



## Lorron Technologies, Borden Avenue, Belmont, ON

D-6 Land Use Compatibility Assessment – Air Quality Study

**Client:**

*Spruet Associates Engineers and Architects*

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D-6 Land Use Compatibility Assessment – Air Quality Study

Borden Avenue, Belmont, ON

**Project Number:**

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Revision History

Version	Date	Description	Author	Reviewed by
1	March 25, 2025	Draft	Scott Grant-Hose, Ali Ismail	Ron Taylor, Amir Bahadori
2	April 10, 2025	Final	Scott Grant-Hose, Ali Ismail	Ron Taylor, Amir Bahadori

## 1 Legal Notification

This report was prepared by EXP Services Inc. for the account of *Spriet Associates Engineers and Architects*.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.



## 2 Introduction

EXP Services Inc. (EXP) was retained by *Spriet Associates Engineers and Associates* to conduct a D-6 Land Use Compatibility Assessment – Air Quality Study of the compatibility of the proposed redevelopment at Yarmouth Con 15 Pt Lot 16 Pt, Rd Allow RP 11R8771 Parts 1, to 5 on the south side of Borden Avenue in Belmont, ON, hereinafter referred to as the 'Subject Site'. This report has been prepared to support the official Site Plan approval and to meet Provincial policies/guidelines and other relevant planning criteria associated with the proximity of the proposed sensitive land uses to potentially incompatible non-residential (industrial and commercial) uses.

The Subject Site is currently an irregular shaped parcel of vacant land and measures approximately 6.86 hectares (16.95 acres) and is bound by agricultural properties to the west and south, Borden Avenue followed by residential properties to the north, commercial/industrial properties to the east. A Site Plan and land zoning within 1,000 m of the Subject Site are shown in Figures 1 and 2 of Appendix A.

The development plan, surrounding industrial activities and provincial regulations and guidelines have been considered in this assessment. This report assesses the potential impact of industrial facilities and major transportation corridors on the air quality on the proposed development and potential compliance issues on nearby industry.

The study is limited to the impact on air quality.

## 3 Scope of Work

The scope of work for the D-6 Land Compatibility Study – Air Quality consisted of:

- Determine the nature of the development to establish land use compatibility requirements:
  - Review available site plan drawings and applications;
  - Conduct a Site visit;
  - Conduct Ministry of the Environment, Conservation and Parks (MECP) database review to identify land use compatibility conflicts and confirm major air quality impact sources;
  - Review history of odour complaints, if available; and
  - Conduct an odour survey using hand-held olfactometer at the border of the proposed development.
- Assess potential adverse effects attributable to the influence of proposed land use and adjacent land use in accordance with MECP Guideline D-6 including but not limited to:
  - Determine adequacy of separation distance or other measures between source and receptors to assess incompatible land use areas based on classification of sources and receptors; and
  - Assess compatibility of receptors based on potential and actual area of adverse influence and separation distances between incompatible land use areas.

## 4 Method

To complete the above scope of work the following approach was conducted:

- A site visit to the area by EXP personnel.
- Review of satellite imagery.
- Review of Municipality of Central Elgin Official Plan and zoning for the surrounding area and Provincial Planning Statements.

- Review of existing and pending MECP Environmental Compliance Approval (ECA) approvals and Environmental Activity Sector Registry (EASR) registrations for industries within 1,000 m of Site through the Ontario Access Environment database.
- Review of National Pollutant Release Inventory data through Environment and Climate Change Canada of facilities within 1,000 m through ECCC's Single Window Information Manager (SWIM) online reporting system.
- Recent complaint history available from the applicable MECP District Office regarding air quality.
- Meteorological data for the study area.

The information obtained was then assessed in accordance with the MECP Guidelines D-1 (Land Use Compatibility) and D-6 (Compatibility between Industrial Facilities).

## 5 Provincial/Regional Guidelines and Regulations

The Ministry of the Environment, Conservation and Parks (MECP) D-series of guidelines are meant to identify potential compatibility issues between land uses. In the case of proposed sensitive uses in proximity to industrial uses, the initial assessment determines if there are any potential adverse effects of nearby industrial operations on the proposed location of the sensitive use. Where the potential for compatibility issues is identified a more detailed assessment may be performed.

### 5.1 D-Series of Guidelines

The MECP guideline, "D-6 Compatibility between Industrial Facilities" (the Guideline) is intended to be applied in the land use planning process to prevent or minimize future land use problems due to the encroachment of sensitive land uses and industrial land uses on one another. The Guideline recommends minimum separation distances of new developments from industrial facilities. These industrial facilities are defined as follows:

- Class I facilities are generally described as a small-scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions.
- Class II facilities are generally described as a medium-scale processing and manufacturing plant with outdoor storage of wastes or material (i.e. has an open process) and/or there are periodic outputs of minor annoyance.
- Class III facilities are generally described as a place of business for large-scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. They have a high probability of fugitive emissions.

The recommended minimum separation distances for new developments from Class I, II and III facilities are shown in Table 1.

**Table 1. D-6 Separation Distances**

Class	Potential Area of Influence	Minimum Separation distance
I	70	20
II	300	70
III	1000	300

The guideline allows less than the minimum separation distance based on an evaluation of the industrial processes and the potential for off-site impacts (this study).

## 5.2 Ontario Planning Act

The Ontario Planning Act (Section 2.1) sets the ground rules for land use planning in Ontario and describes how approval authorities and Tribunals must have regard to matters of provincial interest including orderly development, public health, and safety.

## 5.3 Provincial Planning Statement

The Provincial Planning Statement (“PPS”), 2024 is a province-wide land use planning policy framework that provides municipalities with tools and flexibility to build more homes. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the Planning Act and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024.

The PPS Section 3.5 of the PPS provides guidance similar to the D-6 guidelines and states the following:

“1. 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.

2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.”

In addition, Section 3.3 of the PPS 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, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities.”

The Official Plan for the Municipality of Central Elgin County includes provisions of these Plans as well as the Provincial Planning Statement and was prepared to conform to the Provincial land use plans and regulations. The Subject Site is within Schedule B of the Official Plan for the Municipality of Central Elgin County.

## 5.4 Municipal By-laws

The Official Plan for the Municipality of Central Elgin includes provisions of these Plans as well as the Provincial Planning Statement and the Planning Act and was prepared to conform to the Provincial land use plans and regulations.

Section 3.9.1 of the Municipality of Central Elgin Official Plan states the following:

“d) Buffering or screening from obnoxious uses may be required where a residential use is adjacent to:

1. an industrial area;
2. a commercial area;
4. any land use characterized by heavy pedestrian traffic or automobile traffic, truck transportation, noise, fumes or other factors affecting the residential amenity; etc.”

e) A range of buffering techniques may be applied to new development such as the following:

1. Prohibiting outside storage;
2. Control of the location of the outdoor parking and loading areas;
3. Control of the location of garbage collection/storage facilities;
4. Regulation of lighting and signs so that they are averted or shielded from residential uses;



5. Provision of adequate screening such as solid or perforated walls, noise walls, fences, trellises or other appropriate structures;
6. Provision of adequate landscaping such as trees, bushes, grassed areas and berming;
7. Separation of uses by additional distances between them; or
8. Controls over the locations and design of buildings and structures.

f) Buffering requirements shall be implemented through the zoning by-law, site plan control and through any agreements with the Municipality as a result of a development application.”

Section 4.4.1 of the Municipality of Central Elgin Official Plan states the following;

“a) Where land is designated Commercial-Industrial on the Land Use Schedules to this Plan, a mix of space-extensive commercial activities along with light industrial activities shall be permitted.

e) Light industrial uses shall be limited to those activities such as manufacturing, processing, repair and servicing, bulk fuel sales; storage of goods and raw materials warehousing, and similar such uses. Permitted light industrial uses must be small in scale, self-contained within a building and producing no emissions including noise, odour, dust and/or vibration.

f) The property shall have frontage on a public road maintained to a municipal standard. Access points to parking areas shall be limited in number and designed in a manner that will minimize the danger to vehicular and pedestrian traffic.

h) A high standard of building design, landscaping and signage will be required. All proposed new development or additions/expansions to existing development are subject to Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, and shall have general conformity to the Community Design policies of the Plan and any associated municipal Urban Design Guidelines that are in effect in the Municipality.”

## 5.5 Risk Assessment Guidelines

Some municipalities require a risk assessment to further assess compatibility with existing industrial facilities in the area. This assessment is based on the Canadian Environmental Protection Act (CEPA) list of hazardous substances and thresholds and the Conseil pour la réduction des accidents industriels majeurs" (CRAIM) list of hazardous substances which was developed using a multi-stakeholder process that reviewed and adopted all the hazardous substances from the Risk Management Program (RMP) developed by the U.S. Environmental Protection Agency (EPA) and a selection of chemicals from the Major Industrial Accident Council of Canada (MIACC) lists. The revised CRAIM List of 174 substances contains: 63 inflammables (RMP), 77 toxics (RMP), 10 inflammables (MIACC / Occupational Safety and Health Administration (OSHA) or National Fire Protection Association (NFPA)), 20 toxic (MIACC / OSHA or NFPA), 3 explosives and 1 miscellaneous. It was designed to take into account the List of hazardous substances from the EPA Risk Management Program (RMP) while also retaining the most hazardous substances from MIACC List 2: (CRAIM 2001). An E2 plan is required for facilities with charge, management or control of a listed substance that is at or above the quantity set out in column 3 of Schedule 1 of the E2 Regulations.

## 5.6 Ontario Regulation 419/05 – Air Pollution – Local Air Quality

### 5.6.1 Contaminants

Under Ontario Regulation 419/05 – Air Pollution – Local Air Quality (O. Reg. 419/05) of the Environmental Protection Act, a facility is required to meet prescribed standards for air quality contaminants at any location off-site.

For new developments with sensitive receptors near industrial sources, the existing land uses, and their approvals, must be considered and a nearby industry has the right to object to a land use which may impact their ability to operate under their existing provincial approval. In such cases, a developer can support compliance through design (e.g. removing elevated receptors), mitigation (e.g. sealed windows, filtration systems, etc.) or collaborating on at-source mitigation with the industry. For new developments with a commercial or industrial sources a developer can support compatibility with nearby sensitive and non-sensitive receptors through appropriate MECP Environmental permissions (Environmental Compliance Approval (ECA) or Environmental Activity Sector Registry (EASR)) and their prescribed associated mitigation measures.

