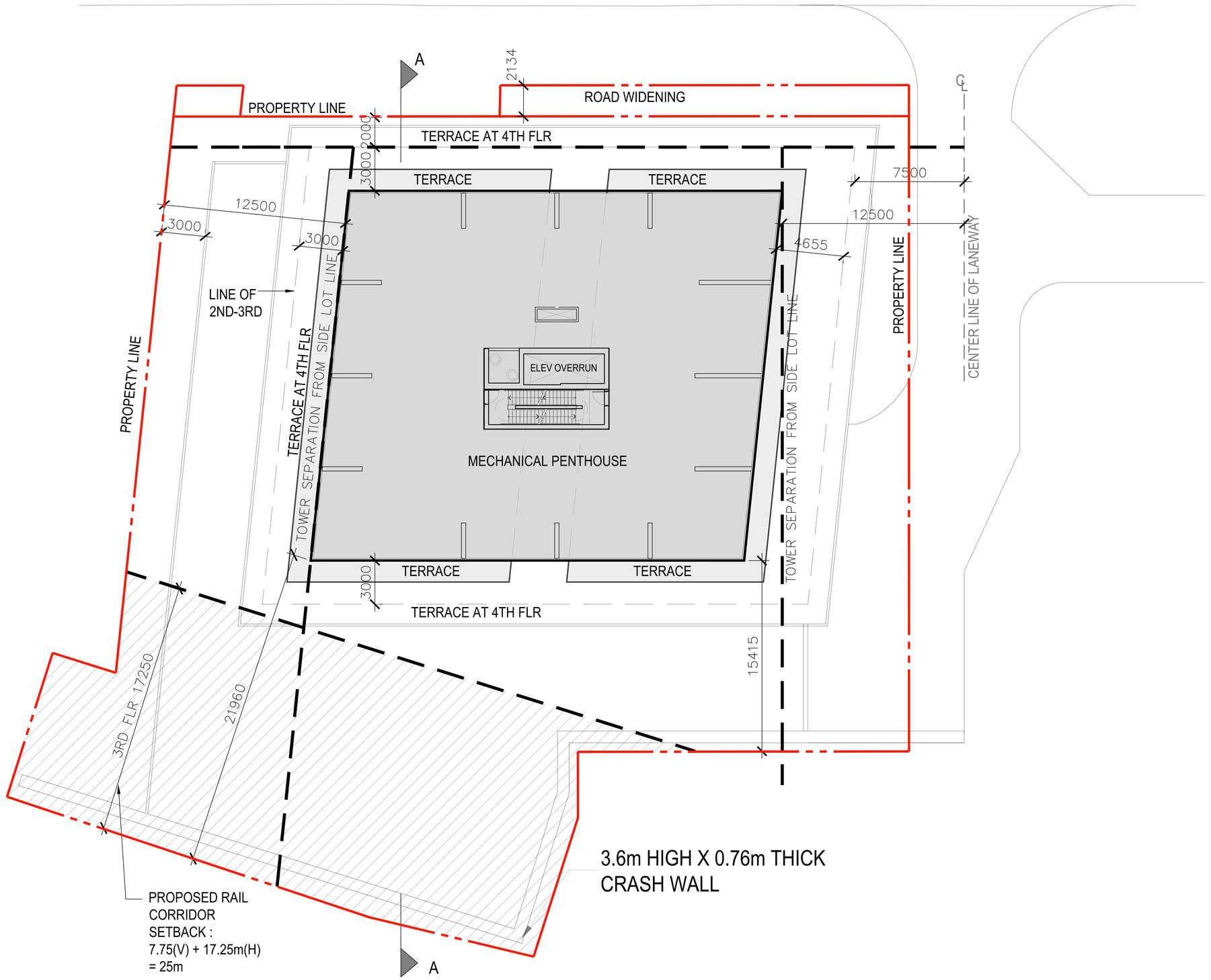
PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
4TH - 25TH
FLOOR PLANS

Date	---
Scale	1:100
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-203

Plot Time: Jan 21, 2026 - 10:35am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings+Design (SD-00)\2_PLAINS ROAD\A-203_4TH-25TH FLOOR.dwg

PLAINS RD



ISSUES/REVISIONS

ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS

ISSUE	TITLE	DATE

KEY PLAN

Project North: N

Seal

Date: ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF CONSTRUCTION.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
MECHANICAL
PENTHOUSE

Date: ---
Scale: 1:100
Checked By:
Drawn By:
Project No.: 08192.000
Drawing No.: A-205

Plot Time: Jan 21, 2026 - 10:35am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-00)\2_PLAINS ROAD\A-205_MECH.dwg

PLAINS RD

A

2134

2000

ROAD WIDENING

PROPERTY LINE

TERRACE AT 4TH FLR

LINE OF 2ND-3RD

3000

7500

12500

3000

6500

3000

LINE OF 4TH-25TH

12500

4655

25 STOREY RESIDENTIAL

PROPERTY LINE

LINE OF 4TH-25TH

ROOF OF
MECH PENTHOUSE

ROOF OF
MECH PENTHOUSE

LINE OF 4TH-25TH

LINE OF 2ND-3RD

CENTER LINE OF LANEWAY

PROPERTY LINE

LINE OF 4TH-25TH

3000

TERRACE AT 4TH FLR

LINE OF 2ND-3RD

3RD FLR 17250

21960

11700

ROOF OF GROUND
OUTDOOR AMENITY

CHAIN LINK FENCE

RAIL CORRIDOR
SETBACK

CHAIN LINK FENCE

CN RAIL CORRIDOR

3.6m HIGH X 0.76m THICK CRASH WALL

A

ISSUES/REVISIONS			ISSUES/REVISIONS		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26			

KEY PLAN

Project North: N

Seal

Date: ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario M4V 1N6
Tel: 416.961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title: ROOF PLAN

Date	---
Scale	1:100
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-206

Plot Time: Jan 21, 2026 - 10:35am
Drawing Name: \\wzmh\Projects\08192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-206_ROOF PLAN.dwg

WASTE MANAGEMENT STATISTICS WORKSHEET
For Multi-Residential Apartment Buildings as Referenced in the
'Development Design Guidelines for Source Separation of Solid Waste'
by Halton Region

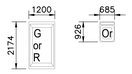
Number of Suites: 283 (6 STUDIO, 220 1BED, 44 2BED, 13 3BED)
Number of Storeys: 25

Calculation of Waste Containers Based on Recommendations by the Region

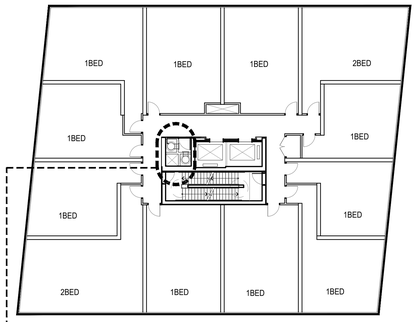
Proposed Residential Container Size: 12 - 3 yd³ for garbage and Recycle, and
9 - 360 L Wheeled Carts for Organic

