

5435 OLD BROCK RD

PICKERING, ONTARIO

AIR QUALITY LAND-USE COMPATIBILITY REPORT

RWDI #2405463

September 5, 2024

SUBMITTED TO

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VERSION HISTORY

Index	Date	Description	Prepared by	Reviewed by
1	April 11, 2024	Report	Matthew Butts	Matt Costigane
2	May 10, 2024	Report	Matthew Butts	Matt Costigane
3	September 5, 2024	Report	Matthew Butts	Matt Costigane



EXECUTIVE SUMMARY

S. Larkin Developments Inc. retained RWDI to prepare an Air Quality Land Use Compatibility Study for the proposed Hamlet Employment Lands development located at 5435 Old Brock Road in the city of Pickering, Ontario. This assessment has been completed to support a zoning by-law amendment for a commercial/industrial employment plaza and gas station. This assessment is based on a concept design drawing prepared by Caricari Lee Architects, dated March 2017, and provided in **Appendix A**.

The compatibility study is based on assumptions regarding the concept site plan for the proposed business park and industrial facilities. Should changes occur to either the site plan or expected industrial operations, it is recommended that the compatibility assessment be re-evaluated to ensure compatibility with nearby sensitive land uses.

The proposed development on the subject lands is compatible with the surrounding land uses based on expected uses that include commercial and light/medium industrial facilities. Prior to establishing any industrial activity, it is recommended that a detailed air quality assessment of the proposed industrial facility be completed to ensure compatibility with the existing residences on the adjacent properties.



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1 INTRODUCTION

S. Larkin Developments Inc. (Larkin Homes) retained RWDI to prepare an Air Quality Land Use Compatibility Study in support of the Zoning By-law Amendment for the Hamlet Employment Lands development located at 5435 Old Brock Road in the city of Pickering, Ontario, (the “subject lands”).

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

This assessment was completed to support the Zoning By-law Application (ZBA) Application A 09/21 submission as required by the City of Pickering. The zoning By-law amendment application proposes to expand the list of permitted uses to include construction workshop/supply yard, metal fabrication, heavy equipment machinery repair/sales shop, general purpose workshop and associated equipment parking, self-storage, outdoor storage, and automobile service station. This assessment was based on a concept design drawing dated March 2017. A copy of the drawing is included in **Appendix A**.

2 LAND USE COMPATIBILITY POLICIES AND GUIDELINES

2.1 Provincial Policy Statement

Sections 1.2.6.1 and 1.2.6.2 of Part V of the Provincial Policy Statement 2020 ^[1] states the following:

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

Section 1.6.8.3 of Part V of the Provincial Policy Statement 2020 further states that:

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

Section 6.0 of Part V of the Provincial Policy Statement 2020 defines sensitive land uses as:

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



2.2 Provincial Compatibility Guidelines

The Ministry of Environment, Conservation and Parks' (MECP) D-series guidelines deal with land use compatibility in Ontario. The most relevant guideline in the present case is D-6 (Compatibility between Industrial Facilities).^[2] It provides a classification scheme for industries based their potential for emissions that could cause adverse effects. The classification scheme is summarized in **Table 1**.

Table 1: D-6 Industry Classification Scheme

Class	Descriptors
I	<ul style="list-style-type: none"> • Small scale • Self-contained • Packaged product • Low probability of fugitive emissions • Daytime operations only • Infrequent and/or low intensity outputs of noise, odour, dust, vibration
II	<ul style="list-style-type: none"> • Medium scale • Outdoor storage of wastes or materials • Periodic outputs of minor annoyance • Low probability of fugitive emissions • Shift operations • Frequent movement of products and/or heavy trucks during daytime
III	<ul style="list-style-type: none"> • Large scale • Outside storage of raw and finished products • Large production volumes • Continuous movement of products and employees during shift operations • Frequent outputs of major annoyance • High probability of fugitive emissions

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

Table 2: D-6 Separation Distances

Class	Potential Influence Area (m)	Minimum Separation Distance (m)
I	70	20
II	300	70
III	1000	300



Guideline D-6 recommends the following:

1. "...no sensitive land uses shall be permitted within the actual or potential influence areas of Class I, II or III industrial land uses, without evidence to substantiate the absence of a problem." (Sec. 4.5.1 of Guideline D-6).
2. "No incompatible development other than that identified in Section 4.10, *Redevelopment, Infilling and Mixed-Use Areas* should occur [within the recommended minimum separation distances]" (Sec. 4.3 of Guideline D-6)
3. "When a change in land use is proposed [in an area of urban redevelopment, infilling or transition to mixed use] for either industrial or sensitive land use, less than the minimum separation distance ... may be acceptable subject to either the municipality or the proponent providing a justifying impact assessment (i.e., a use specific evaluation of the industrial processes and the potential for off-site impacts on existing and proposed sensitive land uses). Mitigation is the key to dealing with less than the minimum to the greatest extent possible." (Sec. 4.10.3 of Guideline D-6).
4. With respect to how separation distance should be measured, the guideline states that "measurement shall normally be from the closest existing, committed and proposed property/lot line of the industrial land use to the property/lot line of the closest existing, committed or proposed sensitive land use." However, it does allow the measurement to include areas within the lot lines (on-site buffers) where site-specific zoning or site plan control precludes the use of the area for a sensitive use in the case of the sensitive land use, and for an activity that could create an adverse effect in the case of the industrial land use.