### 5.6.2 Dust

Under Ontario Regulation 419/05 – Air Pollution – Local Air Quality (O. Reg. 419/05) of the Environmental Protection Act, a facility is required to meet prescribed standards for particulates (dust) at any location off-site.

For new developments with sensitive receptors near industrial sources, the existing land uses, and their approvals, must be considered and an industry has the right to object to a land use which may impact their ability to operate under their existing provincial approval. A developer can support compliance through design or mitigation (e.g. sealed windows, filtration systems, etc.) or collaborating on at-source mitigation with the industry.

For new developments with dust sources compatibility must be demonstrated with an appropriate MECP permission governing operations.

At the owner's current operating site (Lorron Technologies, 36 Micro Court, London), there is no EASR requirement, and no air emissions or air impact is expected. Therefore, an EASR for this proposed development will not be required.

### 5.6.3 Odour

Odour is the sensation when receptors in the nose are stimulated. Individual response to odour varies and is subjective. Whilst some contaminants are specifically regulated based on odour effects, there is no formal regulation with respect to mixed odours. The MECP applies odour-based standards to locations "where human activities regularly occur at a time when those (odour emitting) activities regularly occur," such as residences and public meeting places. Most odours do not pose a health risk, but exposure to some can lead to headaches, nausea and other symptoms. They are generally only considered and regulated by the MECP in the presence of persistent complaints. Typically, odours are assessed against the following five criteria:

- Frequency – how often a receptor is likely to be exposed to an odour;
- Intensity – strength of the odour;
- Duration – the length of time the odour is likely to be detected by a receptor;
- Offensiveness – subjective character of odour – pleasantness or unpleasantness (hedonic tone); and
- Location – where the odour is likely to occur and with respect to land use. For example, rural smells would be more accepted in rural areas versus urban areas.

## 5.7 Transportation

The Subject Site is located approximately 230 m west of Belmont Road, a minor arterial roadway. The impact of transportation related air pollutants (TRAP) is well recognized in urban centres, including many existing buildings and sensitive communities such as in the Greater Toronto Area. The health risk from TRAP is higher within 500 metres of highways with an average daily traffic volume (ADTV) of 100,000 vehicles or more, and within 100 metres of arterial roads with an ADTV of 15,000 vehicles or more (Toronto Public Health, 2017).

In the commercial-industrial zone, the property shall have frontage on a public road maintained to a municipal standard. Given that Toronto Public Health considers TRAP to be a major local contributor to air pollution and of amplified adverse health impacts due to air pollution, developers should consider reducing exposure to TRAP by implementing on-site mitigation measures for developments residing in close proximity to highways and roads. Belmont Road, a minor arterial roadway, with an ADTV of 10,800 in 2021, is not located within 100 m of the Site. It is also important to note that the proposed development is a light industrial shop/office/warehouse which is not a sensitive receptor. Given that the proposed development is not located within 100 m of a high traffic volume, as such, a review of TRAP emissions or implementation of mitigation measures is not warranted at this time.

## 6 Description of Development and Surrounding Area

### 6.1 Proposed Development

The proposed development will consist of a 2,571.42 m<sup>2</sup> (27,678.53 ft<sup>2</sup>) light industrial shop/office/warehouse building with forty-six (46) parking spaces and outdoor aggregate storage southeast of the proposed building.

### 6.2 Nearby Industries – Database Searches

A search of environmental risk databases (National Pollutant Release Inventory (NPRI), Environmental Activity and Sector Registry (EASR) and Environmental Compliance Approvals (ECAs) identified no addresses of interest from an air quality perspective that are located within 1,000 m of the proposed development.



### 6.3 Site Visit Observation

A site visit was conducted by Scott Grant-Hose of EXP on February 19<sup>th</sup>, 2025. The site visit comprised a walk through within a one-kilometer (1,000 m) radius (Study Area) of the Subject Site to characterize the operations of facilities in the area and identify odours and potential emissions which may affect the proposed development. Meteorological conditions during the site visit (approximately 9:00 am to 1:00 pm) were partly cloudy, with temperatures ranging from -13 to -15°C, with wind ranging between approximately 8 to 20 km/h from the west. The Site was observed to be vacant with storage on the west side of the property boundary does not impact the air quality.

The Subject Site is surrounded by agricultural, residential, commercial/industrial facilities. During the Odour Screening Assessment, no odours were detected above the Nasal Ranger's measurable threshold level, illustrated in Figure 5 (Appendix A). (see section 6.4).

The nearest off-site residences are located approximately 20 m north of the Subject Site on the north side of Borden Avenue. No residential properties in the early stages of development were observed during the Site reconnaissance. A review of the Municipality of Central Elgin's website indicated the following nearby development applications:

**Table 2: Planning Applications**

Address	Application	Uses	Distance to Site (m)	Height (stories)	Density (FAR)	Dwelling Units	Status
Part of Lot 2 Concession 7	Draft Plan of Subdivision, Zoning By-Law Amendment (ZBA)	Residential	618 m northwest	-	-	284	Application complete
Part of Lot 32 Concession 7	ZBA	Residential	690 m northeast	-	-	18	Application incomplete

The above applications are residential use and outside the area of influence and minimum separation for the proposed development.

Table 3 lists non-residential facilities that were observed within the Study Area but not identified in the database searches.

**Table 3. Non-Residential Facilities Observed during Site Visit**

Location	Facility	Description/Assessment	Inside Area of Influence?	Inside Minimum Separation?	Potential issue?
143 Borden Avenue	Fractal Designs Belmont Storage LR Belmont Studios K9 Ballistic Training Services Meadowbrook Cresting Cutie Patootie Grooming Autoloft Ltd	Woodworking supply store Self-storage facility Art studio Dog training Embroidery service Dog grooming Used car dealer	Yes	No	No, based on non-sensitive land use
162 Borden Avenue	Lauren Michales Barber	Barbershop	Yes	No	No, based on non-sensitive land use

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Location	Facility	Description/Assessment	Inside Area of Influence?	Inside Minimum Separation?	Potential issue?
121 Borden Avenue	ESSO Tim Hortons	Gas station Restaurant	Yes	No	No, based on non-sensitive land use.
136 Borden Avenue	Fyne Cars Regency Auto Sales Inc. Stenning's Cars & Trucks	Used car dealers	Yes	No	No, based on non-sensitive land use.
14000 Belmont Road	Belmont Farm Supply	Fertilizer processing facility	No	No	No, based on non-sensitive land use
14004 Belmont Road	The Independent Order of Odd Fellows Rebekahs	Fraternal lodge	No	No	No
14005 Belmont Road	Belmont Bicycle	Bicycle repair shop	No	No	No, based on non-sensitive land use
14011 Belmont Road	Spruce Lane Motor Products	Used car dealer	No	No	No, based on non-sensitive land use
14020 Belmont Road	Belmont Community Centre & Arena	Community centre & arena	No	No	No
14024 Belmont Road	Dale Equipment Centre	Small outdoor equipment sales and service	No	No	No, based on non-sensitive land use
206 Caesar Road	Central Elgin Fire Station 4	Fire station	No	No	No, based on non-sensitive land use
210 Caesar Road	LCBO	Liquor store	No	No	No, based on non-sensitive land use
14110 Belmont Road	Belmont Dairystore	Convenience store	No	No	No, based on non-sensitive land use
14105 Belmont Road	Bud's Garage	Automotive service garage	No	No	No, based on non-sensitive land use
14107 Belmont Road	Balanced Wellness Country Pizza	Massage therapist office Restaurant	No	No	No, based on non-sensitive land use
14104 Belmont Road	Farrow Financial Optimize Wealth Management	Financial office	No	No	No, based on non-sensitive land use
14096 Belmont Road	Harkness Printing & Graphic Services	Print shop	No	No	No, based on non-sensitive land use



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Location	Facility	Description/Assessment	Inside Area of Influence?	Inside Minimum Separation?	Potential issue?
14092 Belmont Road	S&D Rustic Decor	Furniture store / custom furniture maker	No	No	No, based on non-sensitive land use
14091 Belmont Road	The Belmont Diner Guardian Pharmacy Freshmart Tito's Pizza Belmont Dental	Restaurant Pharmacy Grocery store Restaurant Dentist office	No	No	No, based on non-sensitive land use
14090 Belmont Road	Belmont Massage Therapy Clinic	Massage therapist	No	No	No, based on non-sensitive land use
14111 Belmont Road	Canada Post	Post office	No	No	No, based on non-sensitive land use
14114 Belmont Road	Remedy Massage	Massage therapist	No	No	No, based on non-sensitive land use
14116 Belmont Road	Faceplant Hair by Annie Braun	Organic skincare Hair salon	No	No	No, based on non-sensitive land use
14122 Belmont Road	Westminster Mutual Insurance Company	Financial office	No	No	No, based on non-sensitive land use
14126 Belmont Road	Born Beauty Toth Services	Beauty salon Jewelry store	No	No	No, based on non-sensitive land use
14128 Belmont Road	Belmont Veterinary Services	Veterinary office	No	No	No, based on non-sensitive land use
14131 Belmont Road	Dr. Kevin J. Easterbrook	Chiropractor	No	No	No, based on non-sensitive land use
14132 Belmont Road	Taylor Fairings	Motorcycle repair shop	No	No	No, based on non-sensitive land use
14135 Belmont Road	Urban Diva	Boutique & Spa	No	No	No, based on non-sensitive land use
14139 Belmont Road	Belmont Town Restaurant & Catering	Restaurant	No	No	No, based on non-sensitive land use
14141 Belmont Street	JDS Automotive	Used automotive parts store	No	No	No, based on non-sensitive land use
203 Union Street	Bel Parc	Seniors Apartments	No	No	No

Location	Facility	Description/Assessment	Inside Area of Influence?	Inside Minimum Separation?	Potential issue?
245 College Street	Belmont United Church	Place of Worship	No	No	No
231 College Street	Next to Mom	Daycare	No	No	No
13981 Belmont Road	A True Friend	Pet supply store	No	No	No, based on non-sensitive land use
13929 Belmont Road	Taylor Farms	Turkey Farm	No	No	No, based on non-sensitive land use
201 Caesar Road	Belmont Community Park	Community Park	No	No	No
191 Union Street	Union Street Park	Community Park	No	No	No
204 Caesar Road	Confederation Park	Community Park	No	No	No

It is noted seventeen (17) residential properties are located within the minimum separation distance and eighty-five (85) residential properties are located within the area of influence of a Class II facility.