Proposed Retail Container Size: 6 - 3 yd³ for garbage and Recycle

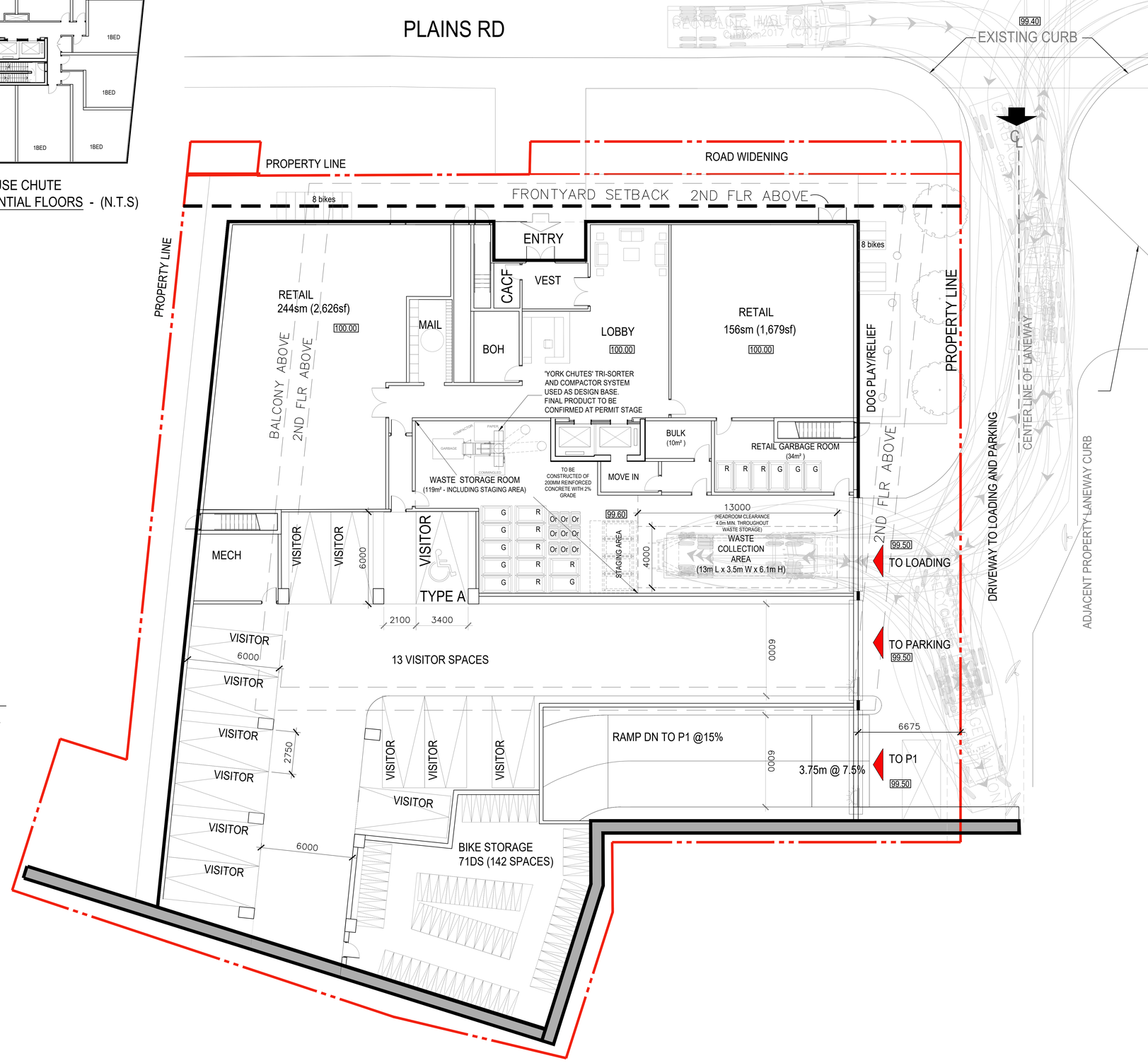
Container Legend: G =Garbage, R =Recycle, Or =Organic



Residential Garbage Room: 119 m² (Including Bin Staging for Private Collection)
Retail Garbage Room: 34 m²
Bulk Waste Room Area: 10m²



LOCATION OF REFUSE CHUTE
IN TYPICAL RESIDENTIAL FLOORS - (N.T.S)



'YORK CHUTES' SYSTEM USED AS DESIGN BASE
FINAL PRODUCT TO BE CONFIRMED AT PERMIT STAGE

YC/C -York Compactor/Container



PERFORMANCE CHARACTERISTICS

Cycle time 38 sec		
Total normal force	7,100 lb	31kN
Total maximum force	8,900 lb	41 kN
Ram Penetration	5"	127 mm

HYDRAULIC EQUIPMENT

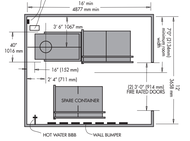
Hydraulic pump capacity	2 gpm	7.5 liter/min
Normal pressure	1,000 psi	6.9 mPa
Normal pressure (Toronto)	800 psi	5.5 mPa
Maximum pressure	1250 psi	8.6 mPa
Cylinder bore	3"	76 mm
Cylinder stroke	30"	762 mm

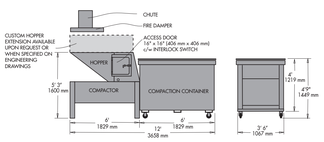
ELECTRICAL EQUIPMENT

Electrical motor 3/60 - 208/575	2 hp	1.47 kW
Electrical control voltage	120 VAC	120 VAC

Standard controls
Selector OFF/ON - power light
Full light - reset button
Automatic cycle start with photo cell

OPTIONS
- (Hi-Pok feature 3 hp (2.2 kW) electric motor c/w 4" 9 (101.6 mm) bore hydraulic cylinder
- Photocell start time delay (up to 10 seconds)
- 3/4 full light
- Deodorizer system





York Chutes Compactor (YC-COM) and Tri Sorter (YC-3S)

SORTER STANDARD FEATURES
- PLC controlled hydraulic sorting system
- Intelligent multi-cycle operation
- Sorter Monitor and diagnostics system
- Easy to use, smart keypad on every sorter
- Multi-function door lock-out system, allows multiple users to access the same path
- State of the art sensors
- Container full indicators
- Push button start for safe start-up
- Large emergency stop button
- Fluid filled pressure gauge

Potential Detections:
- Blocked chute
- Flap jams
- Motion faults
- Chute door stuck open *
- Chute door switch or lock problem *
- Broken/stuck keypad buttons*
* exact floor message alert

Conforms to all ANSI Z245.2, OSHA, UL & CSA safety guidelines and electrical requirements

In order to provide the most currently engineered & designed equipment we reserve the right to change specifications without notice.