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

2.3 Oak Ridges Moraine Conservation Plan

The Oak Ridge Moraine Conservation Plan was established in 2017 under Ontario Regulation (O.Reg.) 140/02 under the Oak Ridge Moraine Conservation Act, 2001. The purpose of the plan is to provide land use and resource management planning direction to local and regional stakeholders on how to protect the Moraine's ecological and hydrological features and functions.

Section 34 of the Oak Ridges Moraine Conservation Plant states the following:

"A non-agricultural use shall not have an adverse impact on agricultural uses or shall minimize and mitigate such impacts on agricultural uses to the extent possible".

Section 40 of the Oak Ridges Moraine Conservation Plant states the following:

(1) Small-scale commercial, industrial and institutional uses,

(a) are supportive of, complementary to or essential to uses that are permitted in Countryside Areas under sections 13, 14 and 17;

(b) do not require large-scale modification of terrain, vegetation or both or large-scale buildings and structures; and

(c) include, but are not limited to,



- (i) commercial sales or services related to the management or use of resources located in the surrounding area,*
- (ii) portable mineral aggregate crushing plants, portable asphalt plants and composting plants, and*
- (iii) schools, places of worship, community halls, retirement homes, and cemeteries, intended mainly to serve nearby Rural Settlements within the Plan Area.*

(2) An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved unless the applicant demonstrates that,

- (a) it is not feasible to locate the use in a Settlement Area; and*
- (b) the buildings and structures will be planned, designed and constructed so as not to adversely affect,*
 - (i) the rural character of the Countryside Areas, and*
 - (ii) the ecological integrity of the Plan Area.*

(3) An application for a small-scale commercial, industrial or institutional use with respect to land in a Countryside Area shall not be approved if it is to be located within a prime agricultural area.

(4) Subsection (3) does not apply to portable asphalt plants and portable concrete plants required to complete public authority contracts.

(5) An application to establish or expand a small-scale commercial, industrial or institutional use shall demonstrate that the new or expanded use will have no adverse impacts on surrounding agricultural operations and lands or that such impacts will be minimized and mitigated to the extent possible.

3 FUTURE SENSITIVE USES

The City of Pickering is currently undergoing a Zoning-Bylaw Review which was reviewed.^[3] A zoning map for the surrounding area is provided in **Appendix B**. The subject lands are designated Oak Ridge Moraine Agricultural (ORMA). Zoning of surrounding properties includes ORMA and Oak Ridge Moraine Environmental Protection (ORMEP).

ORMA designation allows for residential, agricultural, agricultural-related, on-farm diversified, community, and specified accessory uses, such as dwellings, riding stables, farmer's market, seasonal farm stand, winery, microbrewery, distillery, cidery, conservation, and a range of agricultural uses on the subject lands. Current zoning at the subject lands does not allow for commercial or industrial land uses. The proposed development does not include sensitive land uses such as residential, childcare, or educational facilities. Surrounding ORMA lands are a mix of residential and agricultural land use. Both ORMA and ORMEP zoning permit the construction of detached dwellings which could introduce additional sensitive land uses to the area.

4 RESULTS

The review considered the influence of the proposed development on surrounding residential areas and sensitive land uses as currently permitted under City of Pickering By-law 3037^[4].

The proposed development on the subject lands will include 4 industrial plazas, commercial stores, a car wash, and a gas station as shown on the site plan in **Appendix A**. Commercial stores and the car wash are not expected to be major sources of air, fugitive dust, or odour emissions.

The specific nature of the industries on the subject lands are unknown. However, The ZBA application A 09/21 proposes to expand the list of permitted uses at the subject lands to include construction workshop/supply yard, metal fabrication, heavy equipment machinery repair/sales shop, general purpose workshop and associated equipment parking, self-storage, outdoor storage, and automobile service station.

Based on the configuration and scale of the industrial plazas, operations will likely be limited to light/medium industrial facilities. Considering the proposed uses outlined in ZBA application A 09/21 and the scale of the industrial plaza, industrial facilities on the subject lands are expected to be consistent with the D6 Classifications of Class I and Class II. The proposed development along with the Class I and Class II minimum set-back distances, the potential areas of influence, and identified existing residential receptors are shown in **Figure 1**. No Class III facilities are expected for the proposed development based on its configuration, Given the setback back distances to existing residential receptors, it is recommended that development be limited to:

- a) Class I and Class II facilities.
- b) Environmental Activity Sector Registry (EASR) group industrial activities.

There are existing residential receptors located south, west, and north of the subject lands. Following a property line to property line measurement methodology setbacks to all industrial zones are within the 70 m minimum setback distance set out in the D6 guideline for Class II facilities and are within the potential zone of influence of 300 m. However, if residential property buffers are considered, the distances do achieve the 70 m minimum setback distance.