#### 6.4 Odour Screening Assessment

An odour screening assessment was conducted in conjunction with the D-6 site visit by EXP on February 19, 2025, to assess any potential off-site odour sources at the Subject Site.

At the time of the odour screening assessment, the Subject Site was vacant. Odour measurements were taken using a St. Croix Nasal Ranger Field Olfactometer at five (5) locations from approximately 8:55 am to 9:30 am, illustrated in Figure 5 (Appendix A). Meteorological conditions during the site visit (approximately 9:00 am to 12:30 pm) were partly cloudy, with temperatures ranging from -13 to -15°C, with wind ranging between approximately 8 to 20 km/h from the west. No odours were detected with <2 odour units (OU) at all locations. The only odours, as detected by human senses, were odours typical of a rural environment. No significant dust impacts, other odours, or other off-site odours were noted at the Subject Site at the time of the site visit from approximately 9:00 am to 12:30 pm.

During the site visit, no significant odours were detected within the 1 km Study Area radius of the Site.

#### 6.5 Site Meteorology

Based on five-year (July 2019 to July 2024) Environment Canada historical meteorological data from London International Airport, approximately 16 km north-northwest of the Site, the annual resultant vector is from the west (268°) with an average wind speed of 14.1 m/s. Annual and seasonal wind rose diagrams showing wind direction (blowing from) and wind speed distribution are provided in Figures 1 to 5. The predominant annual direction is from the northwest to non-residential parkland area.

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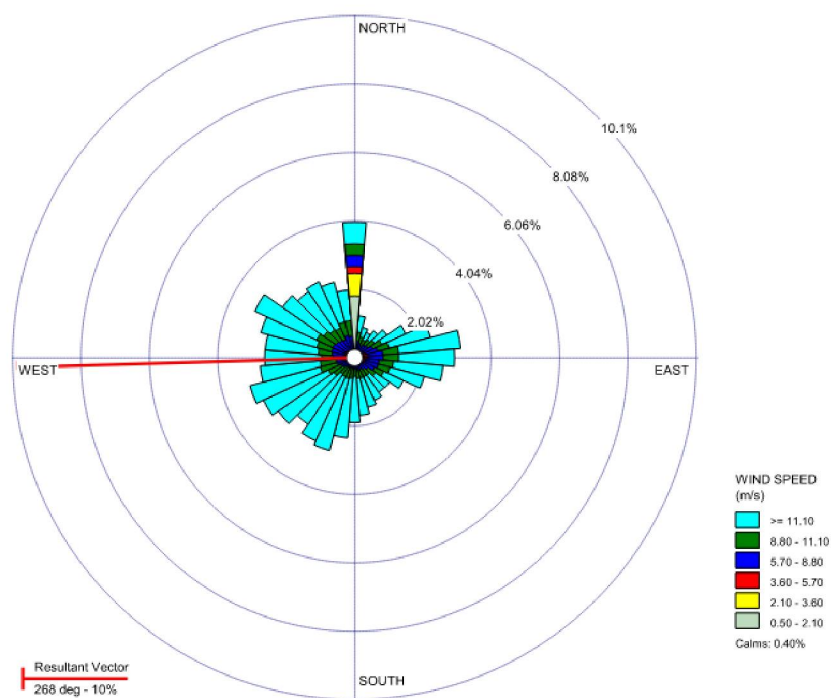


Figure 1. Annual Wind Rose – London International Airport, London, ON

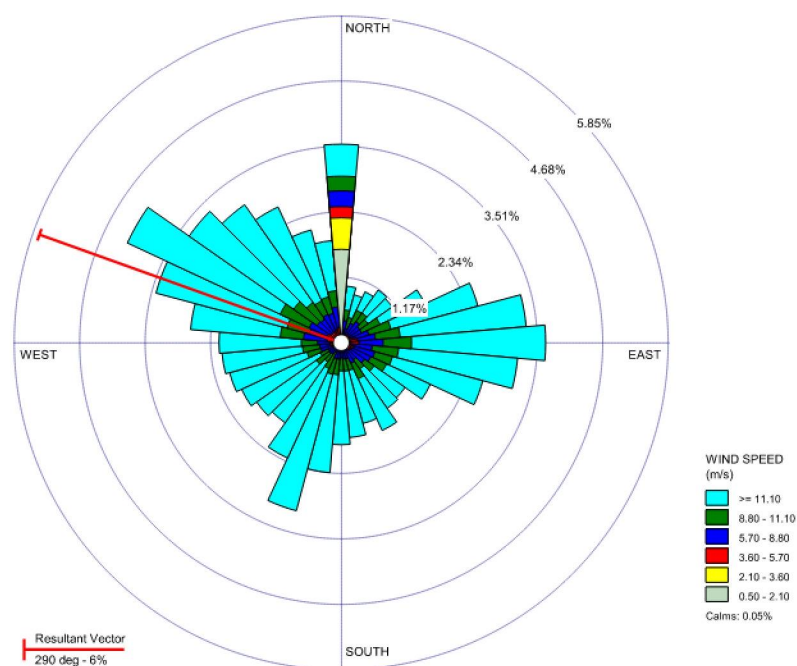


Figure 2. Spring Wind Rose – London International Airport, London, ON

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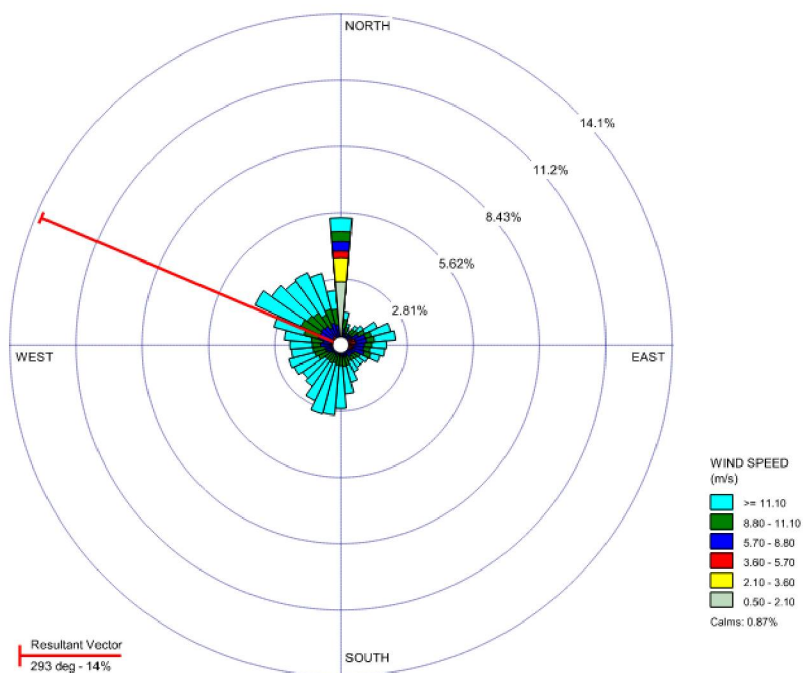


Figure 3. Summer Wind Rose – London International Airport, London, ON

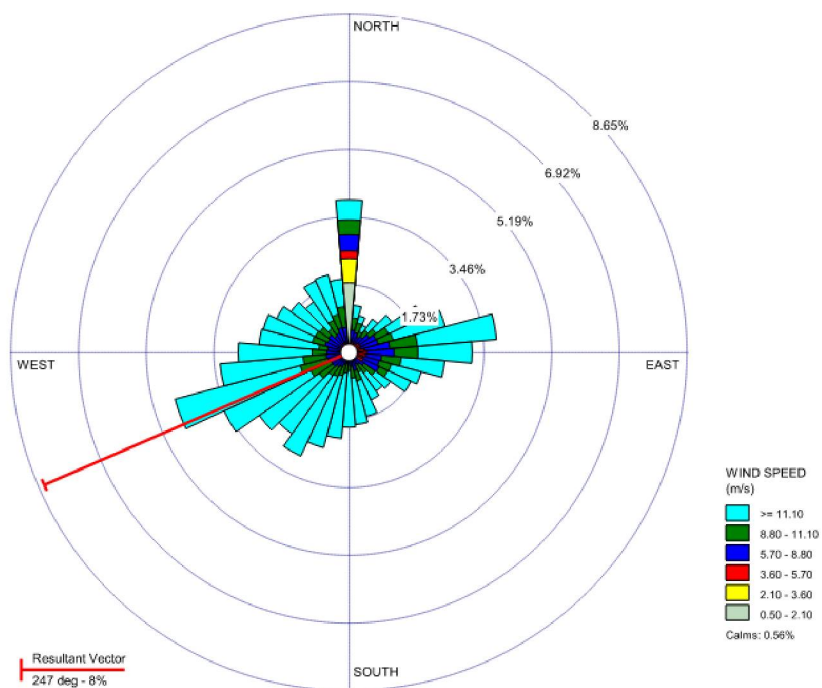


Figure 4. Fall Wind Rose – London International Airport, London, ON

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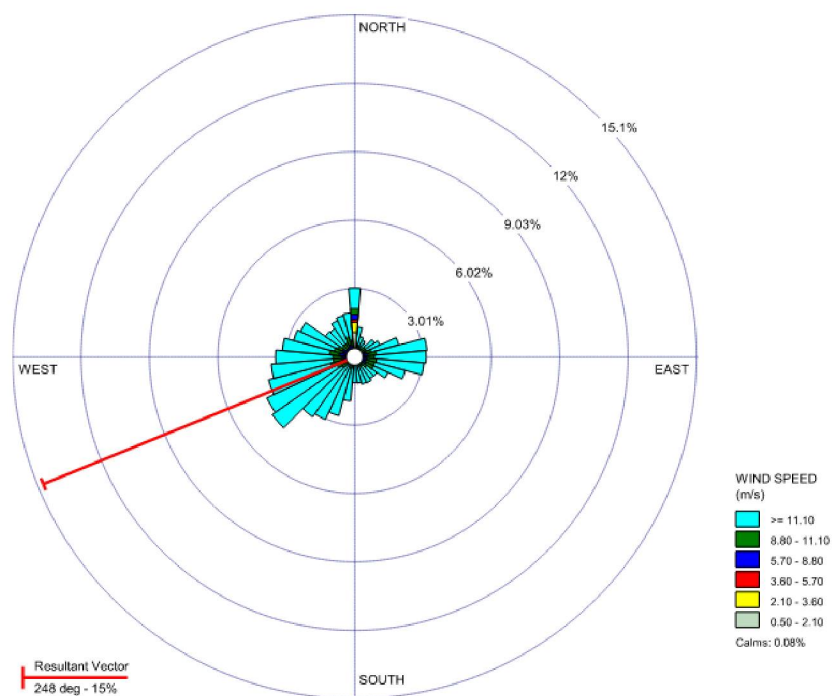


Figure 5. Winter Wind Rose – London International Airport, London, ON



## 7 D-6 Classification and Nearby Sensitive Land Uses

Based on the database search results and the observations from the Site visit (Table 3), facilities considered for further assessment are provided in Table 4, along with their distance to the Subject Site and location (inside or outside) relative to the minimum separation distance and area of influence.