This brochure is intended for information purposes only. Please consult the appropriate qualified professional to determine if this information applies to your circumstances.

MECHANICAL SPECS

COMPACTOR

Charge chamber capacity	0.25 cu yd
Charge chamber opening	28" x 25"
Ram face size	28" x 12"
Ram penetration	30"
Total normal force	7,100 lbs
Total maximum force	8,900 lbs
Compaction ratio	3:1
Compaction cycle time	38 seconds
System normal pressure	1400 psi
System maximum pressure	3000 psi
Pump maximum capacity	5 gpm
Ram cylinder size	3" x 30"
Cylinder type	double lip seals urethane double rod wire
Floor and bottom thickness	3/8"
Sides and top thickness	¼"
Extension and hopper drop zone thickness	¼"
Rubber scraper plate & container attachment hookup	
Time delay photo-eye sensor for automatic cycle	
Safety interlock door switches	
Shipping weight	approx. 1200 lbs

BI OR TRI SORTER

Flap cylinder size	1½" min. to 2" dia. bore x 12"
Cylinder shaft size	1" min. to 1½" dia.
Flap shaft size	1½" min. to 2" dia.
Flap metal thickness	¼" min. to ½"
Shipping weight	500 to 1500 lbs

HYDRAULIC UNIT

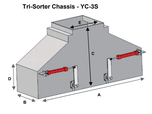
Motor size	1 hp to 3 hp
Oil tank capacity	1.5 gal to 10 gal
Shipping weight	50 to 200 lbs

ELECTRICAL SPECS
- Main power 208/575V 3 phase 60 Hz
- Control panel 115VAC & 24VDC
- Chute door control voltage 24VDC

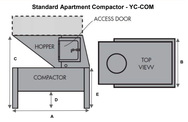
OPTIONAL FEATURES
- Concierge sorter monitoring system
- Odour control system
- Rodent control system
- Fly zapper
- Extra heavy duty impact zone
- Heavy duty diverter flaps
- Noise reduction coating

DIMENSIONS	A	B	C	D	E
YC-3S	91.5"	27"	45.5°	20.5"	27.5°
YC-COM	72"	28"	70°	12"	37"

Tri-Sorter Chassis - YC-3S



Standard Apartment Compactor - YC-COM



227 Westcreek Dr., Woodbridge, Ontario, Canada, L4L 9T7
Tel: 905-850-3500 • Toronto Tel: 416-742-8242 • Toll Free: 1-866-326-2459 • Fax: 905-850-0573
www.yorkchutes.com

ISSUES/REVISIONS

ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS

ISSUE	TITLE	DATE

KEY PLAN

Project North: N

Seal

Date

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE OWNER'S CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
WASTE MANAGEMENT PLAN

Date: ---
Scale:
Checked By:
Drawn By:
Project No.: 08192.000
Drawing No.: A-210

Plot Time: Jan 12, 2026 - 9:43am
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings-Design (SD-DD)\2_PLAINS ROAD\A-210_Ground_Waste Management Plan.dwg



ISSUES/REVISIONS

ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS

ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date: ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF CONSTRUCTION.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
NORTH ELEVATION

Date	---
Scale	1:125
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-400

Plot Time: Jan 19, 2026 - 6:38pm
Drawing Name: C:\Users\York\OneDrive\Desktop\A-400_BUILDING ELEVATION - Standard\A-400_BUILDING ELEVATION.dwg



ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. DO NOT SCALE DRAWING. DRAWING SHALL NOT BE SCALED FOR TAX PURPOSE OF VERIFYING ENERCHOICE.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
EAST ELEVATION

Date	---
Scale	1:125
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-401

Plot Time: Jan 19, 2026 - 6:38pm
Drawing Names: C:\Users\Yorki\OneDrive\Desktop\A-400_BUILDING ELEVATION - Standard\A-400_BUILDING ELEVATION.dwg



ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING IS SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
SOUTH ELEVATION

Date	---
Scale	1:125
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-402

Plot Time: Jan 19, 2026 - 6:38pm
Drawing Name: C:\Users\Yorki\OneDrive\Desktop\A-400_BUILDING ELEVATION - Standard\A-400_BUILDING ELEVATION.dwg



ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

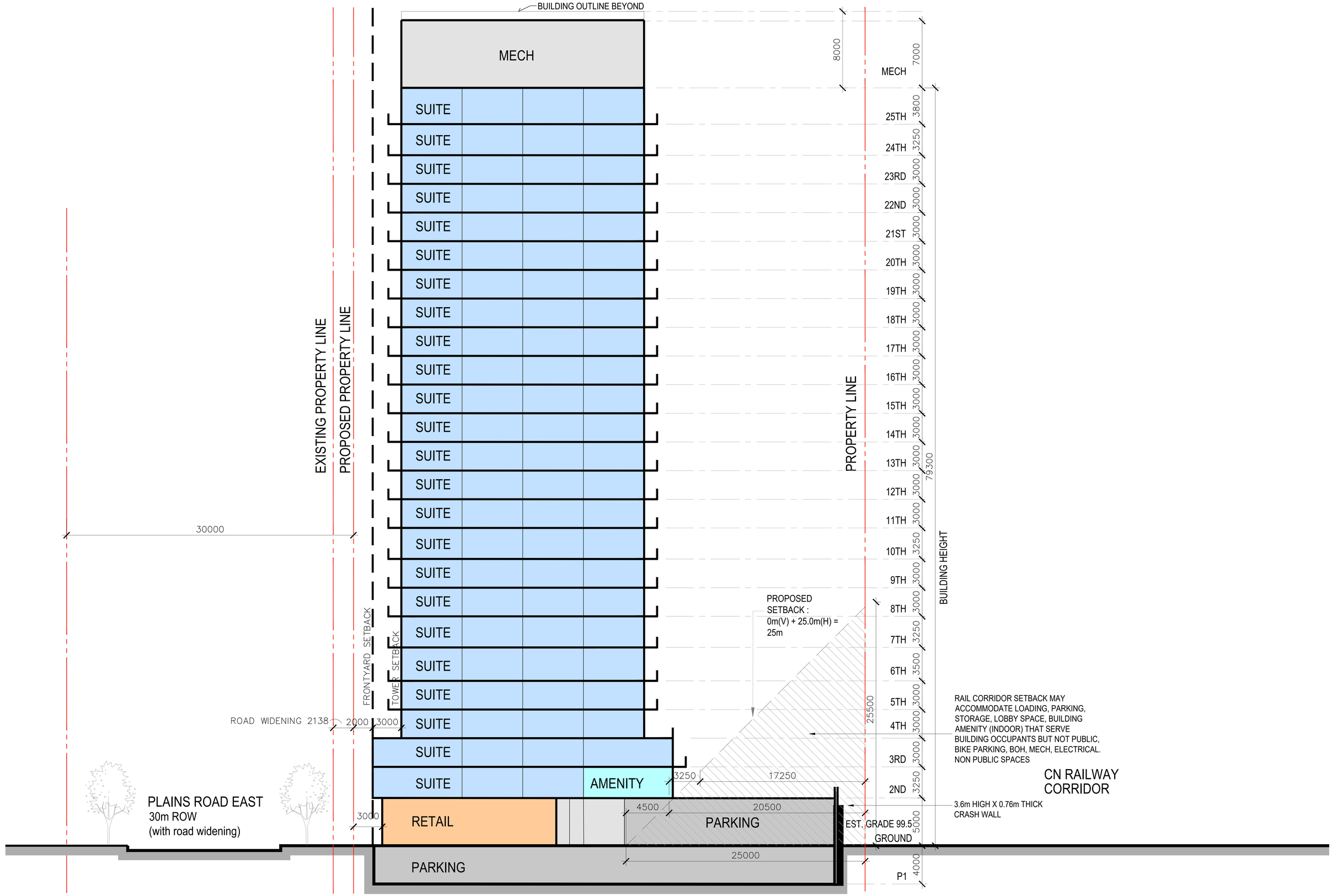
WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
WEST ELEVATION