Air quality in Ontario is regulated under O.Reg. 419/05, which looks at emissions on an individual substance basis. Every individual substance with a chemical abstract service (C.A.S.) number, as well as other groups of compounds (such as particulate matter), must meet individual substance air quality limits at the off-site points of impingement (POIs) for a facility. There are one of two pathways a facility must take under O.Reg. 419/05:

1. Environmental Compliance Approval (ECA) – reserved for larger industrial activities with larger environmental impacts; and
2. Environmental Activity Sector Registry (EASR) – reserved for small-midsized industrial activities with less environmental impacts.

Only facilities which fall under the EASR should be considered potentially compatible with the proposed development and surrounding land uses.



Given the uncertainty as to the type of industrial facilities that will be present on the subject lands, it is recommended that a review of each industry be completed in order to assess the potential for fugitive dust and odour impacts. Several of the proposed industrial uses including construction workshop/supply yard, metal fabrication, heavy equipment machinery repair/sales shops, outdoor storage, and automobile service station are potential sources of fugitive dust/odour. When developing these industrial activities, the application of dust and odour best management practices should be considered, examples of best practices include:

- Placement of exhaust stacks to maximize separation from sensitive receptors.
- Design of exhaust stacks to optimize dispersion.
- Implementation of appropriate pollution control technologies.
- Closing bay door when not in use.
- Paved yard to reduce fugitive dust.
- Development of a dust management best practices plan (BMPP).

In general, facilities that are known to be odorous and have potential for significant odour impacts should be assessed carefully prior to being allowed to establish at the subject lands, even if they are generally perceived as Class I or Class II. Specific examples of potentially odorous facilities are provided in Chapter 4 of the MECP EASR Guideline ^[5] and are reproduced in the tables below. **Table 3** lists facilities and industrial processes that are required to create Odour Best Management Practices Plans (Odour BMPPs) to manage odour emissions if the separation distance to a sensitive receptor is less than the outlined setback distance. **Table 4** lists facilities and industrial processes that are required to create Odour Control Reports (OCRs) if the separation distance to a sensitive receptor is less than the outlined setback distance. The industrial operations/sites listed in both tables have been recognized by the MECP as having potential for nuisance odour impacts at sensitive receptors and require very large separation distances to not be of concern with respect to odour impacts.

There are some facilities listed in **Table 3 and 4**, such as the wastewater treatment – covered clarifiers, lagoons, uncovered clarifiers and sludge management, that clearly could not be accommodated by the current subject lot design or would not be permitted under the proposed zoning, so these would not occur on the subject lands in any case.

Table 3: List of Odorous Industries/Processes and Minimum Setbacks to Avoid MECP BMPP Requirements

Item	NAICS Code	NAICS Code Description	Design Capacity of Facility	Setback Distance (m)
Industries	311119	Other animal food manufacturing	N/A	500
	311214	Rice Milling and Malt Manufacturing	N/A	500
	311230	Breakfast cereal manufacturing	N/A	300
	311340	Non-chocolate confectionery manufacturing	N/A	300
	311351	Chocolate and chocolate confectionery manufacturing from cacao beans	N/A	500
	311352	Confectionery manufacturing from purchased chocolate	N/A	300
	311420	Fruit and vegetable canning, pickling and drying	N/A	350
	311520	Ice cream and frozen dessert manufacturing	N/A	300
	311710	Seafood product preparation and packaging	N/A	500
	311821	Cookie and cracker manufacturing	N/A	300



Item	NAICS Code	NAICS Code Description	Design Capacity of Facility	Setback Distance (m)
	311911	Roasted nut and peanut butter manufacturing	N/A	300
	311919	Other snack food manufacturing	N/A	300
	311920	Coffee and tea manufacturing	N/A	250
	311930	Flavouring syrup and concentrate manufacturing	N/A	300
	311940	Seasoning and dressing manufacturing	N/A	300
	311990	All other food manufacturing	N/A	300
	312120	Breweries	< 20 ML/yr annual production rate	250
	312140	Distilleries	N/A	500
	316110	Leather and hide tanning and finishing	N/A	500
	321114	Wood preservation	N/A	500
	322220	Paper bag and coated and treated paper manufacturing	N/A	500
	326140	Polystyrene foam product manufacturing	N/A	500
	326193	Motor vehicle plastic parts manufacturing	N/A	500
Industrial Processes	N/A	Wastewater Treatment – Covered Clarifiers	N/A	500
	N/A	Scented Products Manufacturing	N/A	500
	N/A	Process using Phenolic Resin	N/A	250

Table 4: List of Odorous Industries/Processes and Minimum Setbacks to Avoid MECP Odour Control Requirements

Type	NAICS Code	NAICS Code Description	Design Capacity of Facility	Setback Distance (m)
Industries	311111	Dog and Cat Food Manufacturing	N/A	500
	311310	Sugar manufacturing	N/A	500
	312120	Breweries	≥ 20 ML/yr annual production rate	500
Industrial Processes	N/A	Spraying Operations (≥10 L/hr)	N/A	500
	N/A	Wastewater Treatment – Lagoons, Uncovered Clarifiers, Sludge Management	N/A	1000
	N/A	Food Frying	N/A	500
	N/A	Cooking or Drying Animal Products	N/A	500
	N/A	Printing (printing rates > 400 kg/hr)	N/A	500

If the minimum separation distance is not met, an odour BMPP must be prepared and implemented. This odour BMPP must be reviewed and updated at least once in every 10-year period by a licensed engineering practitioner.