The Subject Site is conservatively classified as a Class II facility based on the characteristics of a small-scale, self-contained or building which produces/stores a product outdoors (i.e. aggregate) and has low probability of fugitive emissions. In addition, daytime operations, infrequent movement of products and/or heavy trucks, sound is likely not audible off property, and the potential of odorous emissions is limited. Class II facilities have a potential area of influence of 300 m and minimum separation distance of 70 m.

**Table 4. D-6 Facility Classifications and Assessment**

No.	Facility	Address	Distance to Site (m)	Description	Inside Area of Influence?	Inside Minimum Separation?	Issue Identified?**
1	The Independent Order of Odd Fellows Rebekahs	14004 Belmont Road	262 m east-northeast	Fraternal lodge	Yes	No	Yes
2	Belmont Community Centre & Arena	14020 Belmont Road	300 m northeast	Community Centre	No	No	No
3	Bel Parc	203 Union Street	815 m northeast	Senior apartments	No	No	No
4	Next to Mom	231 College Street	958 m northeast	Daycare	No	No	No
5	Belmont Community Park	201 Caesar Road	483 m northeast	Community Park	No	No	No
6	Union Street Park	191 Union Street	768 m northeast	Community Park	No	No	No
7	Confederation Park	204 Caesar Road	570 m northeast	Community Park	No	No	No
8	Residential Dwelling	144 Borden Avenue	68 m northeast	Residential	Yes	Yes	Yes
9	Residential Dwelling	146 Borden Avenue	54 m northeast	Residential	Yes	Yes	Yes
10	Residential Dwelling	148 Borden Avenue	42 m northeast	Residential	Yes	Yes	Yes
11	Residential Dwelling	150 Borden Avenue	30 m northeast	Residential	Yes	Yes	Yes
12	Residential Dwelling	152 Borden Avenue	22 m northeast	Residential	Yes	Yes	Yes
13	Residential Dwelling	154 Borden Avenue	20 m north	Residential	Yes	Yes	Yes

*D-6 Land Use Compatibility Assessment – Air Quality  
Borden Avenue, Belmont, ON  
Project Number: LON-25002315-A0  
March 25, 2025*

No.	Facility	Address	Distance to Site (m)	Description	Inside Area of Influence?	Inside Minimum Separation?	Issue Identified?**
14	Residential Dwelling	160 Borden Avenue	20 m north	Residential	Yes	Yes	Yes
15	Residential Dwelling	164 Borden Avenue	20 m north	Residential	Yes	Yes	Yes
16	Residential Dwelling	166 Borden Avenue	20 m north	Residential	Yes	Yes	Yes
17	Residential Dwelling	168 Borden Avenue	20 m north	Residential	Yes	Yes	Yes
18	Residential Dwelling	170 Borden Avenue	20 m north	Residential	Yes	Yes	Yes
19	Residential Dwelling	174 Borden Avenue	20 m north	Residential	Yes	Yes	Yes
20	Residential Dwelling	178 Borden Avenue	24 m northwest	Residential	Yes	Yes	Yes
21	Residential Dwelling	180 Borden Avenue	38 m northwest	Residential	Yes	Yes	Yes
22	Residential Dwelling	219 Borden Avenue	Adjacent west	Residential	Yes	Yes	Yes
23	Residential Dwelling	102 Louise Street	57 m north	Residential	Yes	Yes	Yes
24	Residential Dwelling	105 Louise Street	58 m north	Residential	Yes	Yes	Yes
25	Residential Dwelling	249 Borden Avenue	340 m west	Residential	No	No	No
26	Residential Dwelling	218 Borden Avenue	300 m west	Residential	No	No	No
27	Residential Dwelling	184 Borden Avenue	140 m northwest	Residential	Yes	No	Yes
28	Residential Dwelling	45250 Taylor Line	170 m southeast	Residential	Yes	No	Yes
29	Residential Dwelling	142 Borden Avenue	100 m northeast	Residential	Yes	No	Yes
30	Residential Dwelling	140 Borden Avenue	120 m northeast	Residential	Yes	No	Yes
31	Residential Dwelling	138 Borden Avenue	170 m northeast	Residential	Yes	No	Yes
32	Residential Dwelling	14006 Belmont Road	282 m northeast	Residential	Yes	No	Yes
33	Residential Dwelling	14008 Belmont Road	286 m northeast	Residential	Yes	No	Yes

*D-6 Land Use Compatibility Assessment – Air Quality  
Borden Avenue, Belmont, ON  
Project Number: LON-25002315-A0  
March 25, 2025*

No.	Facility	Address	Distance to Site (m)	Description	Inside Area of Influence?	Inside Minimum Separation?	Issue Identified? **
34	Residential Dwelling	14010 Belmont Road	294 m northeast	Residential	Yes	No	Yes
35	Residential Dwelling	14012 Belmont Road	306 m northeast	Residential	No	No	No
36	Residential Dwelling	14019 Belmont Road	311 m northeast	Residential	No	No	No
37	Residential Dwelling	14017 Belmont Road	297 m northeast	Residential	Yes	No	Yes
38	Residential Dwelling	14015 Belmont Road	283 m northeast	Residential	Yes	No	Yes
39	Residential Dwelling	14009 Belmont Road	252 m northeast	Residential	Yes	No	Yes
40	Residential Dwelling	151 Rouen Street	324 m northeast	Residential	No	No	No
41	Residential Dwelling	159 Lorne Street	285 m northeast	Residential	Yes	No	Yes
42	Residential Dwelling	157 Lorne Street	271 m northeast	Residential	Yes	No	Yes
43	Residential Dwelling	150 Dyer Street	240 m northeast	Residential	Yes	No	Yes
44	Residential Dwelling	152 Dyer Street	256 m northeast	Residential	Yes	No	Yes
45	Residential Dwelling	151 Dyer Street	209 m northeast	Residential	Yes	No	Yes
46	Residential Dwelling	117 Lorne Street	187 m northeast	Residential	Yes	No	Yes
47	Residential Dwelling	118 Lorne Street	142 m northeast	Residential	Yes	No	Yes
48	Residential Dwelling	124 Lorne Street	156 m northeast	Residential	Yes	No	Yes
49	Residential Dwelling	128 Lorne Street	168 m northeast	Residential	Yes	No	Yes
50	Residential Dwelling	141 Dyer Street	142 m northeast	Residential	Yes	No	Yes
51	Residential Dwelling	137 Dyer Street	127 m northeast	Residential	Yes	No	Yes
52	Residential Dwelling	135 Dyer Street	114 m northeast	Residential	Yes	No	Yes



*D-6 Land Use Compatibility Assessment – Air Quality  
Borden Avenue, Belmont, ON  
Project Number: LON-25002315-A0  
March 25, 2025*

No.	Facility	Address	Distance to Site (m)	Description	Inside Area of Influence?	Inside Minimum Separation?	Issue Identified? **
53	Residential Dwelling	133 Dyer Street	109 m north	Residential	Yes	No	Yes
54	Residential Dwelling	104 Louise Street	83 m north	Residential	Yes	No	Yes
55	Residential Dwelling	60 Dyer Street	108 m north	Residential	Yes	No	Yes
56	Residential Dwelling	62 Dyer Street	108 m north	Residential	Yes	No	Yes
57	Residential Dwelling	64 Dyer Street	108 m north	Residential	Yes	No	Yes
58	Residential Dwelling	66 Dyer Street	108 m north	Residential	Yes	No	Yes
59	Residential Dwelling	68 Dyer Street	108 m north	Residential	Yes	No	Yes
60	Residential Dwelling	70 Dyer Street	108 m north	Residential	Yes	No	Yes
61	Residential Dwelling	101 Barons Court	151 m north	Residential	Yes	No	Yes
62	Residential Dwelling	102 Barons Court	167 m north	Residential	Yes	No	Yes
63	Residential Dwelling	103 Barons Court	186 m north	Residential	Yes	No	Yes
64	Residential Dwelling	104 Barons Court	202 m north	Residential	Yes	No	Yes
65	Residential Dwelling	105 Barons Court	222 m north	Residential	Yes	No	Yes
66	Residential Dwelling	106 Barons Court	244 m north	Residential	Yes	No	Yes
67	Residential Dwelling	107 Barons Court	257 m north	Residential	Yes	No	Yes
68	Residential Dwelling	108 Barons Court	259 m north	Residential	Yes	No	Yes
69	Residential Dwelling	150 Hazelwood Crescent	320 m north	Residential	No	No	No
70	Residential Dwelling	152 Hazelwood Crescent	302 m north	Residential	No	No	No
71	Residential Dwelling	154 Hazelwood Crescent	300 m north	Residential	No	No	No

*D-6 Land Use Compatibility Assessment – Air Quality  
Borden Avenue, Belmont, ON  
Project Number: LON-25002315-A0  
March 25, 2025*

