



10th Ave Estates Land Use Compatibility Study

Graham Design and Construction

1260 2nd Ave. East,

Unit 2, Owen Sound, ON, N4K 2J3

**Clearwater Shores Inc.
37 Alice Street
Allenford ON N0H 1A0 CANADA**

**June 27, 2024
24003**

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1 Introduction

Clearwater Shores Inc. has been retained by Graham Design and Construction to conduct a land use compatibility study for the 10th Ave Estates development project in support of Official Plan and Zoning By-law applications. The new development is a 2.53 ha residential development on the northeast side of Owen Sound. The development will extend off the end of 10th Ave East, where there currently exists a residential subdivision. Figure 1 shows an aerial map of the site.

The study includes a preliminary review and a professional opinion in terms of anticipated noise, vibration, odor, and dust impacts on the development from surrounding industrial practices. The study is based on the Ontario D-6 Compatibility between Industrial Facilities Guidelines as well as digital maps retrieved from the City of Owen Sound. This study also offers consideration for the NPC-300 Guidelines and the Provincial Policy Statement.

1.1 Objectives

The objectives of this land use compatibility study are to evaluate:

- nature of the sensitive land use;
- all existing and committed facilities within the study area, and those not within it but which would impact the study area;
- duration, timing and types of operational activities, shipping, receiving and other transport activities, and outputs/contaminants associated with the surrounding facilities;
- distance of sensitive land use from facilities' potential influence areas;
- hours of operation/normal use periods for both the facilities and sensitive land use;
- proposed land use compatibility as it relates to the existing surrounding land uses;
- proposed land use as it affects employment area.

1.2 Existing Conditions

The current legal description for the site is RANGE 9 EGR PT PARK LOT 7; PLAN 16M16 BLKS 35 AND 36; AND RP 16R8804 PT PART 1. The site is zoned as Medium Density Residential (R4) by the city of Owen Sound.

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The approximate size of the lot is 2.53 hectares. The medium density residential lot is currently vacant with no existing structures. It is bounded on the southwest side by an existing subdivision on 10th Ave East and bounded on the east side by the Kenny Drain, a municipal drain for the City of Owen Sound. To the north of the lot is vacant medium-density residential land (R4) and to the south is Open Space (OS) and general industrial land (M1). The lot slopes from west to east and consists of no wetlands or protected areas.

2 Impacts

2.1 Nature of Sensitive Land use

The sensitive site that is proposed to be developed will become a residential area. The proposed new development consists of a 29-unit apartment, a 34-unit apartment, two single-story 3-plex residences and four single-story 4-plex residences. The new residential development specifically targets elderly individuals as residents, though it is not in any way mandatory. Residences such as the ones to be built on the development lot are considered to be sensitive 24 hours a day.

2.2 Existing and Committed Industrial Facilities

Per the D-6 guidelines, a review of all Class I and Class II facilities was completed for a radius of 300m surrounding the proposed site plan. Any Class 3 facilities within 1000m of site were also analyzed. The following table shows a complete break down of these facilities.

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Table 1 – Industrial Facilities

Name	Address	Class	Approximate Distance to Proposed Site Plan (m)	Potential Influence Distance (m) ¹	Recommended Minimum Separation (m) ¹
Owen Sound Towing and Service	2230 18 th Ave E	1	224	70	20
Enbridge Gas	1602 23 rd Street E	1	19	70	20
Elma Steel	2275 18 th Ave E	1	268	70	20
McDougall Energy	2297 16 th Ave E	1	139	70	20
Food 4 Less Plus	2125 16 th Ave E	1	268	70	20
Sunbelt Rentals	1795 23 rd Street E	2	153	300	70
Owen Sound Excavation	1745 23 rd Street E	2	139	300	70
Lewis Motor Sales Inc.	2100 16 th Ave E	2	181	300	70
Miller	2050 20 th Street E	3	864	1000	300
Miller	2125 20 th Ave E	3	643	1000	300
RBW Graphics	2049 20 th Street E	3	877	1000	300
BWXT Canada	1875 16 th Ave E	3	641	1000	300

1 – As per the D-6 Compatibility between Industrial Facilities Guidelines

Facility classes were established based on the D-6 Appendix A guidelines, reviewing the outputs, scale, process, and operations/intensity of the facility. This was determined through general research of the companies, as well as a site visit to observe general operations of the various facilities. The D-6 guidelines, noting the Potential Influence Distance and Recommended Minimum Separation, were compared to the distance from the industrial facility to the site plan. As shown, all facilities meet the Minimum

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Separation except for Enbridge Gas, this is further discussed in Section 2.3. Although Lewis Motor Sales Inc. meets the minimum separation distance, it was determined to be a site of concern, and analyzed further in Section 2.4. Since all other facilities meet the minimum separation, no further analysis was deemed necessary.

2.3 Enbridge Gas

2.3.1 Operational Activities

To the knowledge of Clearwater Shores Incorporated, Enbridge Gas uses the location on 23rd St E as general office space and to store heavy operation equipment such as front-end loaders and excavators as well as transportation vehicles such as trucks. The vehicles are not used often and would not produce any emissions of vibration, noise, odor or dust off the site. Enbridge Gas Company's operational hours are Monday to Friday 8 am to 6 pm.

2.3.2 Distance of sensitive Land Use

The distance from the industrial lot's fence line to the proposed outermost development line is approximately 20 m as shown in Figure 2; however, the distance between property lines is 19 m. Since Enbridge Gas does not meet the minimum separation distance of 20m from a Class I industrial facility, this site was further analyzed. Through the discussion above it was determined that site does not produce any emissions and therefore isn't subject to any further study.

2.4 Lewis Motor Sales Inc.

2.4.1 Operational Activities

Lewis Motor Sales Inc. sells and services trucks and trailers. A majority of their operations do not produce any emissions of vibration, noise, odor or dust. However, it is understood that there is a burn off process involved in their operations that provides a large noise emission. Their operational hours are Monday to Friday 7am to 5pm.

2.4.2 Distance of sensitive Land Use

Although this industry meets the minimum separation requirements of 70m from the proposed development, it is within the Area of Influence. It is also understood that some of their operational activities produce higher-level noises. As such, a noise study will be required.

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3 Provincial Policy Statement

The Land Use Compatibility within the Provincial Policy Statement recommends that major facilities and sensitive land uses be planned to ensure minimal impacts. This has generally been achieved through the Owen Sound official plan providing open space between the proposed residential site plan and the industrial lands to the south. Through additional studies, mitigation measures will be provided ensuring no adverse impacts to the development.

The current site does not infringe on any currently zoned employment areas such as industrial or commercial. Although the site is geared towards retired populations, this is not a requirement. As such the site will provide a significant increase in housing adjacent to the existing employment area south of the site, promoting a strong community.

4 Conclusion

A complete review of all industrial facilities potential impacting the site was completed based on the Ontario D-6 guidelines. Through this review 2 sites, Enbridge Gas and Lewis Motor Sales Inc., were identified as potential concerns. Further analysis found that Enbridge Gas would not produce any emissions impacting the site. Concerns at Lewis Motor Sales Inc. has determined that a noise study for 10th Ave Estates will need to be completed in accordance with all local guidelines.

Report Prepared By:



Michelle Henry, P.Eng.
Clearwater Shores Inc.

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Appendix A

Appendix A

Figures

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Figure 1: Aerial Photo of 300m buffer for the proposed land development including property lines



Figure 2: Distances between Enbridge Gas and the edge of the development as well as the property line