

Land Use Compatibility Report

**650 Victoria Terrace, Fergus, ON
25015451**

Prepared For

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1.0 Introduction

At the request of 2566201 Ontario Inc. (Client), Thornton Tomasetti (TT) presents this Land Use Compatibility Report regarding the proposed townhouse residential development at 650 Victoria Terrace, Fergus, ON (the Project).

The purpose of this study is to review the potential land use compatibility impacts between the Project and the surrounding commercial and industrial land uses, based on the request outlined in the County of Wellington Pre-Consultation Comments on March 5, 2025.

Where applicable, this report will provide recommendations to meet the requirements of the relevant Land Use Planning Authority (LUPA). LUPAs generally adopt the criteria developed by the Ontario Ministry of the Environment, Conservation and Parks (MECP) and provincial policies, but may also have unique requirements.

2.0 Site and Surrounding Area

2.1 Planned Development

The proposed development includes ninety townhouse blocks and 1 commercial block. The overall Project area is approximately 12 Acres. The Project site plan is included in Figure 1.

2.2 Project Location and Surroundings

The Project is located on the northeast corner of Victoria Terrace and Forfar Street East intersection in Fergus, Ontario. The existing lands are currently industrial.

The lands to the west, south and east are predominantly residential. Nexans Canada Inc. industrial facility are located across Gzowski Street to the northeast. Fergus Electricity Substation is located north of the proposed development.

The site is bounded by Victoria Terrace, Forfar Street East and Gzowski Street. Highway 6 is located approximately 440 m to the west.

An illustration of the project location and surrounding area is shown in Figure 2.

2.3 Zoning & Official Plan

Within the County of Wellington, Fergus is located within the Township of Centre Wellington. The following is a review of the Township of Centre Wellington Zoning Bylaw and Official Plan.

2.3.1 Zoning Bylaw

Under the Township of Centre Wellington's Comprehensive Zoning By-Law 2009-045 (Consolidated to May, 2025) the Project land is surrounded by:

- Residential (R) to the west, with Institutional (IN) for Bethel Baptist Church, and Commercial (C2) by Highway 6;
- Residential (R) to the south, with Institutional (IN) for Victoria Terrace Public School, and Commercial (C1) by St Patrick Street East;
- Residential (R) to the east, with Environmental Protection (EP) near St Andrew Street East;
- Industrial (M2) lands mainly to the north, across Gzowski street and beyond.

An excerpt of the Zoning By-law maps are included in Figure 3 for the surrounding area.

2.3.2 Official Plan

An excerpt of the Township of Wellington's Official Plan's map for Fergus (Schedule A-1) is shown in Figure 4. On review, the development lands are surrounded by Residential lands to the west, south and east, with Industrial lands to the north.

3.0 Land Use Compatibility

Industrial and sensitive land uses are commonly separated by LUPAs in their official plans and zoning by-laws. When these types of land use occur near each other there is a potential for conflict due to contaminants such as dust or noise from the industrial land use. While industrial facilities are required to limit their impacts on surrounding sensitive land uses and are often designed with mitigation measures intended to address existing neighbors, the introduction of new sensitive receptors can lead to complaints, thus requiring more stringent mitigation requirements for existing facilities.

3.1 Regulatory Background

3.1.1 Provincial Planning Statement

The *Provincial Planning Statement, 2024 Under the Planning Act* (PPS), published by the government of Ontario came into effect on October 20, 2024. Section 3.5 of the PPS reads as follows:

3.5.1 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.

3.5.2 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 affects 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.

3.1.2 Environmental Protection Act

Section 9 of Ontario's Environmental Protection Act (EPA) requires that industrial facilities obtain an approval to operate from the MECP.

Approval, plant or production process

9 (1) No person shall, except under and in accordance with an environmental compliance approval,

(a) use, operate, construct, alter, extend or replace any plant, structure, equipment, apparatus, mechanism or thing that may discharge or from which may be discharged a contaminant into any part of the natural environment other than water; or

(b) alter a process or rate of production with the result that a contaminant may be discharged into any part of the natural environment other than water or the rate or manner of discharge of a contaminant into any part of the natural environment other than water may be altered.

In order to obtain and maintain this approval, industrial facilities are required to demonstrate that their emissions (including noise emissions) are within applicable limits at nearby sensitive receptors.

3.1.3 County of Wellington Official Plan

Section 8.3.11 of the Official Plan of the County of Wellington discusses compatibility of new residential developments and indicates that:

Where new residential development is proposed adjacent to an existing industrial use or other potentially incompatible land use, a planning impact assessment outlining measures to maintain land use compatibility, including land use separation and buffering, shall be provided.