No.	Facility	Address	Distance to Site (m)	Description	Inside Area of Influence?	Inside Minimum Separation?	Issue Identified?**
72	Residential Dwelling	156 Hazelwood Crescent	305 m north	Residential	No	No	No
73	Residential Dwelling	158 Hazelwood Crescent	324 m north	Residential	No	No	No
74	Residential Dwelling	120 Louise Street	272 m north	Residential	Yes	No	Yes
75	Residential Dwelling	118 Louise Street	254 m north	Residential	Yes	No	Yes
76	Residential Dwelling	116 Louise Street	236 m north	Residential	Yes	No	Yes
77	Residential Dwelling	114 Louise Street	221 m north	Residential	Yes	No	Yes
78	Residential Dwelling	112 Louise Street	202 m north	Residential	Yes	No	Yes
79	Residential Dwelling	110 Louise Street	185 m north	Residential	Yes	No	Yes
80	Residential Dwelling	108 Louise Street	186 m north	Residential	Yes	No	Yes
81	Bear's Taxidermy	106 Louise Street	150 m north	Commercial/ Residential	Yes	No	Yes
82	Residential Dwelling	121 Louise Street	288 m north	Residential	Yes	No	Yes
83	Residential Dwelling	123 Louise Street	305 m north	Residential	No	No	No
84	Residential Dwelling	129 Hazelwood Crescent	323 m northeast	Residential	No	No	No
85	Residential Dwelling	127 Hazelwood Crescent	323 m northeast	Residential	No	No	No
86	Residential Dwelling	125 Hazelwood Crescent	323 m northeast	Residential	No	No	No
87	Residential Dwelling	147 Rouen Street	247 m northeast	Residential	Yes	No	Yes
88	Residential Dwelling	143 Rouen Street	252 m northeast	Residential	Yes	No	Yes
89	Residential Dwelling	141 Rouen Street	259 m northeast	Residential	Yes	No	Yes
90	Residential Dwelling	139 Rouen Street	267 m northeast	Residential	Yes	No	Yes

No.	Facility	Address	Distance to Site (m)	Description	Inside Area of Influence?	Inside Minimum Separation?	Issue Identified? **
91	Residential Dwelling	144 Lorne Street	288 m northeast	Residential	Yes	No	Yes
92	Residential Dwelling	140 Lorne Street	259 m northeast	Residential	Yes	No	Yes
93	Residential Dwelling	136 Lorne Street	242 m northeast	Residential	Yes	No	Yes
94	Residential Dwelling	134 Lorne Street	219 m northeast	Residential	Yes	No	Yes
95	Residential Dwelling	132 Lorne Street	202 m northeast	Residential	Yes	No	Yes
96	Residential Dwelling	126 Dyer Street	185 m northeast	Residential	Yes	No	Yes
97	Residential Dwelling	128 Dyer Street	182 m northeast	Residential	Yes	No	Yes
98	Residential Dwelling	130 Dyer Street	162 m northeast	Residential	Yes	No	Yes
99	Residential Dwelling	132 Dyer Street	152 m north	Residential	Yes	No	Yes
100	Residential Dwelling	115 Louise Street	192 m north	Residential	Yes	No	Yes
101	Residential Dwelling	117 Louise Street	209 m north	Residential	Yes	No	Yes
102	Residential Dwelling	119 Louise Street	221 m north	Residential	Yes	No	Yes

It is noted the remainder of the residential dwellings within the Study Area were outside of the minimum separation distance and area of influence of a Class II facility.

Based on the above no sensitive facilities are inside the minimum separation distance and area of influence.

However, seventeen (17) residential properties (8 to 24) are located inside minimum separation distance and area of influence from the Site. Eighty-five (85) residential properties (8 to 34, 37 to 39, 41 to 68 and 71) were outside minimum separation distance but inside area of influence from Subject Site.

## 8 Assessment – Potential Air Quality Impacts

### 8.1 General Air Quality Contaminants

The operations at the Site are compatible with the nearby industrial/commercial facilities. However, there are seventeen (17) properties in close proximity of the Site with sensitive land uses. The Subject Site is conservatively classified as a Class II based on the characteristics of small-scale, self-contained or building which produces/stores a product outdoors (ie. aggregate) and has low probability of fugitive emissions. In addition, daytime operations, infrequent movement of products and/or heavy trucks, sound is likely not audible off property, and the potential of odourous emissions is limited. Class II facilities have a potential area of influence of 300 m and minimum separation distance of 70 m. Seventeen (17) residential properties (8 to 24) are located inside minimum separation distance and area of influence from the Site. Eighty-five (85) residential properties (8 to 34, 37 to 39, 41 to 68 and 71) were outside minimum separation distance but inside area of influence from Subject Site.

### 8.2 Dust

During the site visit, no significant fugitive dust emissions were observed on the Subject Site or within the 1 km Study Area radius.

It is noted that, the proposed Facility will include aggregate storage. The storage bins are the recommended design to mitigate fugitive emissions. While an environmental approval is not likely required for their operations, a dust best management practices plan (Dust MBPP) can be utilized to minimize offsite impacts.

### 8.3 Odour

Odours are only required to be assessed at locations where human activity (receptors) is likely to occur. Nearby identified industries would not have been required to assess odours outside of their boundaries as a condition of their provincial Environmental Compliance Approval (ECA) applications if receptors did not exist at the time of their approval.

During the Odour Screening Assessment (refer to Section 3.4), no odours were detected above the Nasal Ranger's measurable threshold level. The only odours, as detected by human senses, were odours typical of a rural environment. No significant dust impacts, other odours, or off-site odours were noted at the Subject Site at the time of the site visit from approximately 8:00 am to 1:00 pm.

During the site visit, no significant odours were detected within the 1 km Study Area radius of the Site.

Given the proximity of the Subject Site to nearby sensitive land uses, there is a potential for these properties to experience general rural occurrences of odour.

### 8.4 Transportation Sources

The Subject Site is located on the south side of Borden Avenue, approximately 230 m west of Belmont Road, a collector and minor arterial roadway, respectively.

The closest railway, located adjacent southeast to the Subject Site, is an Ontario Southland Railway freight main line

The proposed facility is not a sensitive use and the impacts of TRAP on the facility are not applicable. The facility activities, size, and production are not anticipated to impact TRAP on the neighboring facilities.

### 8.5 Future Industrial and Development Uses

Based on a review of the Environmental Registry of Ontario there are no pending / active applications for amendments to ECAs for any facilities within 1,000 metres. Intensification, in most cases, would already be restricted by existing residential uses. Therefore, the proposed development is not expected to have a significant effect on the ability of new uses to locate in the employment area.



Future developments noted in Table 2A are predominantly residential applications that are outside the areas of influence and minimum separation distance, hence no compatibility issues are anticipated.

## 9 Conclusions

Based on the information obtained from the database searches, site visit, and web searches, the following findings have been obtained:

- The Subject Site is currently vacant with storage on the west side of the property boundary and is intended to be redeveloped with a 2,571.42 m<sup>2</sup> (27,678.53 ft<sup>2</sup>) light industrial shop/office/warehouse building with forty-six (46) parking spaces and outdoor aggregate storage southeast of the proposed building.
- The Subject Site is classified as Class II based on the characteristics of a small-scale, self-contained or building which produces/stores a product outdoors (i.e. aggregate) and has low probability of fugitive emissions. In addition, daytime operations, infrequent movement of products and/or heavy trucks, and the potential of odourous emissions is limited. Class II facilities have a potential area of influence of 300 m and minimum separation distance of 70 m. No impact due to emissions for operations of the proposed site is anticipated.
- Regarding nearby sensitive facilities and residences:
  - No sensitive facilities are inside the minimum separation distance and area of influence.
  - Seventeen (17) residential properties (8 to 24) are located inside minimum separation distance and area of influence from the Site.
  - Eighty-five (85) residential properties (8 to 34, 37 to 39, 41 to 68 and 71) were outside minimum separation distance but inside area of influence from Subject Site.
- At the owners current operating site (Lorron Technologies, 36 Micro Court, London), there is no EASR requirements, and no air emissions or air impact is expected. Therefore, an EASR for this proposed development will not be required.
- During the Odour Screening Assessment (refer to Section 3.4), no odours were detected at the Subject Site above the Nasal Ranger's measurable threshold level, illustrated in Figure 5 (Appendix A). The only odours, as detected by human senses, were odours typical of a rural environment. During the site visit, no significant odours were detected within the 1 km Study Area radius of the Site.

*D-6 Land Use Compatibility Assessment – Air Quality  
Borden Avenue, Belmont, ON  
Project Number: LON-25002315-A0  
March 25, 2025*

## 10 Recommendations

Subject to compliance with Municipal by-laws noted in section 5.4 and subject to the creation of a Dust Best Management Practices Plan (Dust BMPP) for operations, the proposed facility is compatible with the surrounding land uses and sensitive sites.

## 11 References

1. Environment and Climate Change Canada, Reported Facility Greenhouse Gas Data, available at: Greenhouse Gas Reporting Program (GHGRP) - Facility Greenhouse Gas (GHG) Data - Open Government Portal (canada.ca)
2. Environment, Conservation and Parks Greenhouse Gas Emissions Reporting by Facility, available at: Greenhouse gas emissions reporting by facility - Datasets - Ontario Data Catalogue
3. Environment and Climate Change Canada, National Pollutant Release Inventory (NPRI), available at: Environment and Climate Change Canada - NPRI Data Search
4. Ontario Ministry of the Environment and Climate Change, Environmental Registry, available at: <http://www.ebr.gov.on.ca/ERS-WEB-External/>
5. Ontario Ministry of the Environment and Climate Change, Access Environment, available at: <http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action>
6. Environmental Compliance Approvals (ECA) database, available at <https://www.ontario.ca/page/list-environmental-approvals-and-registrations>
7. Ministry of the Environment and Climate Change (MECP). 1995. D-6 Compatibility between Industrial Facilities, July. Available at <https://www.ontario.ca/page/d-6-compatibility-between-industrial-facilities>
8. Major Industrial Accidents Council of Canada (MIACC). 1994. MIACC Lists of Hazardous Substances, October 1994.
9. Major Industrial Accidents Council of Canada (MIACC). 1994. Risk-based Land Use Planning Guidelines, June 1995.
10. Federation of Canadian Municipalities, The Railway Association of Canada (FAC/RAC) and DIALOG J.E. Coulter Associates Limited. 2103. Guidelines for New Development in Proximity to Railway Operations, Prepared for The Federation of Canadian Municipalities and the Railway Association of Canada.
11. City of Toronto. 2017. Reduced Health Risks from Traffic-Related Air Pollution (TRAP) in Toronto, prepared by Medical Officer of Health and Deputy City Manager, Internal Corporate Services. Available at: Reducing Health Risks from Traffic-Related Air Pollution (TRAP) in Toronto
12. D-2 Compatibility between Sewage Treatment and Sensitive Land Use, available at <https://www.ontario.ca/page/d-2-compatibility-between-sewage-treatment-and-sensitive-land-use>.
13. City of Toronto. Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure. Technical Report. October 2017.
14. Railway Association of Canada Canadian Rail Atlas, available at: [RAC Canadian Rail Atlas \(jmaponline.net\)](http://rac.ca/rail-atlas)
15. MECP Guideline D-6-4 Mccr Bulletin No. 91003, available at: <https://www.ontario.ca/page/d-6-4-mccr-bulletin-no-91003>

## 12 General Limitations

The information and conclusions in this report are considered to be privileged and confidential and have been prepared exclusively for *Spriet Associates Engineers and Architects*. The purpose of this report is to provide *Spriet Associates Engineers and Architects* with an assessment of the potential impacts from operations of commercial and industrial facilities where the proposed developments fall within the industrial facility Potential Influence Area.

