

525-565 CONESTOGO ROAD REDEVELOPMENT

WATERLOO, ONTARIO

COMPATIBILITY ASSESSMENT

RWDI #2002470

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SUBMITTED TO

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1 INTRODUCTION

RWDI was retained to complete a land use compatibility assessment for the proposed 525-565 Conestogo Road development located in Waterloo, Ontario ("Study Site"). This assessment was completed to support the Official Plan and Zoning By-law Amendment submission as required by the City of Waterloo. The proposed development will consist of 15 buildings: residential, residential-retail, office-retail and office buildings. The concept plan is shown in Figure 1.

This assessment is intended to address the requirements of the City of Waterloo for a Compatibility/Mitigation Study in connection with the proposed development. The Study Site is located at the intersection of Northfield Drive and Conestogo Road with Highway 85 to the south of the property. The Study Site is surrounded on all sides by industrial facilities and Highway 85 to the south.

The Compatibility/Mitigation assessment addresses the potential for land use conflicts arising from the proximity of the Study Site to industrial facilities whose emissions have the potential to impact the proposed development.

2 PROJECT DESCRIPTION

Figure 1 provides the proposed site plan for the proposed Conestogo Road development. A description of the redevelopment project is provided below.

The redevelopment of Conestogo Road is proposed to transform approximately 26.48 acres of lands at 525 – 565 Conestogo Road into a mixed-use urban community. The proposal seeks an Official Plan Amendment and Zoning By-law Amendment to develop the Study Site through a large-scale, multi-phase redevelopment that will include a mix of retail, residential, and community uses complemented by a range of recreational spaces ("the Proposal").

The Proposal will include low-rise retail and office, and mid and high-rise residential buildings. Mixed use office buildings are located on the east side of the site, residential and retail space is located on the west side of the site.

The Proposal consists of 15 new mixed-use buildings ranging from 2 storeys to 24 storeys. Of these 15 proposed buildings 11 will contain residences and the remaining 4 will be office and retail spaces. Of the 11 residential buildings, 2 will also contain retail space.

3 METHODOLOGY

3.1 Compatibility/Mitigation

The compatibility/mitigation component of the air quality assessment was based on RWDI's experience conducting similar assessments. The following assessment was completed in order to identify potential air quality impacts on the proposed development.

The following tasks were undertaken:

- A search of the lands within approximately a 1 km radius of the Study Site, using satellite imagery and Google Streetview, to identify industries that, based on appearances, have a potential for odour, dust or other air emissions;
- A search of the Ontario Ministry of the Environment, Conservation and Parks (MECP) database, known as Access Environment, to identify industries in the area of interest that have Environmental Compliance Approvals (ECA's) and/or Environmental Activity and Sector Registrations (EASR's);
- A review of downloaded copies of ECA's and EASR's;
- A review of emissions reported to the National Pollution Release Inventory (NPRI);
- A review of meteorological wind data; and
- Interpretation of the above information based on our experience with air quality, dust, and odour based on the MECP D-6 Classification.

The study area searched included north of Northfield Drive, west of Highway 85, and east of Conestogo Road. The separation distance between each identified industry and the Study Site was estimated. A finding was made as to whether the separation distance between industry and the proposed development is sufficient to avoid compatibility issues. The assessment was based on RWDI's experience with industrial emissions and the MECP's experience as embodied by the recommended minimum separation distances and potential influence areas set out in the guideline entitled *D-6 Compatibility between Industrial Facilities* (July 1995). If the separation distance was judged to be inadequate, resulting in potential incompatibility, then options for mitigation of potential adverse effects were identified and evaluated.

4 RESULTS

4.1 Compatibility/Mitigation

4.1.1 Facilities Identified under D-6 Criteria

Facilities with MECP approvals were identified using the MECP online ECA and EASR database. All facilities within 1 km of the study site were considered in the assessment. Facilities with standby power or comfort heating equipment only were deemed insignificant for the purpose of this assessment as these sources are not typically sources of odour or fugitive emissions. Appendix A lists the identified facilities that have an MECP Approval (either ECA or EASR) as well as facilities that could be a potential source of fugitive dust or odour emissions. The MECP approval documentation generally included a description of the type of facility and the activity that taking place, which has been summarized in the table in Appendix A. Facilities reporting to the National Pollution Release Inventory (NPRI), and any other facilities of interest in the vicinity of the study site were also included.