The odour BMPP must set out the following with respect to each source of odour at the facility, including each fugitive source of odour:

- Potential causes for occasional increases in the discharge of odour from the source into the air.



- If the best management practices plan for odour is the first such plan prepared in respect of the facility, confirmation that the terms or conditions, if any, relating to the control of the discharge of odour from the facility included in an environmental compliance approval that was in effect immediately before the registration in the Registry of an activity engaged in at the facility were considered in the preparation of the best management practices plan for odour.
- Measures and procedures implemented at the facility to prevent or minimize the discharge of odour from the source into the air.
- Inspection, maintenance and monitoring procedures to ensure the adoption and continued implementation of measures and procedures to prevent or minimize the discharge of odour from the source into the air.
- Identification of additional measures and procedures that should be implemented at the facility to prevent or minimize the discharge of odour from the source into the air, if any, including:
 - A description of the additional measures to be implemented.
 - A description of the additional preventative procedures to be implemented.
 - If the additional preventative procedures are to be implemented periodically, the frequency with which the procedures are to be implemented.
 - A schedule for the implementation of the additional measures, including training of workers.
 - Inspection, maintenance and monitoring procedures to ensure the adoption and continued implementation of the measures and procedures.

All future industrial facilities will be required to comply with Ontario Regulation 419/05 (O.Reg. 419/05), and if applicable register under the Environmental Activity and Sector Registry (EASR). This requires facilities to complete detailed modelling of emission sources and show compliance with air quality standards at and beyond the facility property boundary.

The following manufacturing NAICS code activities which require an ECA should be considered incompatible with the proposed development:

- 2122 (Metal ore mining).
- 2123 (Non-metallic mineral mining and quarrying).
- 22132 (Sewage treatment facilities).
- 31122 (Starch and vegetable fat and oil manufacturing).
- 31161 (Animal slaughtering and processing).
- 321111 (Sawmills (except shingle and shake mills)).
- 3221 (Pulp, paper and paperboard mills).
- 32411 (Petroleum refineries).
- 32412 (Asphalt paving, roofing and saturated materials manufacturing).
- 32419 (Other petroleum and coal product manufacturing).
- 325 (Chemical manufacturing).
- 32615 (Urethane and other foam product (except polystyrene) manufacturing).
- 3262 (Rubber product manufacturing).
- 32731 (Cement manufacturing).
- 32732 (Ready-mix concrete manufacturing).



- 32741 (Lime manufacturing).
- 3279 (Other non-metallic mineral product manufacturing).
- 331 (Primary metal manufacturing).
- 3321 (Forging and stamping).
- 33281 (Coating, engraving, cold and heat treating and allied activities).
- 332999 (All other miscellaneous fabricated metal product manufacturing).
- 336 (Transportation equipment manufacturing).
- 56211 (Waste collection).
- 5622 (Waste treatment and disposal).
- 5629 (Remediation and other waste management services).
- 81222 (Cemeteries and crematoria).

As shown on the site plan in **Appendix A**, a gas station has been proposed on the subject lands. Gas stations are a potential source of odour emissions associated with vehicle and tank refueling. In addition to odour, a recent study completed by Health Canada titled, “Benzene Releases from Gasoline Stations: Implications for Human Health”^[6], compared the predicted concentration of benzene as a function of distance from the gas station and the annual throughput of fuel. Concentrations were predicted using the dispersion model SCREEN3 which is an approved model in Ontario. The throughput considered ranged from 1,000,000 litres per year up to the 95th percentile throughput of 10,600,000 litres per year with a median throughput of 4,000,000 litres per year. Impacts were compared to an urban ambient background concentration of 0.44 µg/m³. For this study background was updated to represent a more rural area similar to the subject lands. The 2019 annual average benzene background concentration of 0.25 µg/m³ was considered from the Newmarket ambient monitoring station (ID 48006). This station was selected because of its proximity to the subject lands. The findings of the study are shown in **Figure 2**.