Date	---
Scale	1:125
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-403

Plot Time: Jan 19, 2026 - 6:38pm
Drawing Name: C:\Users\Yurki\OneDrive\Desktop\A-400_BUILDING ELEVATION - Standard\A-400_BUILDING ELEVATION.dwg



ISSUES/REVISIONS		
ISSUE	TITLE	DATE
A1	ISSUED FOR REZONING APPLICATION	2026-JAN-26

ISSUES/REVISIONS		
ISSUE	TITLE	DATE

KEY PLAN

Project North

Seal

Date ---

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING IS NOT TO BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

WZMH ARCHITECTS
95 St. Clair Ave W., Suite 1000
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
www.wzmh.com

PLAINS ROAD
BURLINGTON, ONTARIO
-

Drawing Title
BUILDING SECTION A-A

Date	---
Scale	1:125
Checked By	
Drawn By	
Project No.	08192.000
Drawing No.	A-410

Plot Time: Jan 07, 2026 - 4:53pm
Drawing Name: \\wzmh\Projects\8192\6_Drawings\10_Drawings- Design (SD-DD)\2_PLAINS ROAD\A--410_BUILDING SECTION.dwg

Appendix C – Environmental Compliance Approvals

CONTENT COPY OF ORIGINAL

Ontario

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

CERTIFICATE OF APPROVAL
AIR
NUMBER 2361-5PFQ9L

Stephen Smit
operating as Smit Autobody
1400 Graham's Lane
Burlington, Ontario
L7S 1W3

Site Location: Smit Autobody
1400 Graham's Lane
Burlington City, Regional Municipality of Halton, Ontario

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- one (1) paint spray booth for the application of solvent based coatings at a maximum rate of 2.0 litres per hour, equipped 4.0 square metres of dry type paint arrestor filters, exhausting into the atmosphere at a volumetric flow rate of 3.86 actual cubic metres per second at ambient, through a stack, having an exit diameter of 0.61 metre, extending 0.8 metres above the roof and 6.36 metres above grade;

all in accordance with the application for a Certificate of Approval (Air) dated April 1, 2002 and signed by Steve Smit, and all supporting information associated with the application including additional information provided by Emily Taylor, dated February 24, March 20, April 13 and 17, 2003 and provided by David Billings, dated October 17 and 24, 2002 and February 6, 2003.

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

(1) "Act" means the *Environmental Protection Act;*

(2) "Approved Automotive Refinish Coatings" means automotive refinish coatings that comply with the VOC content limits indicated in Section 3.2.1 *VOC Content Limits* of the National Standards;

(3) "CCME Guideline" means the document entitled "National Standards and Guidelines for the Reduction of Volatile Organic Compounds from Canadian Commercial/Industrial Surface Coating Operations-Automotive Refinishing, October 1998, PN 1278", as amended, and published by the Canadian Council of Ministers of the Environment;

(4) "Certificate" means this Certificate of Approval issued in accordance with Section 9 of the Act;

(5) "District Manager" means the District Manager, Halton-Peel District Office, Central Region of the Ministry;

(6) "Equipment" means the paint spray booth described in the Owner's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;

(7) "Facility" means the entire operation located on the property where the Equipment is located;

(8) "High Efficiency-type Paint Spray System" means equipment used for the application of automotive refinish coatings conforming to Section 3.4 *Application Equipment* of the CCME Guideline;

(9) "Manual" means a document or a set of documents that provide written instructions to staff of the Owner;

(10) "Ministry" means the Ontario Ministry of the Environment;

(11) “National Standards” means the document entitled “National Standards for the Volatile Organic Compound Content of Canadian Commercial/Industrial Surface Coating Products Automotive Refinishing, October 1998, PN 1288" and published by the Canadian Council of Ministers of the Environment;

(12) "Owner" means Stephen Smit operating as Smit Autobody, and includes its successors and assignees;

(13) "Point of Reception" means any point on the premises of a person where sound or vibration originating from other than those premises is received.

For the purpose of verifying compliance with Section 9 of the Act, the Point of Reception may be located on any of the following existing or zoned for future use premises: permanent or seasonal residences, hotels/motels, nursing/retirement homes, rental residences, hospitals, camp grounds, and noise sensitive buildings such as schools and places of worship.

For equipment/facilities proposed on premises such as nursing/retirement homes, rental residences, hospitals, and schools, the Point of Reception may be located on the same premises;

(14) “Publication NPC-205” means Ministry Publication NPC-205 "Sound level Limits for Stationary Sources in Class 1 & 2 Areas (Urban)", October 1995;

(15) “Publication NPC-232” means Ministry Publication NPC-232 "Sound Level Limits for Stationary Sources in Class 3 Areas (Rural)", October 1995; and

(16) "Trained" and "Training" refers to a training program which conforms with Section 4.3 *Training* of the CCME Guideline.

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

TERMS AND CONDITIONS

GENERAL

1. Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Equipment in accordance with the description given in this Certificate, application for approval of the Equipment and the submitted supporting documents and plans and specifications as listed in this Certificate.