Facilities were assigned D-6 classifications based on the criteria provided in Appendix A of the MECP guidance document "D-6 Compatibility between Industrial Facilities", dated July 1995. All identified facilities and their assigned classifications are summarized in **Appendix A**.

Overall, no potential compatibility issues with the existing employment uses on the proposed development were identified. The compatibility findings are discussed further in the following sections.

4.1.1.1 Class I Facilities within the Potential Influence Area

Of the 38 facilities identified within the 1 km study area, nine facilities were identified as Class I. None of the Class I facilities are within the 70-metre radius of potential influence from the Study Site. For due diligence purposes a high-level review was conducted for each facility in order to gauge the potential for adverse affects on the purposed study site, no evidence of outdoor storage, fugitive emissions, or tall stacks were identified that would warrant further analysis.

4.1.1.2 Class II Facilities within the Potential Influence Area

Of the 38 sites identified in the study area, 26 facilities are classified as Class II in accordance with the D-6 guideline. Of these facilities nine are within the 300-metre radius of potential influence and are summarized in Table 1.

Table 1: Class II Facilities within the Study Area

Facility Name	Location	Description	Approximate Separation Distance (m)
Gibson's Pine & Oak Furniture Ltd.	25 Northfield Dr.	Furniture finishing operation with paint spray booth.	225
Lubricor Inc.	475 Conestogo Rd.	Chemical processor producing rust inhibitor, operating a single blender unit.	267
Koebel's Collision Centre Inc.	661 Colby Drive	Automotive shop with paint booth activities.	220
RJB Machining Ltd.	666 Colby Dr.	Metal processing facility with paint booth and anodizing operations.	215
1340530 Ontario Inc.	496 Weber Street North	Autobody and painting company with a single paint booth.	280
Aecon Construction and Materials Limited and Peter Kiewit Infrastructure Co. operating as GrandLinq Contractors	518 Dutton Dr.	Construction company operating a paint shop and spray booth with a rail yard and outdoor storage.	150
KOEBEL'S COLLISION CENTRE INC	661 Colby Drive	Autobody repair and painting operating minor body work and a spray paint booth.	215
2346156 ONTARIO INC.	656 Colby Drive	Autobody shop, outdoor storage of motor vehicles. Operating a paint booth.	250

These facilities are beyond the 70m minimum setback distance stated in the D-6 classification system and are not likely to have adverse effects on the proposed study site. A review of the activities on site concluded that the facilities consist of mostly small self-contained operations with no potential for impacts at the study site as they do not have significant outdoor storage, sources of fugitive emissions, or tall stacks. All emissions from the noted facilities are also regulated through the MECP industrial permitting process that requires industries to comply with air quality standards and guidelines at the facility's property line.

Appendix A provides a summary of all identified Class II facilities.

4.1.1.3 Class III Facilities within the Potential Influence Area

Of the 38 sites identified in the study area, four facilities were identified as Class III per the D-6 guideline classifications. Each of these facilities are within the 1000 metre radius of potential influence and are summarized in Table 2.

Table 2: Class III Facilities within the Study Area

Facility Name	Location	Description	Approximate Separation Distance (m)
Ultra Manufacturing Limited	640 Conrad Pl.	Plastic processing facility moulding plastic components spray booth operation consisting of 10 paint booths and 6 paint lines.	840
RTS Plastics Inc.	650 Rupert St.	Plastic processing facility moulding plastic components operating 3 rotational moulding machines and a tipping oven.	960
Perfexia Inc.	55 Northland Rd.	Metal command activities, welding and laser cutting.	820

A review of the activities undertaken at these facilities concluded that although they are larger manufacturing operations the facilities are beyond the 300m minimum setback distance specified in the D-6 assessment criteria. Activities undertaken at each site are not likely to have adverse effects on the proposed study site. All Class III facilities have ECAs and are required to meet applicable regulations and guidelines at their respective property lines thus, these emissions are regulated through the MECP industrial permitting process. No large stacks were identified that would potentially cause elevated concentrations at larger separation distances. Overall, none of the identified facilities are expected to adversely effect the proposed study site. **Appendix A** provides a more detailed account of assessment findings.