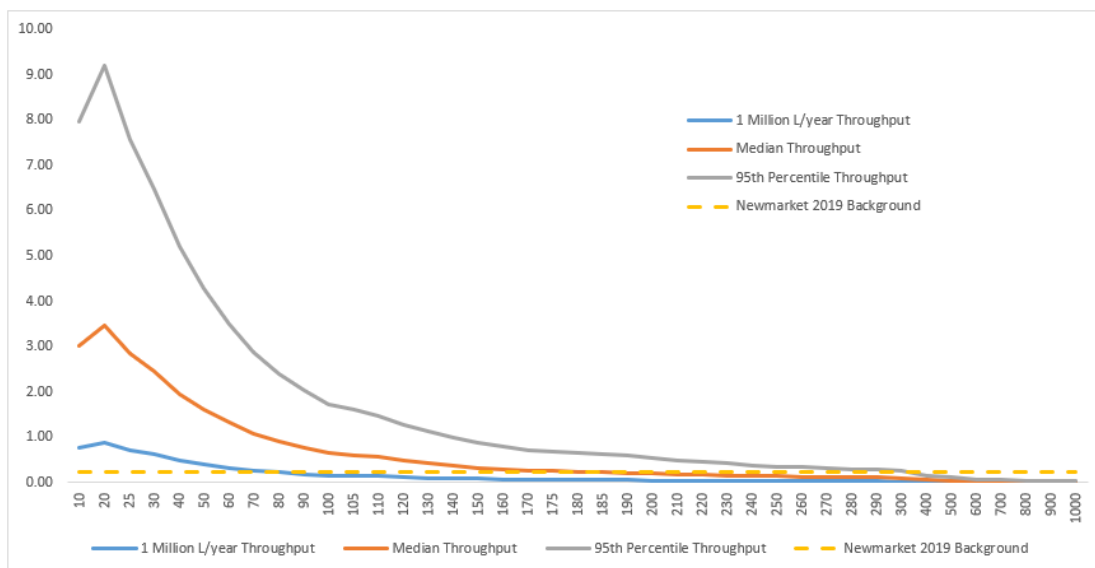


Figure 2: Annualized Benzene Concentrations as a Function of Distance



The anticipated throughput of the proposed station is unknown, however given the location the annual throughput is expected to be below average. Considering a throughput between 1,000,000 litre per year and the median value of 4,000,000 liters per year potential impacts of benzene above ambient background are expected at receptors between 75 m and 175 m of the gas station fence line. Based on this range there is the potential for benzene impacts that are marginally higher than the expected background concentration at the existing residence located 122 m directly west of the subject lands. All other existing receptors are beyond the 175 m setback, and given this separation distance from the proposed gas station, impacts are likely to be equal to the existing background concentrations. It should be noted that this type of assessment has not typically been performed for a fuel service station in the past, and so is going beyond expected requirements, but new technical details have allowed this health risk evaluation to be possible and prudent.

As per the Oak Ridges Moraine Conservation Plan potential impacts to existing agricultural operations must be considered prior to approval of small-scale commercial and/or industrial sites. Future commercial and/or industrial facilities are required to comply with O.Reg. 419/05 under the Environmental Protection Act, R.S.O. 1990, c. E.19, which states that a person shall not discharge a contaminant or cause or permit the discharge of a contaminant into the natural environment, if the discharge causes or may cause an adverse effect. Therefore, from an air quality perspective no impacts on surrounding agricultural operations are expected.

5 CONCLUSIONS

RWDI was retained to prepare an Air Quality Land Use Compatibility Study for the proposed Hamlet Employment Lands development located at 5435 Old Brock Road in the city of Pickering, Ontario.

This study is based on assumptions regarding the current site plan for the proposed development and industrial facilities. Should changes occur to either the site plan or expected industrial operations, it is recommended that the air quality land use compatibility study be re-evaluated to ensure compliance with compatibility guidelines.

Overall, the proposed industrial development on the subject lands is expected to be compatible with surrounding residential land uses with respect to air quality for Class I and II EASR eligible industrial facilities. To ensure compatibility of the facility is achieved, the following recommendations should be followed:

- No facility designated as Class III should be permitted on the subject lands;
- Industrial operations known to be odorous and are subject to odour-based setbacks should be carefully assessed on a site-specific basis before being allowed to operate at the subject lands;
- A design review should be completed prior to completion of the detailed design phase for all industries in the development to incorporate exhaust design best practices for air emissions, fugitive dust, and odour; and,
- Facilities with outdoor storage should review potential sources of fugitive dust and where appropriate develop dust best management practices plans (BMPP).

Prior to the commencement of operations of any industrial facility, the facility will need to complete registration under the Environmental Activity and Sector Registry (EASR). This requires the facility to comply with all applicable schedule 3 limits for contaminants released to air from the facility at and beyond the property boundary.

6 REFERENCES

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2. Ontario Ministry of the Environment (MOE) Publication Guideline D-6, “Compatibility Between Industrial Facilities and Sensitive Land Uses”, July 1995 (MOE, 1995). <https://www.ontario.ca/page/d-6-compatibility-between-industrial-facilities>
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6. Health Canada 2023. Benzene Releases from Gasoline Stations: Implications for Human Health. Available online at: <https://www.canada.ca/en/health-canada/services/publications/healthy-living/benzene-releases-gasoline-stations-implications-human-health/risks.html>
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7 STATEMENT OF LIMITATIONS