2. Where there is a conflict between a provision of any submitted document referred to in this Certificate and the Conditions of this Certificate, the Conditions in this Certificate shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

OPERATION AND MAINTENANCE

3. The Owner shall ensure that the Equipment is properly operated and maintained at all times. The Owner shall:

(1) prepare, not later than three (3) months after the date of this Certificate, and update as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:

(a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;

(b) emergency procedures;

(c) list of Trained personnel responsible for the operation and maintenance of the Facility;

(d) procedures for any record keeping activities relating to operation and maintenance of the Equipment;

(e) a regular maintenance program for each booth fan, including but not limited to cleaning and balancing of the fan blades, to ensure the fan noise emissions do not exceed at any time the levels specified in Publication NPC-205 or NPC-232 as applicable;

(f) the frequency of inspection and replacement of the filter material in the Equipment;

(g) procedures for recording and responding to environmental complaints; and

(h) appropriate measures to minimize emissions from all potential sources;

(2) implement the recommendations of the operating and maintenance Manual;

(3) ensure that all surface coating operations are performed using a High Efficiency-type Paint Spray System;

(4) ensure that all surface coating operations are performed using Approved Automotive Refinish Coatings;

(5) ensure that operators involved in the application of automotive refinish coatings receive Training in the proper use of High Efficiency-type Paint Spray Systems; and

(6) Implement the provisions of Section 4.0 *Codes of Good Practice* and Section 5.0 *Check List for Good Practices for Automotive Refinish Facilities* of the CCME Guideline.

RECORD RETENTION

4. The Owner shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the operation and maintenance activities required by this Certificate. These records as well as the Manual shall be made available to staff of the Ministry upon request. The Owner shall retain:

(1) all records on the maintenance, repair and inspection of the Equipment; and

(2) all records on the environmental complaints, including:

(a) a description, time and date of each incident;

(b) operating conditions (e.g. the product name(s) of the Approved Automotive Refinish Coating being sprayed, any upset conditions, etc.) at the time of the incident; and

(c) a description of the measures taken to address the cause of the incident and to prevent a similar occurrence in the future.

NOTIFICATION OF COMPLAINTS

5. The Owner shall notify the District Manager, in writing, of each environmental complaint and the measures taken to address the cause of the complaint within five (5) business days of the complaint.

PERFORMANCE

6. The Owner shall ensure that the noise emissions from the Equipment comply with the limits set in Publication NPC-205 or NPC-232 as applicable.

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

1. Condition Nos. 1 and 2 are imposed to ensure that the Equipment is built and operated in the manner in which it was described for review and upon which approval was granted. These conditions are also included to emphasize the precedence of Conditions in the Certificate and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.

2. Condition No. 3 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the Act, the regulations and this Certificate.

3. Condition No. 4 is included to require the Owner to keep records and provide information to staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

4. Condition No. 5 is included to require the Owner to notify staff of the Ministry so that compliance with the Act, the regulations and this Certificate can be verified.

5. Condition No. 6 is included to provide minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility/Equipment.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, S.O. 1993, Chapter 28, the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

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

This Notice must be served upon:

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

AND

The Environmental Commissioner
1075 Bay Street, 6th Floor
Suite 605
Toronto, Ontario
M5S 2B1

AND

The Director
Section 9, *Environmental Protection Act*
Ministry of Environment and Energy
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

This instrument is subject to Section 38 of the Environmental Bill of Rights, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at www.ene.gov.on.ca, you can determine when the leave to appeal period ends.

The above noted works are approved under Section 9 of the Environmental Protection Act.

CONTENT COPY OF ORIGINAL

DATED AT TORONTO this 29th day of July, 2003

Aziz Ahmed, P.Eng.
Director
Section 9, *Environmental Protection Act*

WL/
c: District Manager, MOE Halton-Peel District Office
David Billings, P.Eng., EnviroTech Associates Inc.
Emily Taylor, EnviroTech Associates Inc.

Content Copy Of Original

Ontario

Ministry of the Environment
Ministère de l'Environnement

AMENDED ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER 1946-8DWSMN
Issue Date: December 20, 2012

Sun Chemical Limited
1274 Plains Rd E
Burlington, Ontario
L7S 1W6

Site Location: 1274 Plains Rd E
Burlington, Regional Municipality Of Halton
L7S 1W6

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

- 13 (thirteen) vents and general exhausts serving printing ink transfer activities, discharging to the atmosphere as described in Schedule "A";

all in accordance with the Application for Approval (Air) submitted by Sun Chemical Limited, dated June 14, 2010 and signed by Joe Obermeyer, Plant Manager; and the supporting information, including the Emission Summary and Dispersion Modelling Report, submitted by DJA Environmental Consultants Inc., dated May 14, 2010 and signed by Harvey Watson; Acoustic Assessment Report, prepared by DJA Environmental Consultants Inc., dated May 7, 2010 and signed by Harvey Watson and the memo December 11, 2012 signed by Joe Obermeyer.

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Approval" means this entire Environmental Compliance Approval document, issued in accordance with section 9 of the EPA.
2. "Company" means Sun Chemical Limited.

3. "District Manager" means the District Manager, Halton-Peel District Office, Central Region of the Ministry.

4. "EPA" means the Environmental Protection Act, R.S.O. 1990, c.E.19.

5. "Equipment" means the equipment or processes described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval.

6. "Facility" means the entire operation located on the property where the Equipment is located.

7. "Manual" means a document or a set of documents that provide written instructions to staff of the Company.

8. "Ministry" means the ministry of the government of Ontario responsible for the EPA and includes all officials, employees or other persons acting on its behalf.

9. "Publication NPC-205" means the Ministry Publication NPC-205, "Sound Level Limits for Stationary

Sources in Class 1 & 2 Areas (Urban)", October, 1995 as amended.

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

TERMS AND CONDITIONS

OPERATION AND MAINTENANCE

1. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall:

(1) prepare, not later than three (3) months after the date of this Approval, and update, as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:

(a) routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;

(b) emergency procedures, including spill clean-up procedures;

(c) procedures for any record keeping activities relating to operation and maintenance of the Equipment; and

(d) all appropriate measures to minimize noise and odorous emissions from all potential sources;

(e) the frequency of inspection and replacement of the filter material in the Equipment;

(2) implement the recommendations of the Manual.

2. The Company shall, at all times, ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-205.

RECORD RETENTION

3. The Company shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the recording activities required by this Approval, and make these records available for review by staff of the Ministry upon request. The Company shall retain:

(1) all records on the maintenance, repair and inspection of the Equipment; and

(2) all records of any environmental complaints; including:

(a) a description, time and date of each incident to which the complaint relates;

(b) wind direction at the time of the incident to which the complaint relates; and

(c) a description of the measures taken to address the cause of the incident to which the complaint relates and to prevent a similar occurrence in the future.

NOTIFICATION OF COMPLAINTS

4. The Company shall notify the District Manager, in writing, of each environmental complaint within

two (2) business days of the complaint. The notification shall include:

(1) a description of the nature of the complaint; and

(2) the time and date of the incident to which the complaint relates.