4.1.2 Potential Land Use Compatibility Issues

In summary, no potential compatibility issues were identified with respect to employment uses in the vicinity of the proposed development.

The identified industrial facilities within 1 km of the proposed development are all small or medium in scale. The larger Class III industries in the area, are located a considerable distance from the Study site, the closest being 700m away.



Most of the industries do not have outdoor storage of raw material or product. Those that do have outdoor storage are small to medium in scale. The largest and closest of these is Aeon Construction located at 518 Dutton Drive. The facility contains a rail yard and has the potential to house various construction materials, however no aggregate storage piles are evident on site so significant fugitive emissions are not anticipated. The Aeon facility is located approximately 150m south of the proposed development.

From an air quality perspective, all the facilities can be classified either Class I, Class II, or Class III as defined in *D-6 Compatibility between Industrial Facilities*. Classes I, II, and III have respective minimum setback distances for compatibility of 20m, 70m, and 300m respectively. All identified facilities are beyond these minimum setback distances for their respective Classes. No tall stacks were identified in the process of the assessment that would have the potential to impact elevated receptors further afield.

Several of the industries identified in Tables 1 and 2 are located to the west of the proposed development. Figure 2 presents a wind rose for the study area, showing the frequency of occurrence of winds from various directions. The figure shows that winds coming from the west are the most frequent (> 9% of the time) compared to winds coming from directions between southwest and northeast. However, facilities in these areas are located a considerable distance from site which is likely to mitigate any potential impacts during periods of higher wind speeds.

Based on these observations, there are no potential compatibility issues in terms of adverse air quality effects from nearby employment lands on the proposed development. Therefore, no description of potential impacts is required and no options for mitigation are needed.

5 CONCLUSIONS

No potential compatibility issues from an air quality perspective were identified with respect to existing employment uses in the vicinity of the proposed development.

FIGURES

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bo architects inc.

HILCO

PROJECT NAME

525-565 CONESTOGO
525-545 CONESTOGO ROAD, WATERLOO, ON. N2L
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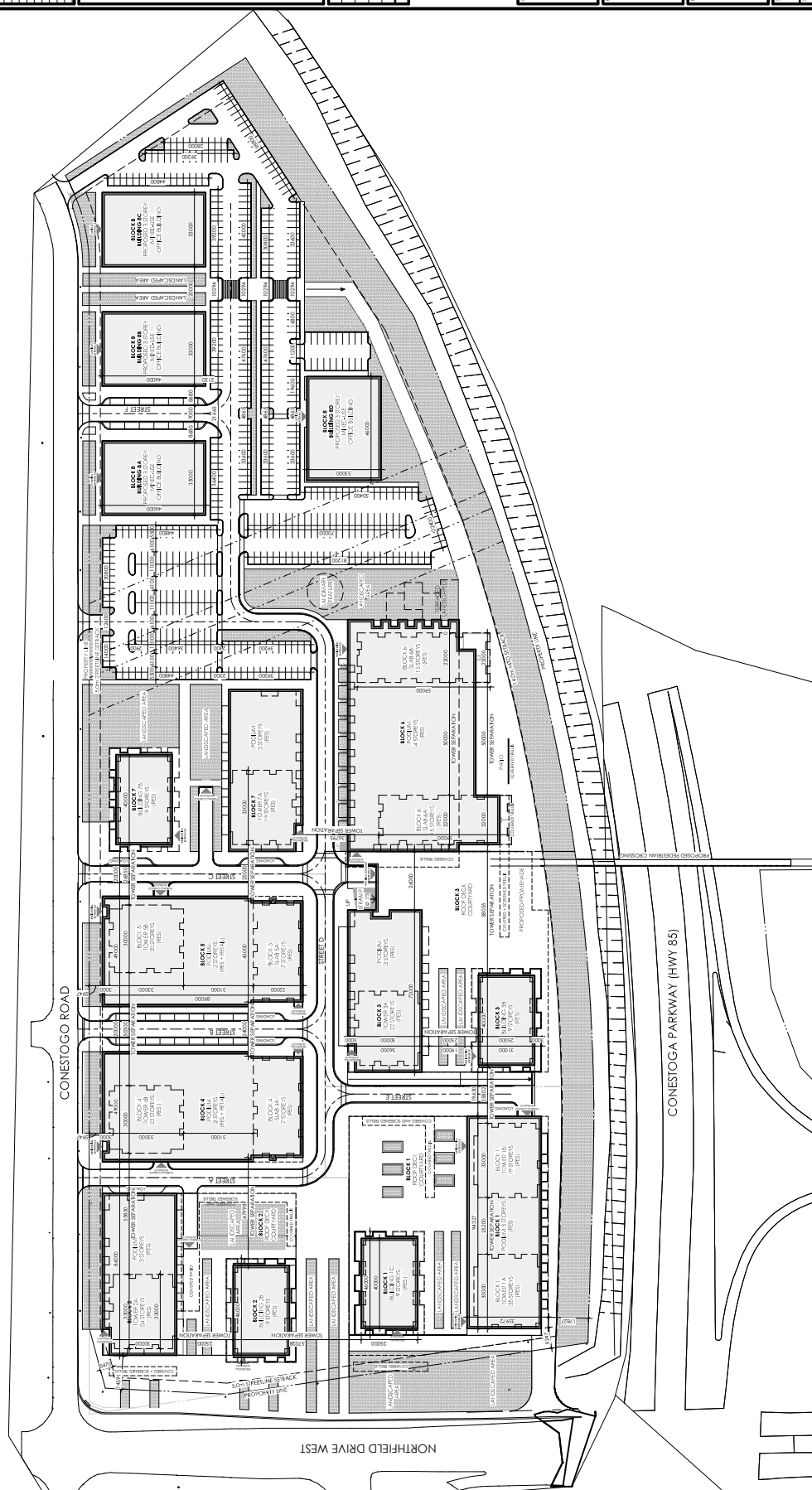
DRAWING TITLE