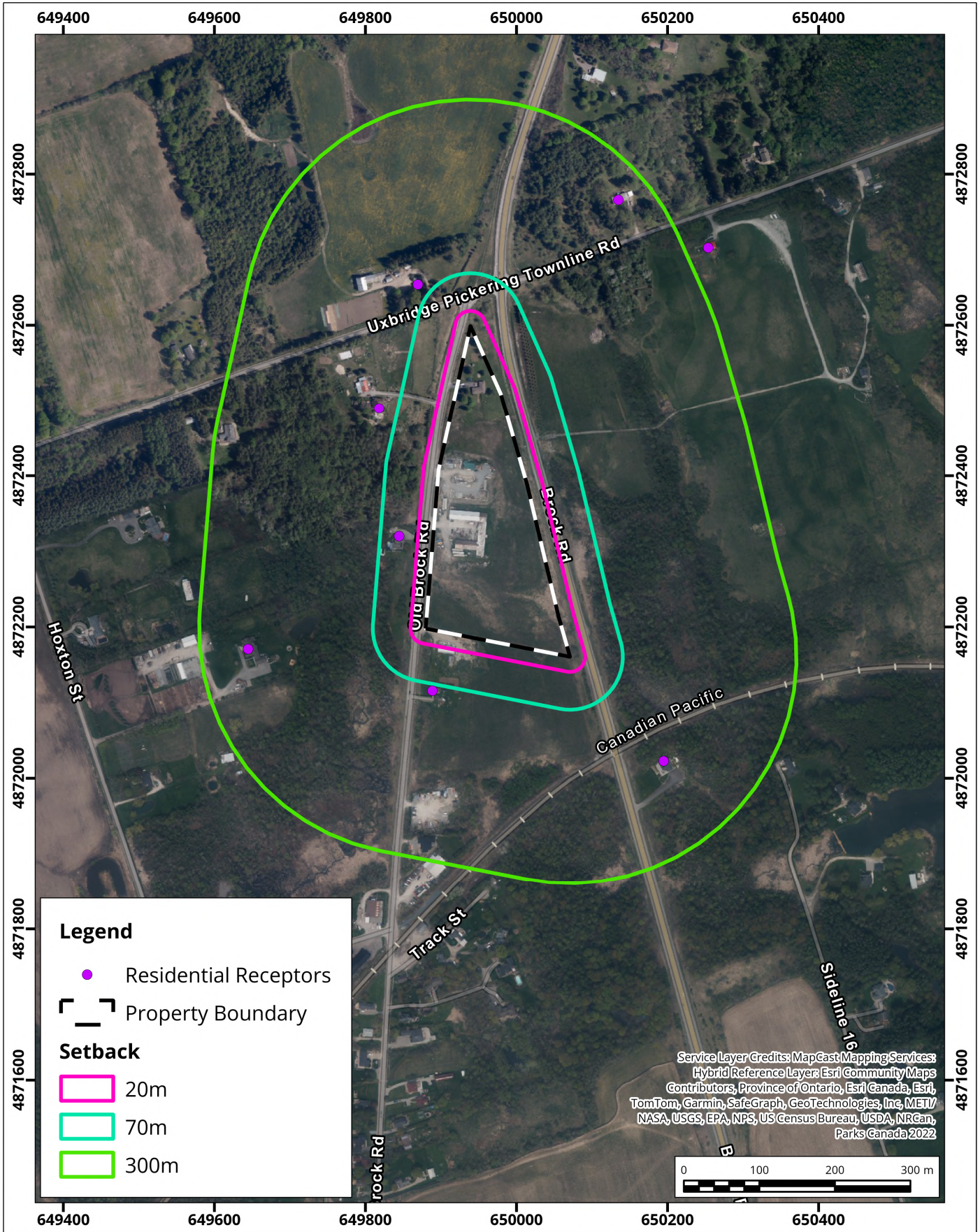
This report entitled 5435 Old Brock Rd Air Quality Land-use Compatibility Report was prepared by RWDI ("RWDI") for S. Larkin Developments Inc. ("Client"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