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

1. Condition No. 1 is included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the EPA, the Regulations and this Approval.

2. Condition No. 2 is included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility.

3. Condition No. 3 is included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the EPA, the Regulations and this Approval can be verified.

4. Condition No. 4 is included to require the Company to notify staff of the Ministry so as to assist the Ministry with the review of the site's compliance.

SCHEDULE "A"
Schedule "A" forms part of this Approval

Source ID	Description	Stack Parameters	
		Height Above Roof (metre)	Height Above Grade (metre)
EX008	Vent	0.40	8.60
EX010	Vent	none	8.60
EX011	Building exhaust	none	8.60
EX012	Building exhaust	0.50	8.60
EX019	Roof vent	0.40	8.60
EX020	Building exhaust	0.50	8.60
EX026	Roof vent	0.40	8.60
EX037	Building exhaust	0.50	8.60
EX038	Building exhaust	0.50	8.60
EX041	Roof vent	0.40	8.60
EX042	Building exhaust	0.50	8.60
EX049	Roof vent	0.40	8.60
EX052	Building exhaust	0.50	8.60

Upon issuance of the environmental compliance approval, I hereby revoke Approval No(s). 6714-5E2P58 issued on September 23, 2002

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me, the Environmental Review Tribunal and in accordance with Section 47 of the Environmental Bill of Rights, 1993 , S.O. 1993, c. 28 (Environmental Bill of Rights), the Environmental Commissioner, within 15 days after receipt of this Notice, require a hearing by the Tribunal. The Environmental

Commissioner will place notice of your appeal on the Environmental Registry. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

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

This Notice must be served upon:

The Secretary* Environmental Review Tribunal 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5	AND	The Environmental Commissioner 1075 Bay Street, Suite 605 Toronto, Ontario M5S 2B1	AND	The Director appointed for the purposes of Part II.1 of the Environmental Protection Act Ministry of the Environment 2 St. Clair Avenue West, Floor 12A Toronto, Ontario M4V 1L5

*** Further information on the Environmental Review Tribunal 's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 314-4506 or www.ert.gov.on.ca**

This instrument is subject to Section 38 of the Environmental Bill of Rights, 1993, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at www.ebr.gov.on.ca , you can determine when the leave to appeal period ends.

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

DATED AT TORONTO this 20th day of December, 2012

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

JM/
c: District Manager, MOE Halton-Peel

Harvey Watson, DJA Environmental Consultants Inc.

CONTENT COPY OF ORIGINAL

Ontario

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

AMENDMENT TO CERTIFICATE OF APPROVAL
INDUSTRIAL SEWAGE WORKS
NUMBER 4-0069-94-006
Notice No. 1

Nalco Canada Inc.
1055 Truman St.
Burlington, Ontario
L7R 3Y9

Site Location: Terra International (Canada) Inc.
Lambton Plant, Courtright, Ontario

You are hereby notified that I have amended Certificate of Approval No. 4-0069-94-006 issued on August 22, 1994 for sewage works for the detoxification of cooling water at the Terra International (Canada) Inc. Plant, as follows:

The name and address of the Company has changed:

FROM: Calgon Canada Inc.
27 Finley Road
Brampton, Ontario
L6T 1B2

TO: Nalco Canada Inc.
1055 Truman St.
Burlington, Ontario
L7R 3Y9

all in accordance with the letter dated September 18, 2000 from Dan Orasanin, Manager, Responsible Care Department, Nalco Canada Inc.

This Notice shall constitute part of the approval issued under Certificate of Approval No. 4-0069-94-006 dated August 22, 1994.

In accordance with Section 100 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, as amended, you may by written notice served upon me and the Environmental Appeal Board within 15 days after receipt of this Notice, require a hearing by the Board. Section 101 of the Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

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

This Notice must be served upon:

CONTENT COPY OF ORIGINAL

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

AND

The Director
Section 53, *Ontario Water Resources Act*
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Appeal Board's requirements for an appeal can be obtained directly from the Board at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

The above noted sewage works are approved under Section 53 of the Ontario Water Resources Act.

DATED AT TORONTO this 27th day of October, 2000

Yvonne Hall, P.Eng.
Director
Section 53, *Ontario Water Resources Act*

NB/
c: District Manager, MOE Sarnia

Ontario

Ministry of the Environment, Conservation and Parks
Operations Division

Confirmation of Registration

Registration Number: R-010-4112516687
Version Number: 001
Date Registration Filed: Sep 15, 2020 09:43:33 AM

Dear Sir/Madam,

IVANHOE CAMBRIDGE II INC./IVANHOE

1001 Rue du Square-Victoria,
Montreal QC H2Z 2B5

You have registered, in accordance with Section 20.21(1) (a) of the *Environmental Protection Act*, the use, operation, construction, alteration, extension or replacement of any plant, structure, equipment, apparatus, mechanism or thing that is located at the facility noted below, or the alteration of a process or rate of production at the facility, including the activities set out in schedule 'A'.

900 Maple Avenue (av) Burlington ON L7S 2J8

Please note that the facility noted above is subject to the applicable provisions of O. Reg. 245/11, and O. Reg.1/17.

The activity related information provided during the registration process is included as part of the confirmation of registration as schedule 'A'.

Dated on Sep 15, 2020

Director
Environmental Approvals Access and Service Integration Branch
Ministry of the Environment, Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto ON M4V 1P5

Any questions related to this registration and the Environmental Activity and the Sector Registry should be directed to:

Ministry of the Environment, Conservation and Parks

Customer Service Representative

Environmental Approvals Access and Service Integration Branch

Phone:(416) 314-8001

Toll free: 1-800-461-6290

Schedule 'A'

Part 3 - Activity Information

3.1 Industry Eligibility Check

a. Please select the facility's primary North American Industry Classification System (NAICS) code.	531120	
b. Does the facility have any other applicable NAICS codes?	☐ Yes	☑ No
b. i. If yes, please select the facility's secondary NAICS code(s), and confirm any other applicable NAICS code(s).		
c. Are you engaged in an activity at the facility that may discharge or from which may be discharged a contaminant into any part of the natural environment other than water?	☑ Yes	☐ No
d. Is the activity exempt from requiring an Environmental Compliance Approval (ECA) under section 9 (1) of the Environmental Protection Act (EPA) other than an activity that has been prescribed by an EASR regulation under Part II.2 of the Act?	☐ Yes	☑ No
e. Are the only activities engaged in at the facility, other than activities described in question 3.1d above, prescribed under a single other EASR regulation?	☐ Yes	☑ No
f. Is an alternative low-carbon fuel site within the meaning of Ontario Regulation (O. Reg.) 79/15 (Alternative Low-Carbon Fuels) operated at the facility?	☐ Yes	☑ No
g. Is the activity a renewable energy project as defined in the EPA?	☐ Yes	☑ No
h. Is an end-of-life vehicle waste disposal site within the meaning of O. Reg. 85/16 operated at the facility?	☐ Yes	☑ No