SITE PLAN

SCALE	DRAWING NUMBER
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3	3
4	4
5	5
6	6
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8	8
9	9
10	10
11	11
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ZBA 1.0

PROJECT NUMBER:



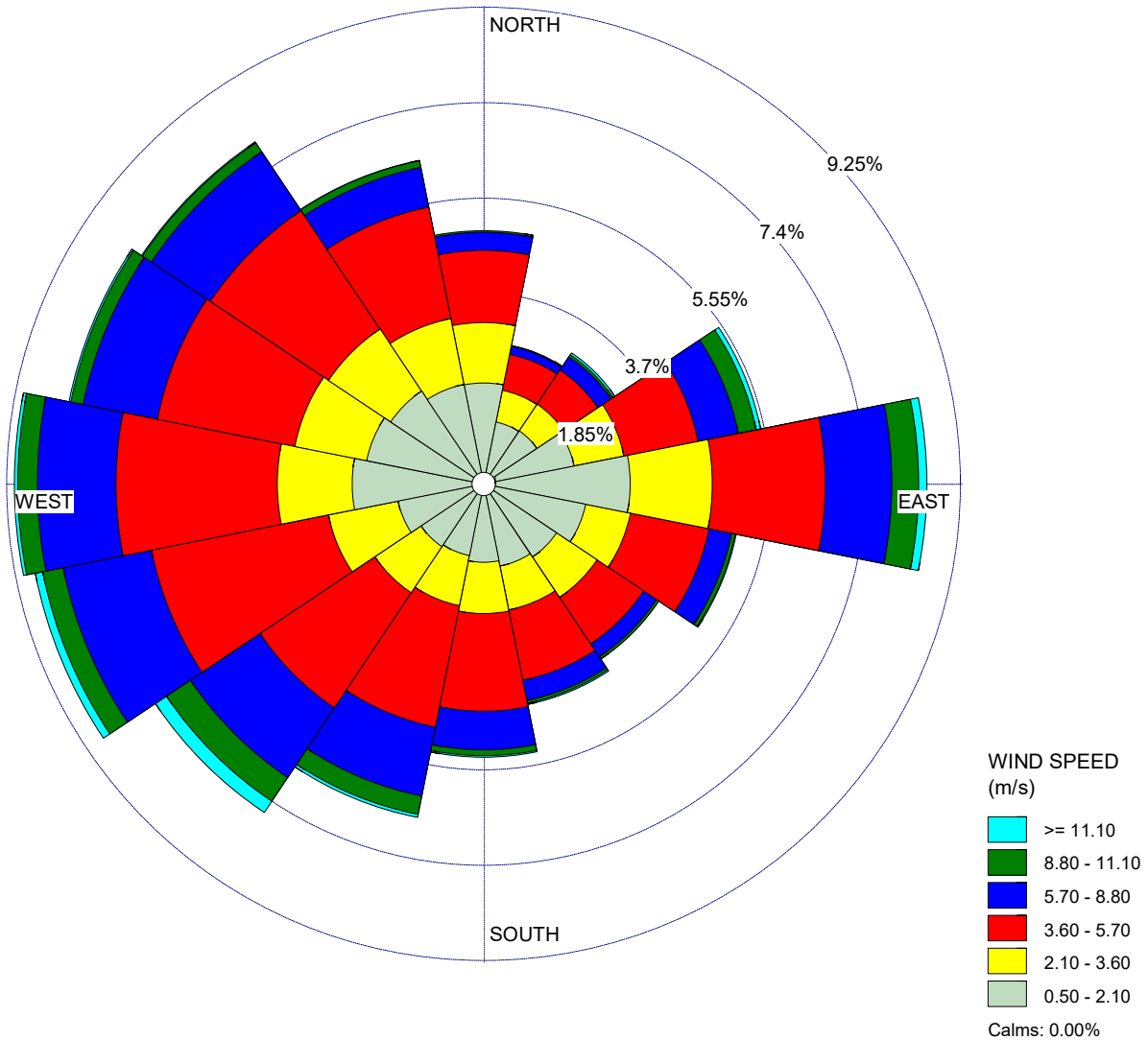
SITE PLAN

1