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

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

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FIGURES



Site Plan: Industrial Class Identification



Drawn by: PIP	Figure: 1
Approx. Scale: 1:7,000	
Date Revised: Apr 10, 2024	

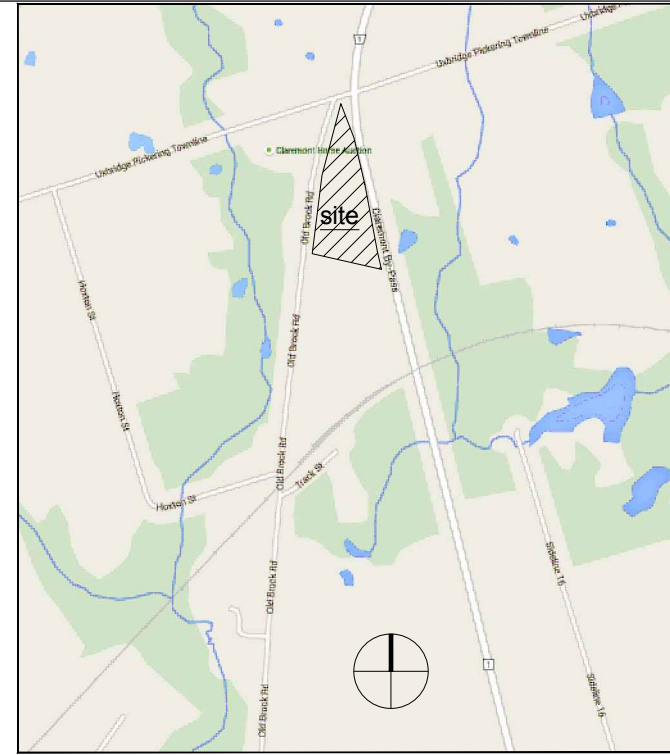
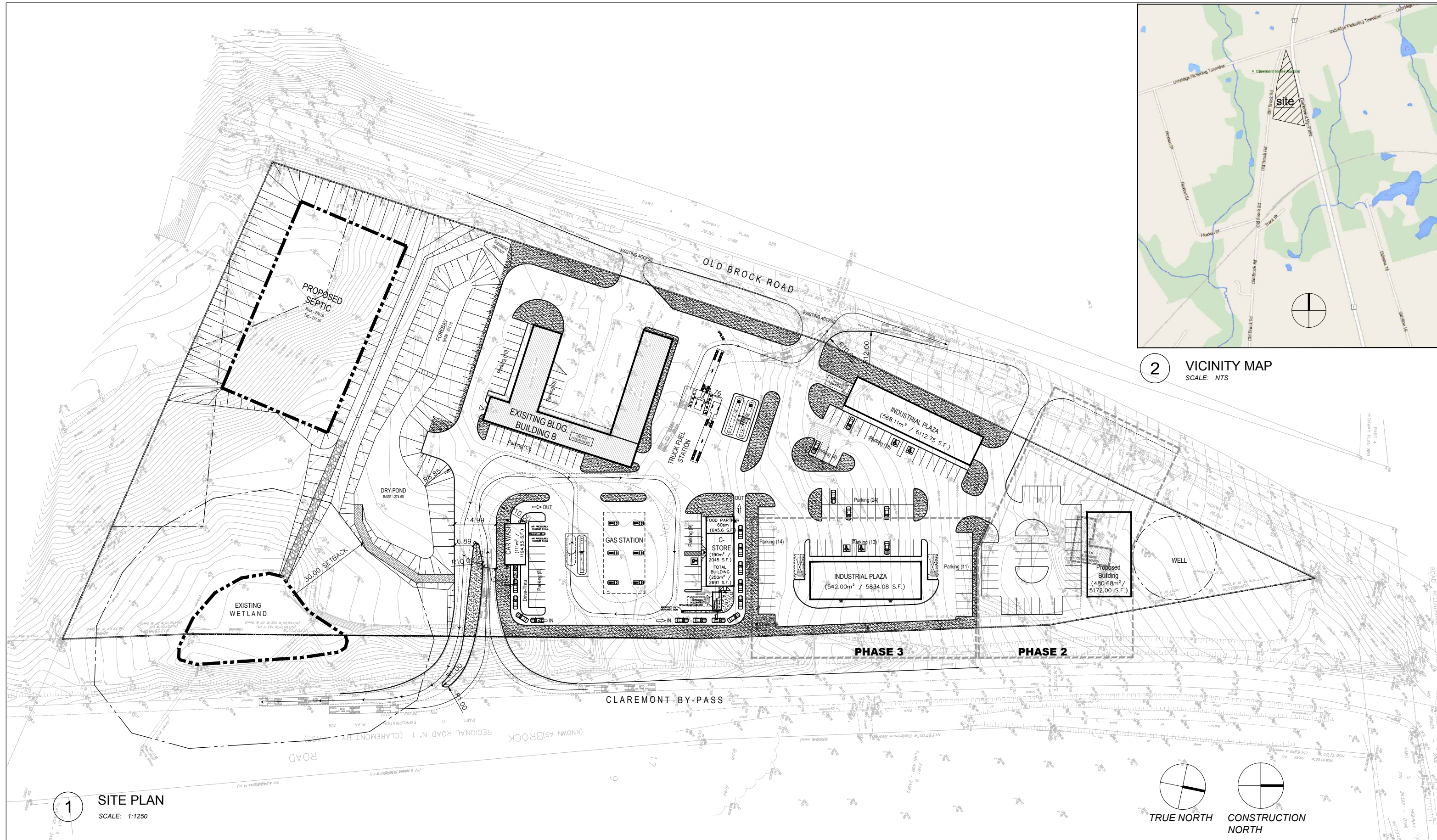


Map Projection: NAD 1983 UTM Zone 17N
 5435 Old Brock Rd - Pickering, Ontario

Project #: 2405463

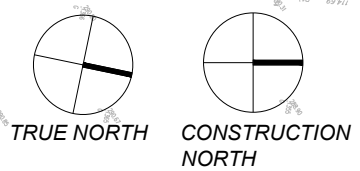
A large graphic element on the page. It features a blue triangular shape in the top-left corner, separated from a large, light-grey circular area by a white curved line. The text 'APPENDIX A' is centered within the grey area.

