

Environmental Emissions Report(s)

1. Detailed environmental noise/vibration and air emissions report(s) and detailed design plans, acceptable to the City, shall be required in support of any zoning bylaw amendment applications for sensitive land uses on the Blocks A1 and D. Such reports are to specify how compatibility will be achieved and maintained between permitted uses within Block A1 and the proposed development on Blocks A1 and D, and shall include mitigation measures aimed at eliminating or minimizing impacts
 - (a) With respect to noise and vibration, by designing to NPC 300 Class 1 sound levels, with the opportunity to implement Class 4 measures; and
 - (b) With respect to air emissions, in accordance with the relevant emissions criteria of the Ontario Ministry of Environment and Climate Change collectively the "mitigation measures".
2. The environmental noise/vibration and air emissions reports shall be prepared by qualified acoustical and air quality engineers.
3. The environmental noise/vibration and air emissions reports and design of mitigation measures shall be reviewed by third party peer reviewers, retained by the City and at the developer's expense, all to the satisfaction of the City in consultation with the affected industry(ies)
4. The environmental noise and air emissions report(s) shall include:
 - (a) A determination of the predictable worst-case impact from all relevant noise and air emission sources, taking into account the cumulative effect, where applicable and as reflected in current guidelines of:
 - i both the expansion or alteration plans of existing stationary source(s) that can reasonably be expected to be implemented given current land use permissions, and
 - ii new stationary sources that would be permitted in the future based on the in-force zoning;
 - (b) The identification of all receptor locations in the proposed development with the potential to experience adverse impacts;
 - (c) A determination of the numerical noise,/vibration and air emissions excesses at such receptors, if any;
 - (d) The preparation of specific recommendations for mitigation at receptor, to be incorporated into the design of the development, to create an appropriate noise/vibration and air quality environment for future occupants/users of the proposed development, taking into account commonly used criteria in Ontario for

assessing emissions abatement and with the expectation, that where required by the MOECC, the industry shall have a valid Certificate of Approval (C of A) or Environmental Compliance Approval (ECA);

5. Receptor-based mitigation measures may include, among other things, land use separation, building massing and siting, phasing, buffering, and design mitigation or equivalent measures to address noise, vibration, odour, air quality and nuisance impacts.
6. The environmental noise/vibration and air emissions reports may include consideration of at-source mitigation measures at the expense of the proposed sensitive land use where there is cooperation between the owners and the consent of the affected industry.

4.2.2.8.4.5 Implementation

7. Mitigation measures will set out in the zoning by-law amendments.
8. Mitigation measures will also be implemented through conditions of site plan approval, subdivision and/or condominium approval, where appropriate, at the City's discretion.
9. Mitigation measures and the maintenance thereof shall be secured through appropriate agreements which may include agreements between the City and the developer and/or agreements between the developer and owners of lands in proximity to the new sensitive use.
10. Mitigation measures will be incorporated into the design of the buildings with a proposed sensitive use (and at-source, where applicable) and shall be included in the drawings required to be approved pursuant to the site plan provisions of the *Planning Act*.
11. Prior to issuance of building permits, the owner shall provide a certification letter from the qualified acoustical and air quality engineers, as applicable, to the City confirming that the building permit drawings have been reviewed and the required mitigation measures have been incorporated into the building design in accordance with the approved site plan drawings and the environmental noise/vibration and air emissions reports and any addendums. If mitigation is to be implemented at the source, the appropriate shop drawings shall be reviewed.
12. Prior to the earlier of occupancy or the registration of the plan of condominium, the owner shall provide the qualified acoustical and air quality engineers' certification letters to the City advising that the required mitigation measures, including any mitigation at source, have been inspected and installed in accordance with the

approved site plan drawings and the environmental noise/vibration and air emissions reports and/or any addendums

13. Warning clauses, in accordance with the MOECC NPC-300 guideline, will be registered on title and in the appropriate agreements. In addition, if the Class 4 designation is implemented by Council, warning clauses to notify purchasers of the applicable Class 4 designation in accordance with NPC 300 guidelines will be registered on title and in the appropriate agreements.