WIND ROSE PLOT:

Conestogo Road - Wind Rose

DISPLAY:

**Wind Speed
Direction (blowing from)**

COMMENTS:

DATA PERIOD:

Start Date: 1996-01-01 - 00:00
End Date: 2000-12-31 - 23:59

COMPANY NAME:

MODELER:

CALM WINDS:

0.00%

TOTAL COUNT:

43027 hrs.

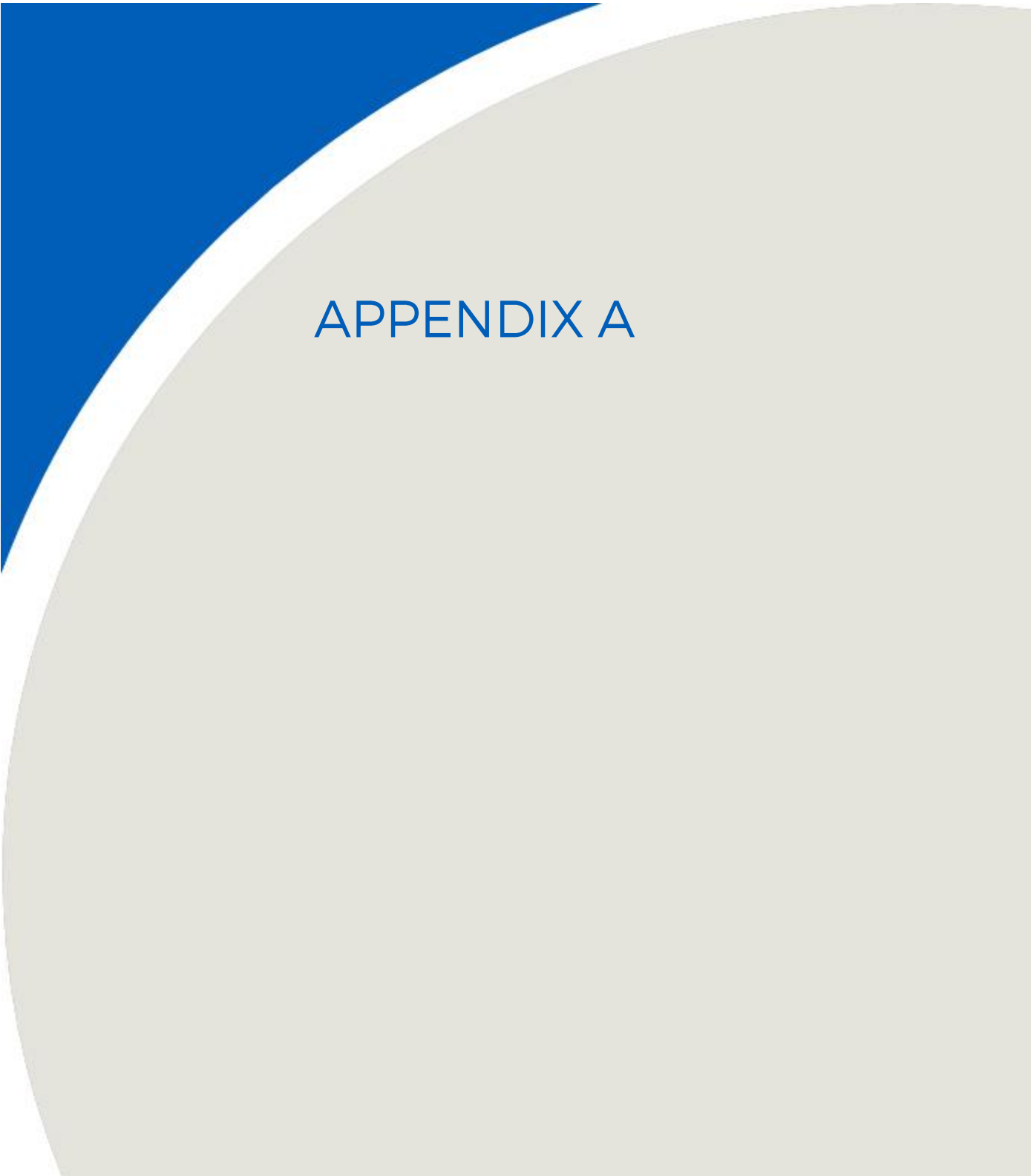
AVG. WIND SPEED:

3.69 m/s

DATE:

2020-11-30

PROJECT NO.:

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APPENDIX A

Appendix A: Summary of D-6 Compatibility Study

Business Name	Address	D6 Classification	Approximate Separation Distance (m)	Description/Notes
Dynamic Filtration Ltd.	55 Bathurst Drive	Class II	865	Paper curing operation with solvent dip tank creating opportunities for odourous emissions. Small operation, self contained, minimal noise sources. Paved yard, no tall stacks. Facility is located far from site which will mitigate any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Grote Industries Co.	95 Bathurst Dr	Class II	992	Electronics manufacturing, medium scale facility. Noise potential from manufacturing activities, paved yard, low stacks. Facility is located a considerable distance from site which will mitigate any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Ultra Manufacturing Limited	640 Conrad Pl	Class III	840	Medium manufacturing operation with fugitive emissions from injection moulding machines. Spray booth operation consisting of 10 paint booths and 6 paint lines. Could be a source of paint odours from curing lines. Noise expected from manufacturing activities heavy truck traffic. Facility is located a considerable distance from the study site which will greatly reduce the potential for impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Beresford Box Company Inc.	607 Kumpf Drive	Class II	760	Medium sized box manufacturing with coating press machines. Coating may be a potential source of odours. Fugitive emissions are unlikely, paved yard no fugitive emissions form process. Noise potential from trucks and manufacturing activities. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissons from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Elmira Poultry Inc.	605 Kumpf Dr	Class II	720	Poultry processing plant with a throughput of 3,000 kilograms of retail chicken per hour. Equipment includes fryers and ovens that have the potential to release odours off site. Noise potential from manufacturing activities and truck traffic. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Quadro Engineering Incorporated	613 Colby Drive	Class II	840	Power milling facility. Designs power milling machines, has a dust collector to control particulate emissions likely for testing assembles machines. Milling machine is source of noise. Small facility, paved yard. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Freiburger's Autobody Ltd.	621 Colby Dr	Class II	965	Autobody shop with paint booth. Noise from car traffic and equipment associated with automotive repair. Paved yard, no outdoor storage. Fugitives from minor body work is likely but in insignificant amounts. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Lubricor Inc.	605 Colby Dr	Class I	620	Small operations, single stack servicing blender with filter. Noise NPC-205 and NPC-232 listed in ECA. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Seaborn Investments Inc.	629 Colby Dr	Class II	900	Metal command activities. Potential for noise and fugitive impacts for metal working. Truck traffic expected from moving materials. Looks to be small scale operation. Mainly a source of noise. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Westex Coatings Inc.	639 Colby Dr	Class II	650	Small painting and welding operation, no large stacks, no visible outdoor operations. Noise will be present from welding and metal working activities. Potential for paint odours. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
RTS Plastics Inc.	650 Rupert Street	Class III	960	Medium sized plastic moulding facility. Potential for plastic odours, and fugitives from plastic resins (if used) from 3 rotational moulding machines. Heavy truck traffic likely for movement of products, noise from operations likely. Significant separation distance from study site will mitigate potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Japan Auto Leasing Inc.	545 King St N	Class II	385	Paint booth potential for odour emissions and particulates. No tall stack, self contained operation. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Gibson's Pine & Oak Furniture Ltd.	25 Northfield Dr	Class II	225	Paint booth potential for odour emissions and particulates. There are no tall stacks and the operation is self contained. Therefore, no significant source of fugitive emissions or odour were identified. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility.
Lubricor Inc.	475 Conestogo Rd	Class II	267	Chemical processor producing rust inhibitors. Single blender unit, no fugitives, no tall stacks. Reported two substances to NPRI, both are low quantity VOCs. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Koebel's Collision Centre Inc.	661 Colby Drive	Class II	220	Paint booth activities are a potential source of odours and particulates. No tall stacks, no outdoor storage, no evident sources of significant noise. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
RJB Machining Ltd.	666 Colby Dr	Class II	215	Paint booth and anodizing operation, no fugitives, no tall stacks. Potential for process noise but considerable separation from study site. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Tamming Foods Ltd.	650 Colby Drive	Class I	400	Small baking operation, could have mild odour while ovens are operating but minimal impact expected, no tall stacks, no fugitives. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Quality Refinishing Inc.	675 Davenport Road	Class II	690	Paint booth operation is a potential source of odours and particulates, no yard storage, no tall stacks. Noise potential from refinishing activities, likely daytime only. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
DC Foods (2001) Inc.	35 Northland Rd	Class II	690	Medium sized food frying plant, potential source of odour emissions and noise from truck traffic. No tall stacks. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Perfexia Inc.	55 Northland Rd	Class III	820	Metal command activities, welding, laser cutting all exhausting to atmosphere, potential for particulate emissions. Noise from large scale metal working activities. Likely day operations only. This facility is located a considerable distance from the study site which will mitigate all potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
ARISE Technologies Corporation	65 Northland Rd	Class I	850	Wet scrubber and fume hood are the only sources listed in the ECA. Short stacks, potential for odours from fume hood. No outdoor storage, self contained operation. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Numatech Industries Inc.	611 Conrad Place	Class II	951	Screen printing facility. Odour potential from solvents used in screen printing process. No fugitive emissions, no yard storage, low traffic. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.