The information presented in this report is based on information provided by others and visual observations as identified herein. Achieving the objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional people rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Air quality conditions at various times may differ from those assessed. In addition, any changes to the proposed design or the introduction of new processes and/or sources may render the conclusions of this report inaccurate or invalid. In the event of any such changes, EXP should be contacted to re-evaluate the conditions within the assessed areas and make appropriate revisions to the original conclusions of this report.

We trust this summary report is satisfactory for your purposes. If you have any questions regarding our submission, please do not hesitate to contact this office.

Sincerely,

EXP Services Inc.



Amir Bahadori, M.Sc., P.Eng.  
 Senior Air Quality Engineer  
 Environmental Services



Ali Ismail, CIH, CRSP  
 Certified Industrial Hygienist  
 Environmental Services



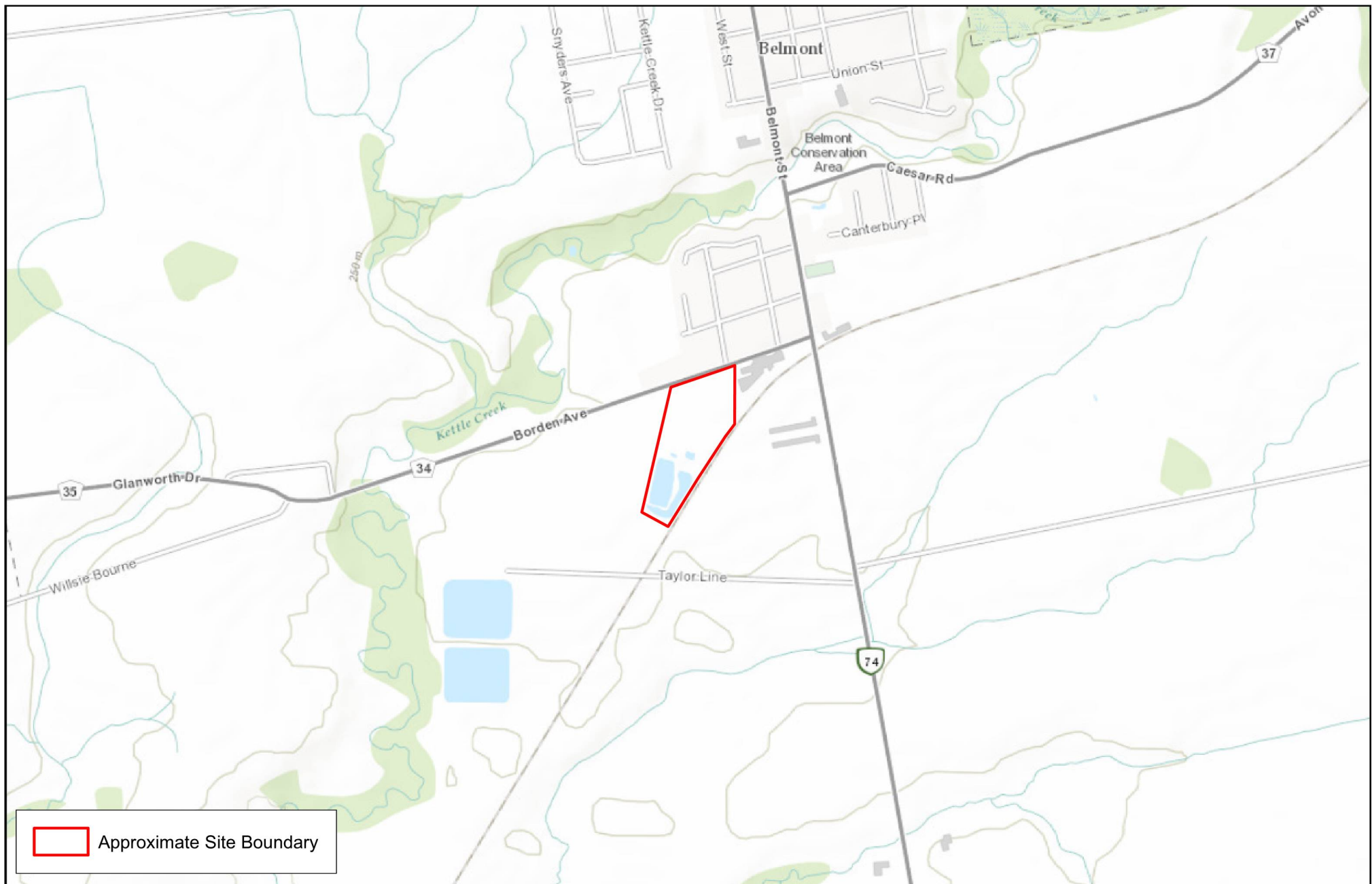
Scott Grant-Hose, B.Sc.  
 Environmental Specialist  
 Environmental Services



Ron Taylor, M.Sc., C.Chem., CIH  
 Discipline Lead, Air Quality & Industrial Hygiene  
 Environmental Services



## Appendix A – Figures



Approximate Site Boundary

### EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641  
1595 Clark Boulevard  
Brampton, ON L6T 4V1  
Canada  
[www.exp.com](http://www.exp.com)



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• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •



0 150 300 450 600 750  
m

TITLE AND LOCATION:

**SITE LOCATION PLAN**  
**D6 Land Use Compatibility Assessment**  
**Borden Avenue**  
**Belmont, Ontario**

PROJECT No.

LON-23010783-A0

OWN:

AC

SCALE:

AS NOTED

CHRD:

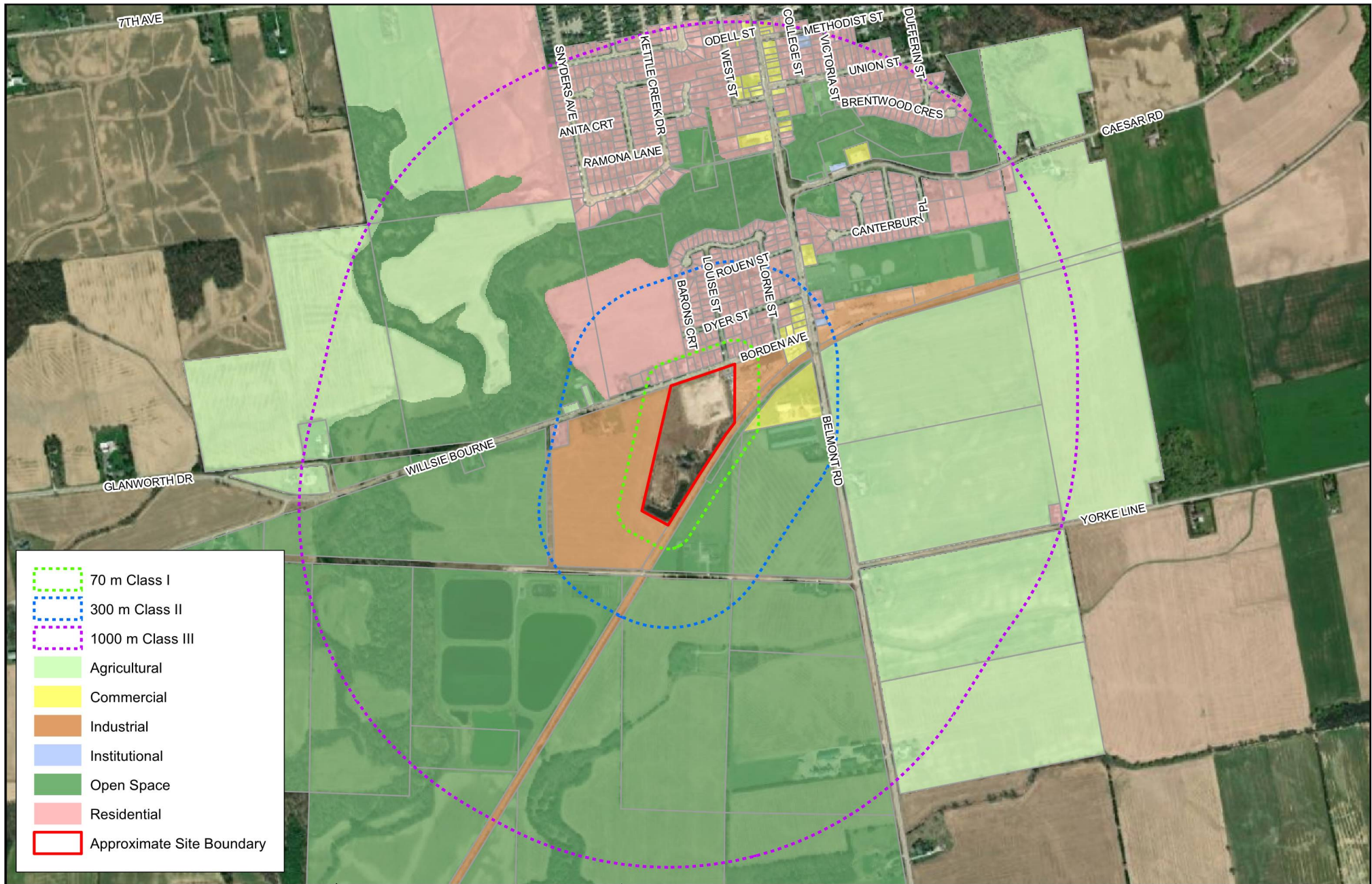
AI

DATE:

MARCH 2025

FIG. No.