3.2 Facility Related Information

a. Has a site-specific air standard ever been set for a contaminant discharged from the facility? (section 35 of O. Reg. 419/05 (Air Pollution -- Local Air Quality))	☐ Yes	☑ No
b. Has a person ever been registered in the Ministry's Technical Standards Registry – Air Pollution under section 39 of O. Reg. 419/05 (Air Pollution – Local Air Quality) in respect of the facility?	☐ Yes	☑ No
c. Do all of the activities to be registered occur exclusively at the site? *Please Note: Discrete activities that involve the use of equipment that is intended to be moved from one site to another to perform the same function (such as the use of mobile rock crushing equipment or mobile PCB destruction equipment) are not prescribed for the purpose of the Environmental Activity and Sector Registry, and an Environmental Compliance Approval may be required.*	☑ Yes	☐ No
d. Is the facility located on a property that has been deemed a single property under subsection 4 (2) of O. Reg. 419/05?	☐ Yes	☑ No
e. Is the facility located in an area of development control within the Niagara Escarpment Planning Area?	☐ Yes	☑ No
e. i. If yes, has a development permit required under section 24 of the Niagara Escarpment Planning and Development Act (NEPDA) in respect of the facility been issued?	☐ Yes	☐ No
f. Is there a landfilling site that is no longer permitted to accept waste for disposal located on the site on which the facility is located?	☐ Yes	☑ No
g. Is the activity part of an undertaking to which the Environmental Assessment Act applies?	☐ Yes	☑ No
g. i. If yes, is one or more of the following conditions met: - All class EA requirements have been completed, including decisions on any Part II order requests; OR - The facility has received approval to proceed with the undertaking.	☐ Yes	☐ No

h. Please provide a description of the facility. The description should include a summary of operations and activities at the facility that discharge contaminants, as well as what is produced, if applicable.

There are no processes occurring at the site. Ivanhoe Cambridge Inc. operates one (1) emergency generator, comfort heating equipment and one (1) cooling tower. Airborne emissions from the facility include nitrogen oxides from emergency generator power and natural-gas combustion.

i. Please enter the date on which the facility commenced or will commence operations. 2020-09-11

j. Is the facility located in a multi-tenant building?	☐ Yes	☑ No

3.3 Activity Related Information

a. Does the land disposal of waste as defined in Regulation 347 General – Waste Management occur at the facility?	☐ Yes	☑ No
b. Does the facility process or dispose of waste by way of thermal treatment, other than the thermal treatment of wood fuel that meets the specifications in Chapter 5 of the EASR publication in a wood-fired combustor?	☐ Yes	☑ No
c. Does the facility use a wood-fired combustor?	☐ Yes	☑ No
c. i. If yes, does the wood-fired combustor have a nominal load heat input capacity of less than 3 megawatts?	☐ Yes	☐ No
c. ii. If yes, was the wood-fired combustor installed at the facility on or after January 31, 2017?	☐ Yes	☐ No
c. iii. If yes, does the wood-fired combustor exclusively use one or more of the following as fuel: - Wood chips that meet the specifications set out in Chapter 5 of the EASR publication. - Wood briquettes that meet the specifications set out in Chapter 5 of the EASR publication. - Wood pellets that meet the specifications set out in Chapter 5 of the EASR publication.	☐ Yes	☐ No
d. Does the facility have any plating processes that use cadmium, cyanide, chromium or nickel, including chrome plating, electroplating or electroless plating?	☐ Yes	☑ No
e. Is an electrolytic stripping process that removes cadmium, chromium or nickel from an object used at the facility?	☐ Yes	☑ No
f. Are metals processed outdoors at the facility, including torching, shearing, shredding or plasma cutting, other than for the purpose of routine maintenance carried out at the facility on any plant, structure, equipment, apparatus or thing?	☐ Yes	☑ No
g. Is a fossil-fuel electric power generation facility with a maximum electrical power output capacity equal to or greater than 25 megawatts operated at the facility?	☐ Yes	☑ No
h. Is a combustion source that uses biogas, biomass, coal, petroleum coke or waste as a fuel, or that uses a fuel derived from biogas, biomass, coal, petroleum coke or waste other than a small wood-fired combustor operated at the facility?	☐ Yes	☑ No
i. Is a combustion turbine used at the facility?	☐ Yes	☑ No

Part 4 - Operational Information

4.1 Air

a. Does the EASR Emission Summary and Dispersion Modelling (ESDM) Report provide for modifications that have not yet been implemented at the facility? ☐ Yes ☑ No

a. i. If yes, please provide the date on which the modifications will be completed.

b. Has an instrument under O. Reg. 419/05 been issued in respect of the facility? ☐ Yes ☑ No

b. i. If yes, what type(s) of instruments (including any notices, orders or approvals) has (have) been issued? (select all that apply)

ss. 7(1) Specified Dispersion Models	☐
ss. 8(2) Negligible Sources	☐
ss. 10(2) Operating Conditions	☐
ss. 11(2) Refined Emission Rates	☐
ss. 13.1 Value of Dispersion Modelling Parameters	☐
ss. 13(1) Meteorological Data	☐
ss. 14(6) Area of Modelling Coverage	☐
ss. 20(5) Speed-up Order	☐
Other	☐

List all that have been issued

c. To what standard did the licensed engineering practitioner assess compliance of the facility's emissions (please select the applicable box(es)):

Section 19 of O. Reg. 419/05 (Schedule 2)	☐
Section 20 of O. Reg. 419/05 (Schedule 3)	☑
N/A – The amount of any contaminant discharged from the site is negligible	☐
N/A – Source(s) discharge only sound as a contaminant	☐
N/A – Source(s) discharge sound as a contaminant and the amount of any other contaminant discharged is negligible	☐

d. Please select all applicable boxes that apply to a discharge of a contaminant(s) to air from the facility:

Contaminant(s) belonging to Benchmark 1 category of ACB list is at or below the concentration for each specified averaging period set out for the contaminant	☐
Contaminant(s) belonging to Benchmark 1 category of ACB list is above the concentration for a specified averaging period set out for the contaminant By exceeding a Benchmark 1 contaminant limit(s), you must also notify your local District Office and take appropriate action in accordance with Reg. 419/05. Please see https://www.ontario.ca/page/rules-air-quality-and-pollution#section-4 for more details under "Notification of Exceedances".	☐
Contaminant(s) belonging to Benchmark 2 category of ACB list is at or below the concentration for each specified averaging period set out for the contaminant	☑