1438109 Ontario Inc.	611 Conrad Pl	Class II	951	Paint booth operation is a potential source of odours and particulates, no yard storage, no tall stacks. Noise potential from finishing activities, likely daytime only. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
BEZ Industries Inc.	109 Randall Dr	Class II	800	Cabinet making operation, operates a paint booth, machining of raw wood material, limit of 9000 cases per year. Wood working can be a significant source of particulate but facility appears self contained with no outdoor storage and a dust collector. Manufacturing activities will be a significant source of noise. Delivery and shipping of materials will create considerable vehicle traffic. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Waterloo Electroplating & Metal Finishing Inc.	105 Randall Drive, Unit #3	Class I	780	Small electroplating operation, self-contained, low stacks, no outdoor storage. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Nelson Ulises Hernandez	105 Randall Dr	Class II	780	Paint booth operation with potential for odour and particulate emissions. No tall stacks, no outdoor storage, no heavy trucks anticipated. Self-contained operation. No significant sources of noise were identified. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Black Diamond Waterproof Clothing Ltd.	599 Colby Dr	Class I	430	Small operation for the curing and assembly of water proof clothing. No outdoor storage, unlikely to have frequent heavy trucks, no tall stacks, unlikely more than one shift. No significant sources of noise were identified. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Ultra Finish Ltd.	589 Colby Dr	Class I	250	Has a maintenance welding station and one large heat cleaning unit. Has unpaved driveway leading to docks. Heavy trucks are not expected but vehicle traffic could cause low leave fugitive emissions. Small scale production with some outdoor storage of large hardware. Potential for noise generation from daily operations, no significant sources identified. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Johnsonite Canada Inc.	560 Weber St N	Class III	700	Medium scale vinyl sheet manufacturing with a maximum production of 98,000,000 feet of vinyl baseboard per year. Yard is paved with one dock for large trucks. Heavy truck traffic is anticipated. Yard storage in shunts so frequent truck traffic is expected. May have plastic odour from extrusion and melt processes. Located on the edge of the study area, good separation distance from sit but could be a source of noise. Facility is located a considerable distance from the study site which will mitigate all potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Tomlin Industries (2000) Inc.	145 Northfield Dr	Class II	300	Self contained operation of two paint booths. Likely day shift only, there will likely be infrequent heavy truck traffic. Facility is located far from site. No significant sources of noise identified. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Hammond Manufacturing Company Limited	505 Dutton Dr	Class I	225	Ventilation for soldering stations, no tall stacks, paved yard, one truck dock. Negligible fugitive emissions excepted. Good separation from study site. Noise apparent noise sources. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
E Craftsmen Corporation	73 Schaeffer St	Class II	380	Craftmen shop with various material working station, soldering, sanding, varnish, paint booth, and natural gas heating equipment. Potential for paint and varnish odours, fugitives from sanding operations, all processes are controlled. Yard is paved with a single dock, low traffic anticipated. No evidence of outdoor storage. NPRI report for 2018 has the release of lead and copper to the atmosphere in low quantities, large separation distance to site but metal working operations have potential to create noise.
1340530 Ontario Inc.	496 Weber Street North	Class II	280	Operations included a single paint booth with a short stack. However, yard is unpaved with a large amount of outdoor storage which presents the opportunity for fugitive dust emissions. No likely to be source of significant noise. There is considerable separation between the facility and the study site which will mitigate potential dust emissions. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Aecon Construction and Materials Limited and Peter Kiewit Infrastructure Co. operating as GrandLinq Contractors	518 Dutton Dr	Class II	150	Operates a paint shop and spray booth that could generate odours and particulate. Has rail yard that could be significant source of noise and will have outdoor storage. Has a sand silo controlled by a dust collector but could be a minor source of fugitive emissions. Potential for evening or nighttime work. Facility is located on the far side of Highway 85 providing good separation between the facility and the study site which will mitigate noise and dust impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Hammond Manufacturing Company Limited	485 Conestogo Rd	Class I	160	Minor glue and printing operation, potential odour but low stacks so likely no impact. Paved hard, no outdoor storage, likely day shift, no significant noise sources identified. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
KOEBEL'S COLLISION CENTRE INC	661 COLBY DRIVE	Class II	215	Outdoor storage of motor vehicles but yard is paved, number of short stack on rooftop. Likely has equipment for minor body work, painting, and maybe some metal fabrication. Likely day shift only. Noise from autobody work is anticipated. Typical autobody operation no significant impacts anticipated, considerable separation from study site. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
2346156 ONTARIO INC.	656 COLBY DR	Class II	250	Autobody shop, outdoor storage of motor vehicles. Yard is paved, no fugitive emissions expected. Low stacks on roof, good separation from site. Potential for minor painting, and body work. Could cause paint odours and noise associated with a autobody shop. Likely limited to daytime operations. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
HAMMOND MANUFACTURING COMPANY LIMITED	485 CONESTOGO RD	Class I	150	Heating system EASR. Has a couple truck docks, potential for heavy truck traffic, yard is paved no fugitives, small stacks on roof. Good separation from study site. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility has a ECA and must comply with applicable criteria at the property line, therefore emissions from point sources are not a concern at this facility. Overall, this facility is not anticipated to adversely effect the study site.
Broil King	585 Kumpf Drive	Class II	270	Large facility with outdoor storage and potential for heavy truck traffic. No eca so major processes are unlikely. Mostly a noise concern. Still outside the 300m potential influence range. Facility is located a considerable distance from the study site which will mitigated any potential impacts. This facility does not have an ECA and therefore does not undertake any significant manufacturing activities. Overall, this facility is not anticipated to adversely effect the study site.