APPENDIX A



2 VICINITY MAP
SCALE: NTS

1 SITE PLAN
SCALE: 1:1250



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CLA

PROJECT NAME :
Claremont North Business Park
Old Brock Road & Brock Road, Claremont, ON

DRAWING TITLE :
PROPOSED SITE PLAN

DATE	No.	ISSUE
2017 NOV 28	1	ISSUED FOR COORDINATION

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

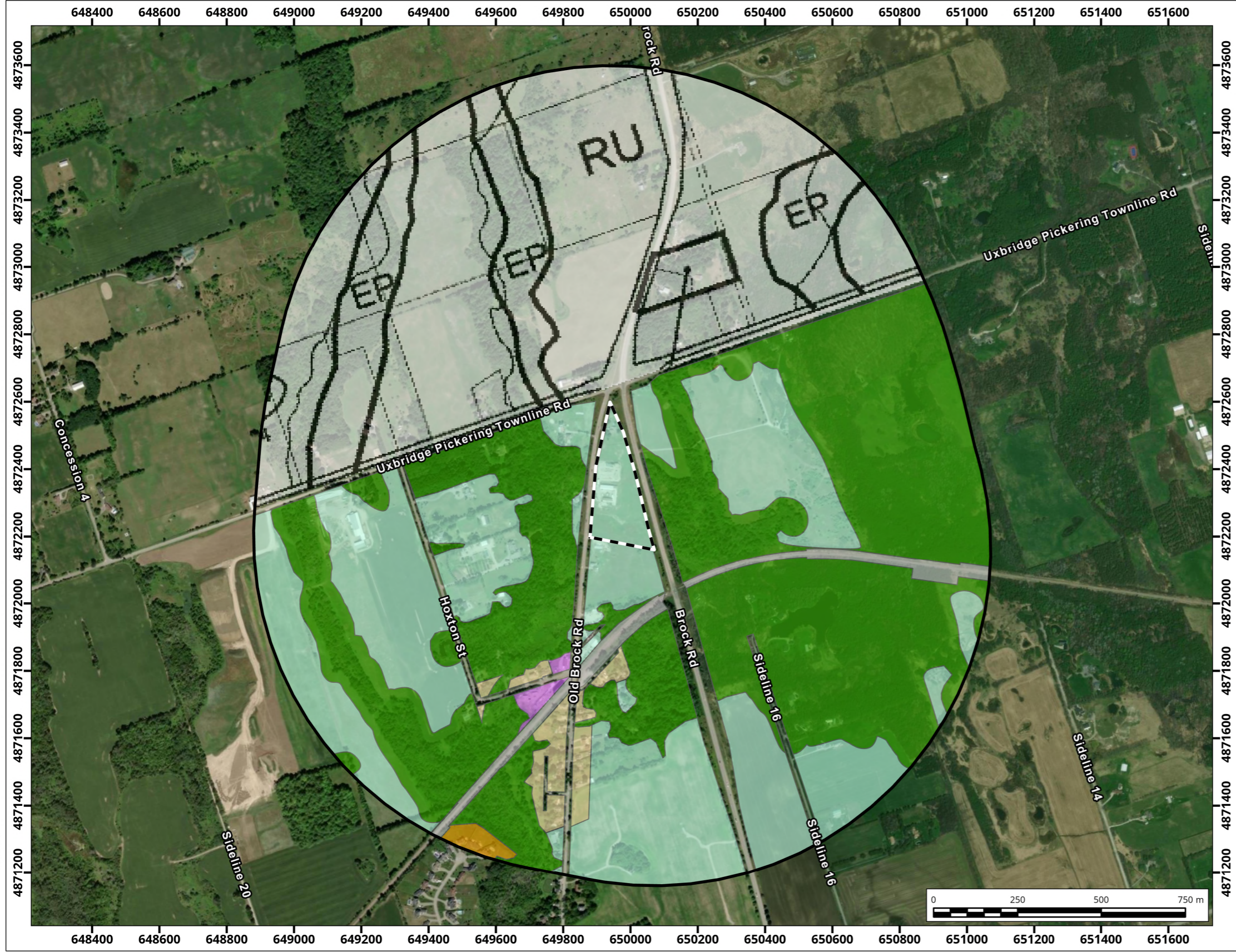
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE :	AS SHOWN	REVISION NO. :
PROJECT NO. :	15003	DWG. NO. :
DATE :	MAR. 2017	A0.0
DRAWN :	AP	
CHECKED :	JC	

The graphic for Appendix B features a large, light gray circular shape on the right side of the page. On the left side, there is a blue triangular shape that is cut off by a white curved line, creating a dynamic, abstract composition.

APPENDIX B



Legend

- Property Boundary
- 1,000m
- City of Pickering Draft Zoning Bylaw**
 - Oak Ridges Moraine Agricultural
 - Oak Ridges Moraine Environmental Protection
 - Oak Ridges Moraine Commercial
 - Oak Ridges Moraine Residential 5
 - Oak Ridges Moraine Residential 6
 - Utility
- Township of Uxbridge Zoning Bylaw**
 - EP: Environmental Protection
 - RC: Recreational Cluster
 - RU: Rural Zone

Service Layer Credits: World Imagery: Maxar
 Hybrid Reference Layer (road and water labels only): Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, 2023
 Zoning Data from City of Pickering Land Use Zoning Draft and Township of Uxbridge

Zoning in the Study Area

Map Projection: NAD 1983 UTM Zone 17N
 5435 Old Brock Rd - Pickering, Ontario



Drawn by: PIP	Appendix B
Approx. Scale: 1:12,500	
Date Revised: Apr 10, 2024	

Project #: 2405463



Map Document: C:\WorkingFolder\Jobs_Americas\2405463\2405463.aprx