Contaminant(s) belonging to Benchmark 2 category of ACB list is above the concentration for a specified averaging period set out for the contaminant	☐
The concentration of the contaminant(s) does not have a Ministry standard, guideline, or screening level set out for the contaminant	☐
N/A – The amount of any contaminant discharged from the site is negligible	☐
N/A – Source(s) discharge only sound as a contaminant	☐
N/A – Source(s) discharge sound as a contaminant and the amount of any other contaminant discharged is negligible	☐

e. Does the facility operate a generator for non-emergency purposes?	☑ Yes	☐ No
f. Does the facility use or operate a large boiler or heater greater than 10.5 gigajoules per hour?	☐ Yes	☑ No
g. Will an Emissions Summary Table be uploaded? *Please Note: An Emissions Summary Table is required to be uploaded at the time of registration. An Emissions Summary Table is also required to be uploaded if any modifications to the facility require an update to the EASR ESDM. Additionally, as part of the 10 year review required by O. Reg. 1/17, an updated Emissions Summary Table is required to be uploaded.*	☑ Yes	☐ No

h. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the EASR ESDM Report and made statements in the EASR ESDM Report Supplement and the date signed.

First Name	Last Name	Licence Number(s)	Date Signed
Timothy	Reyes	100166271	2020-09-11

4.2 Fugitive Dust Control

a. Does the EASR ESDM Report prepared for the facility identify a source of fugitive dust?	☐ Yes	☑ No
a. i. If yes, has a licensed engineering practitioner signed and sealed a Best Management Practice Plan (BMPP) for fugitive dust control?	☐ Yes	☐ No
b. Has a BMPP for fugitive dust control been prepared as a result of a written notice from the Director issued under O. Reg. 1/17?	☐ Yes	☑ No

c. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the BMPP for fugitive dust control and the date signed and sealed.

First Name	Last Name	Licence Number(s)	Date Signed

4.3 Noise

a. Please select the noise assessment method that was completed for the facility:

The facility meets the 1000m setback distance	☐
Primary Noise Screening Method	☐
Secondary Noise Screening Method	☐
Acoustic Assessment Report	☑

a. i. If the Primary Noise Screening Method was used, is the actual separation distance from the facility to the closest Point of Noise Reception equal to or greater than the minimum separation distance as determined by the Primary Noise Screening Method?	☐ Yes	☐ No
a. ii. If the Secondary Noise Screening Method was used, is the combined sound level from the facility at each affected Point of Noise Reception as determined by the Secondary Noise Screening Method less than or equal to the applicable sound level limit set out in Chapter 3 of the EASR publication?	☐ Yes	☐ No

a. iii. If an acoustic assessment was completed, did the acoustic assessment determine that the combined sound level from the facility at each affected Point of Noise Reception less than or equal to of the applicable sound level limit set out in Chapter 3 of the EASR publication? ☑ Yes ☐ No

a. iii. a) If no, has a Noise Abatement Action Plan been developed for the facility? ☐ Yes ☐ No

a. iii. b) If yes, please provide the title of the Noise Abatement Action Plan and the date it was prepared.

Name of NAAP	Date Prepared

b. Has an Acoustic Audit Report been prepared as a result of a written notice from the Director? ☐ Yes ☑ No

b. i. If yes, please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the acoustic audit report, and the date signed and sealed.

First Name	Last Name	Licence Number(s)	Date Signed

c. Will an Acoustic Assessment Summary Table be uploaded? ☑ Yes ☐ No
Please Note: An Acoustic Assessment Summary Table is required to be uploaded at the time of registration if an Acoustic Assessment was completed for the facility. An Acoustic Assessment Summary Table is also required to be uploaded if any modifications to the facility require an update to the facility's noise report. Additionally, as part of the 10 year review required by O. Reg. 1/17, an updated Acoustic Assessment Summary Table is required to be uploaded.

d. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the noise report, and the date signed and sealed.

First Name	Last Name	Licence Number(s)	Date Signed
Aidan	Maher	100132772	2020-09-11

4.4 Odour

a. Did the Odour Screening Report indicate that a circumstance which requires a BMPP for odour to be prepared exists at the facility? ☐ Yes ☑ No

b. Did the Odour Screening Report indicate that a circumstance which requires an Odour Control Report (OCR) to be prepared exists at the facility? ☐ Yes ☐ No

b. i. If yes, please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the Odour Control Report and the date signed and sealed.

First Name	Last Name	Licence Number(s)	Date Signed

c. Has a BMPP for odour been prepared as a result of a written notice from the Director issued under O. Reg. 1/17? ☐ Yes ☑ No

d. Please provide the Name(s) and Licence Number(s) of the Licensed Engineering Practitioner(s) that signed and sealed the BMPP for odour and the date signed and sealed.

First Name	Last Name	Licence Number(s)	Date Signed

Table A3. Emission Summary Table

Contaminant	CAS #	Total Facility Emission Rate (g/s)	Air Dispersion Model Used	Maximum POI Concentration (µg/m^3)	Averaging Period (h)	MECP POI Limit (µg/m^3)	Limiting Effect	Reg. Sch. No.	% of MECP POI Limit
Nitrogen Oxides	10102-44-0	4.30E-01	AERMOD	3.05E+01	24	200	Health	3	15%
			AERMOD	1.12E+02	1	400	Health	3	28%
Nitrogen Oxides (Emergency Generator)	10102-44-0	9.53E-01	AERMOD	8.67E+02	0.5	1880	-	EGC	46%

Note: this assessment was completed using AERMOD v. 19191

Reg. Sch. or Benchmark 1: 3 Standard - Schedule 3 of Reg. 419
EGC Emergency Generator Checklist limit, November 2010

© 2020 Pinchin Ltd.

Table 3: Acoustic Assessment Summary Table

Point of Reception ID	Point of Reception Description	Time Period [1]	Total Level at POR (L_{eq}, 1-hr) [2]	Verified by Acoustic Audit (Yes/No)	Performance Limit (L_{eq} 1-hr) [3]	Compliance with Performance Limit (Yes/No)
R1	Two-Storey House	Daytime	44	No	50	Yes
		Evening	44	No	50	Yes
		Nighttime	44	No	45	Yes
R2	Two-Storey House	Daytime	43	No	50	Yes
		Evening	43	No	50	Yes
		Nighttime	43	No	45	Yes
R3	Two-Storey House	Daytime	45	No	50	Yes
		Evening	45	No	50	Yes
		Nighttime	45	No	45	Yes

Notes:

[1] The predictable worst-case one (1) hour period was considered in the study.

[2] Worst-case one hour equivalent sound level from all applicable sources operating in dBA.

[3] EASR Publication Chapter 3 exclusionary sound level limits of one hour L_{eq} for Class 1 Areas.

© 2020 Pinchin Ltd.