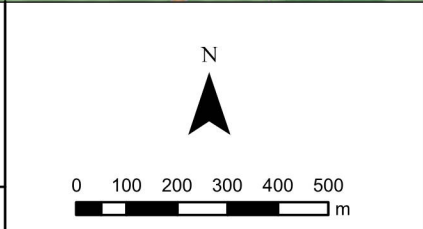
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**EXP Services Inc.**  
 t: +1.905.793.9800 | f: +1.905.793.0641  
 1595 Clark Boulevard  
 Brampton, ON L6T 4V1  
 Canada  
[www.exp.com](http://www.exp.com)

**exp.**

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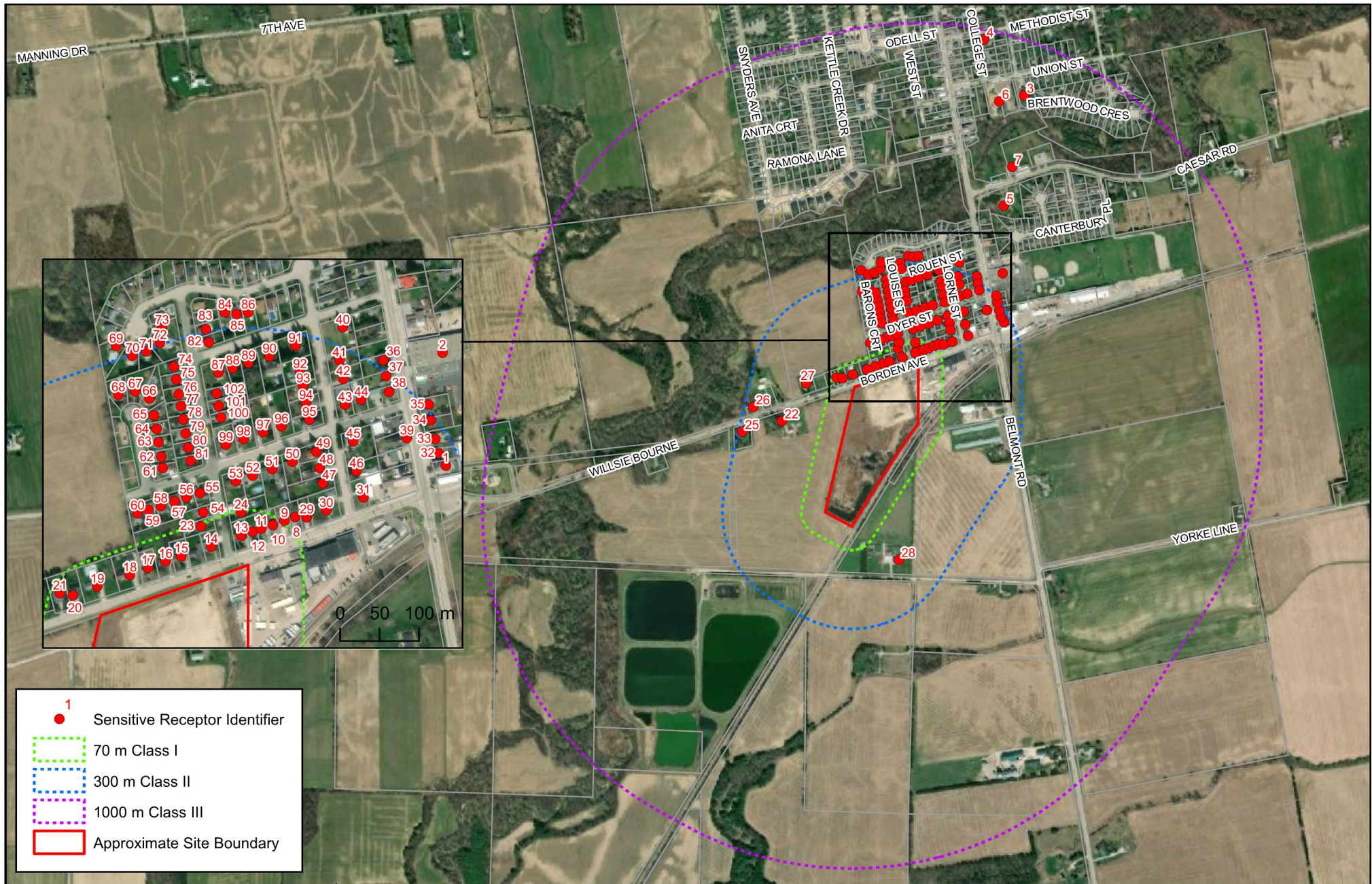
TITLE AND LOCATION:

**ZONING SURROUNDING  
 PROPOSED DEVELOPMENT**

D6 Land Use Compatibility Assessment  
 Borden Avenue  
 Belmont, Ontario

PROJECT No.:	LON-23010783-A0	OWN:	AC
SCALE:	AS NOTED	CHRD:	AI
DATE:	MARCH 2025	FIG. No.:	2





1

Sensitive Receptor Identifier

70 m Class I

300 m Class II

1000 m Class III

Approximate Site Boundary

EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641  
1595 Clark Boulevard  
Brampton, ON L6T 4V1  
Canada  
www.exp.com

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N

0 100 200 300 400 500  
m

TITLE AND LOCATION:

AREA OF INFLUENCE

D6 Land Use Compatibility Assessment

Borden Avenue

Belmont, Ontario

PROJECT No.	LON-23010783-A0	OWN:	AC
SCALE:	AS NOTED	CHRD:	AI
DATE:	MARCH 2025	FIG. No.:	3





1

Sensitive Receptor Identifier

20 m Class I

70 m Class II

300 m Class III

Approximate Site Boundary

EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641  
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N

0 50 100 150 200 250  
m

TITLE AND LOCATION:

MINIMUM SEPARATION

D6 Land Use Compatibility Assessment

Borden Avenue

Belmont, Ontario

PROJECT No.:	LON-23010783-A0	OWN:	AC
SCALE:	AS NOTED	CHRD:	AI
DATE:	MARCH 2025	FIG. No.:	4



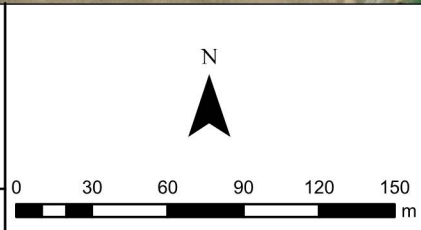


✕ Odour Assessment Location  
 [Red Outline] Approximate Site Boundary

**EXP Services Inc.**  
 t: +1.905.793.9800 | f: +1.905.793.0641  
 1595 Clark Boulevard  
 Brampton, ON L6T 4V1  
 Canada  
[www.exp.com](http://www.exp.com)



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TITLE AND LOCATION:

**ODOUR ASSESSMENT LOCATIONS**  
**D6 Land Use Compatibility Assessment**  
**Borden Avenue**  
**Belmont, Ontario**

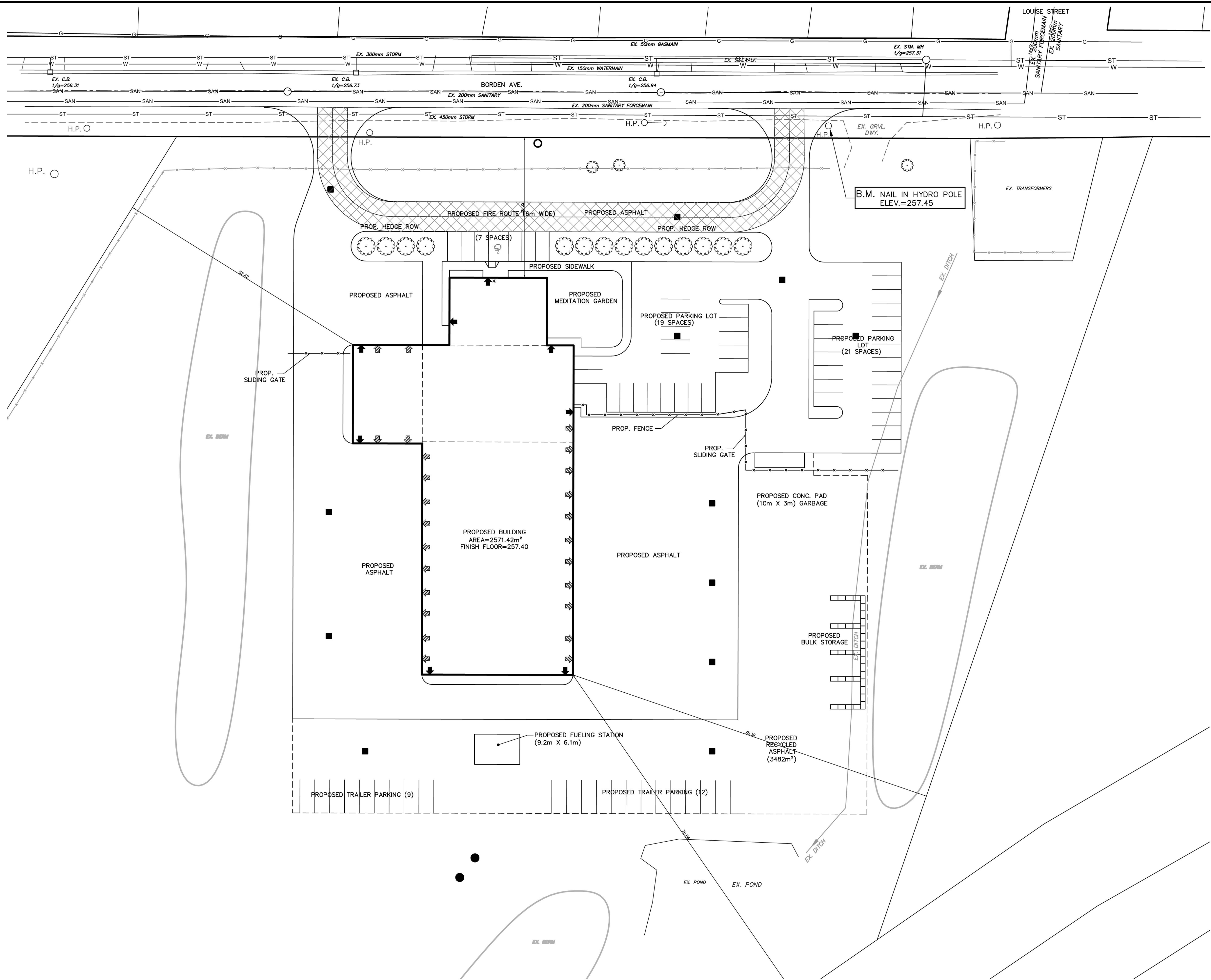
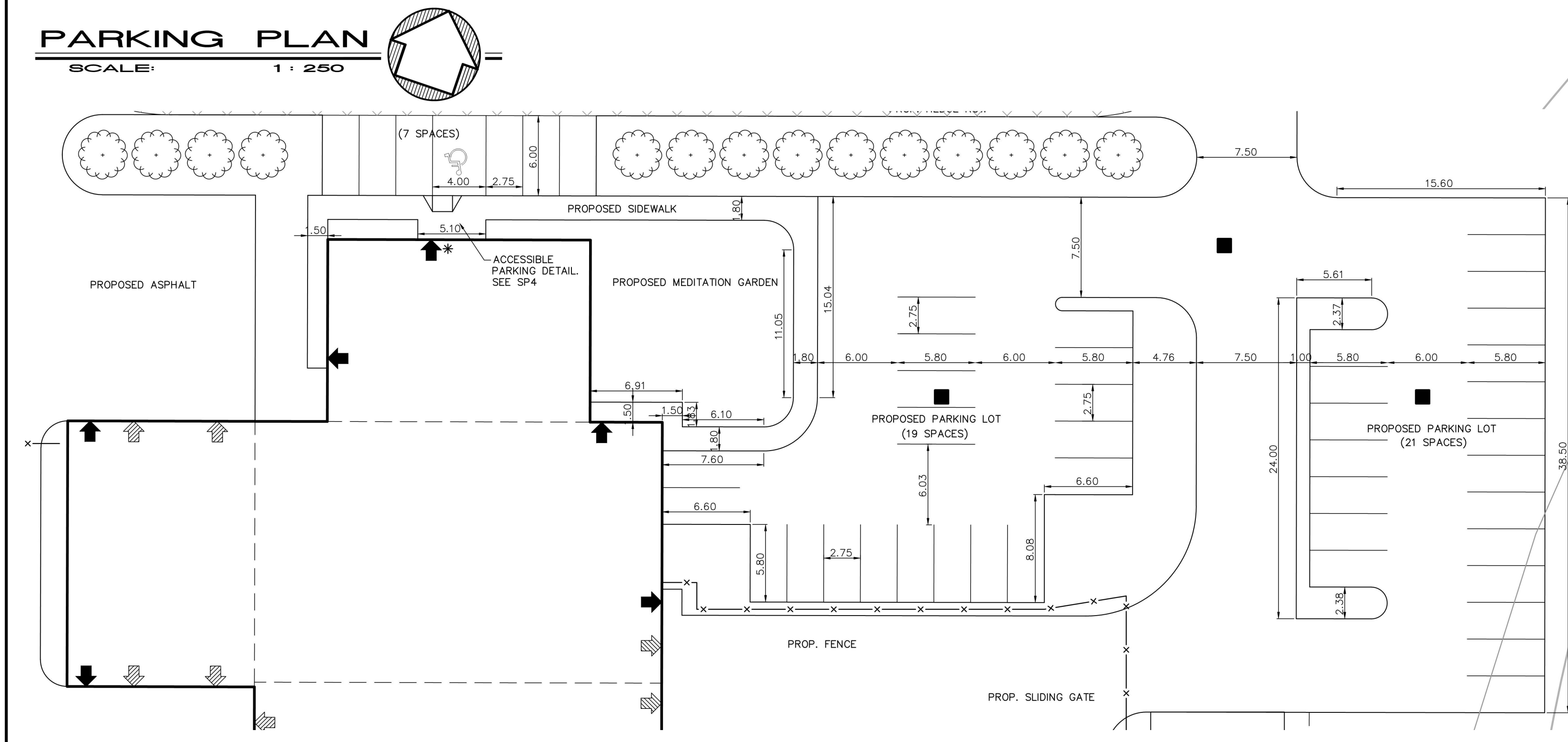
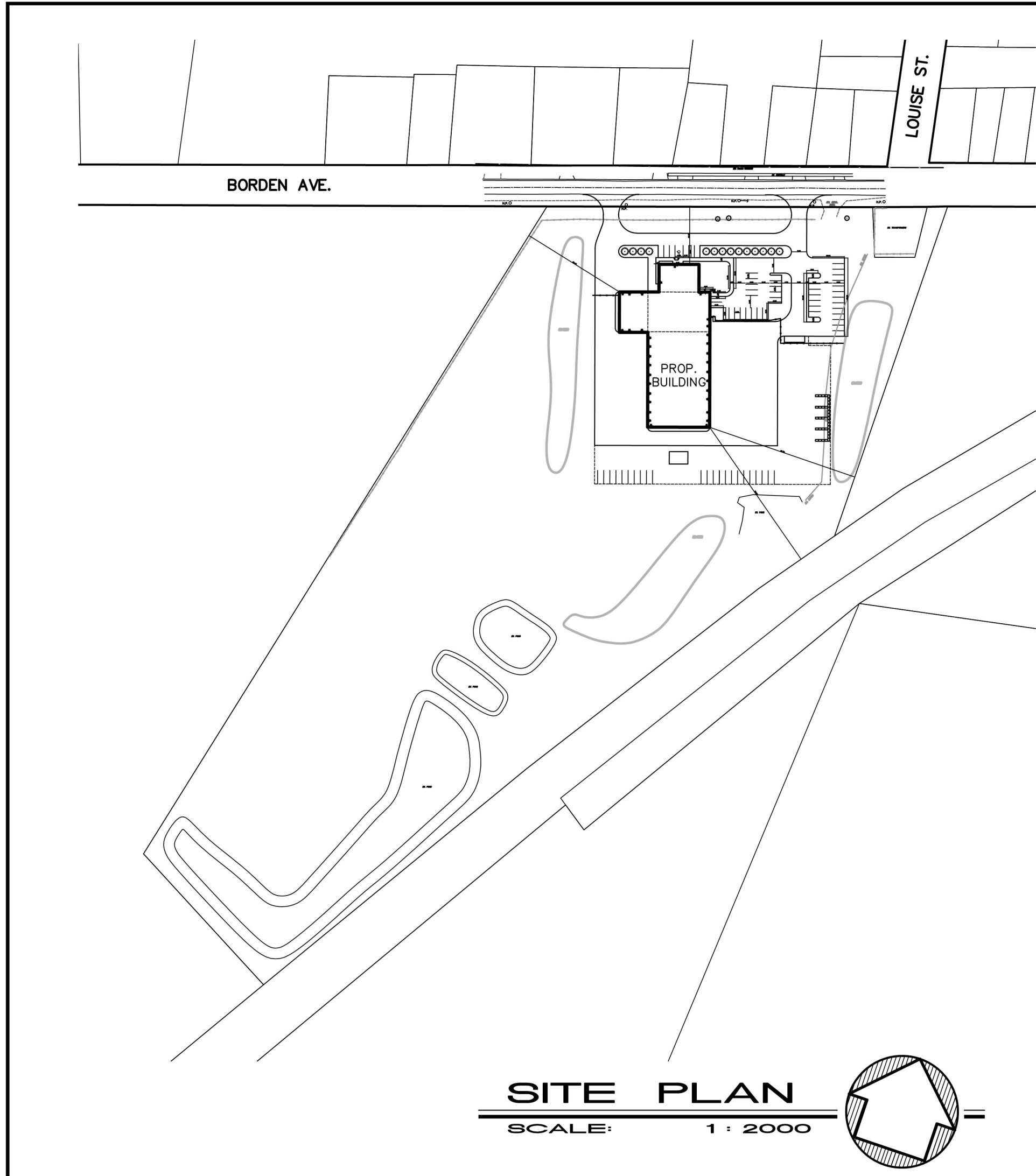
PROJECT No:	LON-23010783-A0	OWN:	AC
SCALE:	AS NOTED	CHRD:	AI
DATE:	MARCH 2025	FIG. No:	5

EXP Services Inc.

*D-6 Land Use Compatibility Assessment – Air Quality  
Borden Avenue, Belmont, ON  
Project Number: LON-25002315-A0  
March 25, 2025*

## Appendix B – Site Plan Drawings





DOOR LEGEND	
	OVERHEAD DOOR
	PEDESTRIAN DOOR
	PEDESTRIAN DOOR (BARRIER FREE)

#### DOOR LEGEND

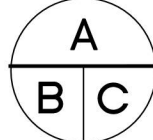
ZONING BY-LAW REGULATIONS - Borden Ave. Glencoe, ON			
LINE		REQUIRED	PROPOSED
1	ZONE	MC-1 - INDUSTRIAL COMMERCIAL	MC-1 - INDUSTRIAL COMMERCIAL
2	PERMITTED USES	See Section 7.3.2	OFFICES, ANIMAL CLINIC, STORE
3	LOT AREA (m <sup>2</sup> )	1,000 m <sup>2</sup> (MIN.)	6.86 ha
4	LOT FRONTAGE	30.5m (MIN.)	170.10m
5	LOT COVERAGE	40% (MAX.)	3.75%
6	FLOOR AREA RATIO	0.4 (MAX.)	TED ?????
7	FRONT YARD	9.0m (MIN.)	28.32m (NORTH)
8	SIDE YARDS	4.5m (MIN.)	75.39m (EAST) 52.42m (WEST)
9	REAR YARD	7.5m (MIN.)	78.86m (SOUTH)

<b>PARKING REQUIREMENTS</b>		TOTAL REQUIRED = __ spaces
INDUSTRIAL BUILDING	Proposed Building: 7777m <sup>2</sup> /100	TOTAL PROVIDED = 46 spaces
1 PARKING SPACE FOR EACH 100m <sup>2</sup> OF GROSS FLOOR AREA OR PART THEREOF		BF SPACES REQUIRED = 1 spaces
		BF SPACES PROVIDED = 1 spaces

-	-	△
revisions	date	no.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCY TO THIS FIRM BEFORE PROCEEDING WITH THE WORK

A - detail no.  
B - location sheet  
C - detail sheet



**SPRIET ASSOCIATES**



LONDON LIMITED  
**architects engineers**

155 york street - london - N6A 1A8  
phone : (519) 672-4100 fax : (519) 433-9351  
e-mail : mail@spriet.on.ca

**SITE PLAN**

**BORDEN AVE, BELMONT**

LORRON TECHNOLOGIES

drawing title :

**ARCHITECTURAL PLAN**

date : SEPT. 12, 2024

scale : AS NOTED

drawn by : AH

project no. :

224238

drawing no. :

**SP1**