

Larry Silani

From: Tanner, Karl <ktanner@dillon.ca>
Sent: June 25, 2020 8:35 AM
To: Larry Silani; Allen Burgess
Cc: Laura Fanelli; 163967; Lucas Arnold; Kyle Edmunds; Rebecca Belanger; Debbie Tanason
Subject: 37T-19001 - Sterling Lakes - Supporting Letter - Additional Information related to Class 4 designation
Attachments: Sterling Lakes - Response for ZBA and Development Agreement & Propower Reasons for Appeal - Council Letter - June 25 2020.pdf

Larry and Allen

Please find attached Lucas' letter related to the Class 4 designation for a portion of the Sterling Lakes Subdivision. You will note that we are recommending Type E and Type F warning clauses for stationary noise sources, they are:

Type E: (see Section C7.6)

"Purchasers/tenants are advised that due to the proximity of the adjacent industry (facility) (utility), noise from the industry (facility) (utility) may at times be audible."

C8.3 Class 4 Area Notification

Type F: (see Section B9.2 and Section C4.4.2)

"Purchasers/tenants are advised that sound levels due to the adjacent industry (facility) (utility) are required to comply with sound level limits that are protective of indoor areas and are based on the assumption that windows and exterior doors are closed. This dwelling unit has been supplied with a ventilation/air conditioning system which will allow windows and exterior doors to remain closed."

Any questions, feel free to give me a call.
Regards

Karl



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Please consider the environment before printing this email

Note: I will be working remotely from home for the foreseeable future.



File No.: 16-3967

Town of LaSalle
5950 Malden Road
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Attention: Mr. Larry Silani, MCIP RPP
Director, Development & Strategic Initiatives

***37-T-19001 – Sterling Lakes Subdivision
Additional Information related to Class 4 Designation under NPC-300 Guidelines &
Response to Propower Mfg. Inc. & 2442760 Ontario Limited appeal of the Sterling
lakes Subdivision***

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Dear Larry:

On behalf of our client, Sterling Lakes Limited Partnership, we are writing this letter at the Town of LaSalle's (Town) request and in response to the Propower Mfg. Inc. & 2442760 Ontario Limited (Propower), appeal of the Sterling Lakes Plan of Subdivision approval. This letter should be read in conjunction with the other correspondence provided as part of the above noted file. We continue to work with our client and the Town to address the concerns raised by Propower related to noise and zoning matters.

Class 4 Designation - We understand that the request for a Class 4 designation under the NPC-300 Guidelines for a portion of the Sterling Lakes Subdivision and lands outside of the subdivision (300m from the Propower property line) will be considered by Council at their meeting of July 14, 2020. We remain supportive of the request and encourage Council to approve the designation. This decision of Council should ameliorate concerns of Propower by providing greater flexibility related to the operations thereby protecting employment lands (Propower) from sensitive land uses (Sterling Lakes). While not required, we are supportive in the construction of an earthen berm along the perimeter of the Sterling Lakes lands (outside of the subdivision but adjacent to the Propower property line) for aesthetics and some potential noise reduction at ground level from truck operations on the Sterling Lakes property.

Warning Clauses – Our position has not changed related the appropriate warning clauses to be registered on title for those Sterling Lakes lots/dwellings within 300m of the Sterling Lakes property line. We recommend that a Type E warning clause, per NPC-300 is appropriate. Warning clause statements related to other emission, and the excerpt from the MECP's transportation related warning clauses ("may occasionally interfere with some activities of the dwelling occupants") are not appropriate.

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Additionally, if the portion (300m from the Propower property line) of the Sterling Lakes Subdivision is granted a Class 4 Designation, a Type F warning clause per NPC-300 is recommended.


Zoning By-law and Permitted Uses – We understand that Council will be considering a Zoning By-law Amendment changing lands outside of the Plan of Subdivision to a site specific Neighbourhood Commercial zoning category to the east of D'Amore Drive. These lands are owned by Sterling Lakes but outside of the Plan of Subdivision. We are supportive in the removal of sensitive land uses from the list of permitted uses. To provide Council with additional comfort, this is being suggested regardless of the NPC-300 guidelines that stationary noise impacts (Propower) on sensitive commercial spaces can be controlled/mitigated with inoperable windows - In these cases, the inoperable windows would not be considered as points of reception and would not be subject to the sound level limits outlined in NPC-300.

Class 4 Designation on other lands – There has been a request to apply the Class 4 designation to lands other than those owned by Sterling Lakes which are currently developed (Head D'Amore Subdivision). As per NPC-300 (A5 Definitions - Class 4 area), areas with existing noise sensitive land use(s) cannot be classified as Class 4 areas.

We trust this letter will add to the body of material prepared for the Sterling Lakes Draft Plan of Subdivision and Zoning Bylaw Amendment approval. Should you have any questions, please feel free to contact the undersigned at your convenience.

Sincerely,

DILLON CONSULTING LIMITED



Lucas Arnold, P.Eng.
Associate

cc: Laura Fanelli – Sterling Lakes LP
Karl Tanner – Dillon Consulting Limited