3.2 Recommended Setbacks

The *D-6 Compatibility Between Industrial Facilities* (D6) guideline published by the MECP was last revised in July 1995, and sets out potential influence areas, as well as minimum recommended separation distances for industrial facilities from sensitive land uses.

The D6 guidelines are generally accepted as applicable screening standards for demonstrating compliance with the PPS requirements for land use compatibility. In cases where a sensitive land use would be located within the identified minimum recommended separation distance, additional consideration and mitigation is typically recommended to ensure that the sensitive land use is not subject to adverse effects, and the industrial facility is not unreasonably limited in its operations.

The separation distances may be determined from different points on the properties depending on the site conditions; however, the typical measurement is based on the property lines. Table 1 provides the potential influence area and recommended minimum separation distance from the industrial facility to the sensitive land use. Table 2 is a list of applicable criteria for the categorization of the industrial facilities.

Table 1: D-6 Separation Distances for Industry Classes

Category	Potential Influence Area	Recommended Minimum Separation Distance
Class I	70m	20m
Class II	300m	70m
Class III	1000m	300m

Table 2: D-6 Industrial Categorization Criteria

Category	Outputs	Scale	Process	Operation/Intensity
Class I	<ul style="list-style-type: none"> - Sound not audible off property - No ground borne vibration on plant property - Infrequent and not intense dust and/or odour 	<ul style="list-style-type: none"> - No outside storage - Small scale plant or scale is irrelevant in relation to all other criteria for this Class 	<ul style="list-style-type: none"> - Self-contained plant or building which produces/stores a packaged product - Low probability of fugitive emissions 	<ul style="list-style-type: none"> - Daytime operations only - Infrequent movement of products and/or heavy trucks
Class II	<ul style="list-style-type: none"> - Sound occasionally audible off property - Possible ground borne vibration, but cannot be perceived off property - Frequent and occasionally intense dust and/or odour 	<ul style="list-style-type: none"> - Outside storage permitted - Medium level of production allowed 	<ul style="list-style-type: none"> - Open process - Periodic outputs of minor annoyance - Low probability of fugitive emissions 	<ul style="list-style-type: none"> - Shift operations permitted - Frequent movement of products and/or heavy trucks with the majority of movements during daytime hours
Class III	<ul style="list-style-type: none"> - Sound frequently audible off property - Ground borne vibration can frequently be perceived off property - Persistent and/or intense dust and/or odour. 	<ul style="list-style-type: none"> - Outside storage of raw and finished products - Large production levels 	<ul style="list-style-type: none"> - Open process - Frequent outputs of major annoyances - High probability of fugitive emissions 	<ul style="list-style-type: none"> - Continuous movement of products and employees - Daily shift operations permitted

3.3 Surrounding Commercial and Industrial Facilities

3.3.1 Existing Facilities

A review was completed based on the available satellite imagery, zoning maps, existing MECP approvals in the vicinity of the Project area, and publicly available information. MECP local district officers were also contacted regarding the surrounding industries. Moreover, a site visit for the Project's area was completed by TT personnel on July 9, 2025. Based on our review, various Class I and Class II industries are located within a 1000 m radius, with one Class III facility identified. A summary table of all the industries reviewed is included in Appendix A.

Industries located within the Area of Influence (AOI) include the following, and are further indicated in Figure 2:

- Fergus Electricity Substation, which is not an industrial facility but shares property line with the Project;
- Nexans Canada Inc., Class III industry, at setback distance of 20m; and
- Priority Pallet Inc./CountrySense Nursery, Class II industry, at setback distance of 200m.

The following sections provide a detailed discussion of these facilities within the AOI and TT's assessment of potential impacts.

Fergus Electricity Substation

Outdoor electrical transfer substation including an outdoor transformer. Existing homes are located to the west and north of this site. The overall area of the site is relatively small totalling less than 1,000 sq m.

Air Emissions

No significant air emissions are associated with its operation. Therefore, an assessment of air emissions is not considered necessary.

Noise Emissions

Significant sources of noise would include the transformer and associated cooling fans. Given the close proximity of the facility, sharing property line with the project, additional noise analysis is recommended to confirm that the applicable sound level limits are met. This has been confirmed by the detailed noise assessment completed by TT under a separate cover.

Nexans Canada Inc.

Nexans Canada Inc. is aluminum and copper wire manufacturing facility. Processes include drawing and annealing, extrusion, and welding. The facility currently operates under ECA #1460-ASXK4K, dated February 21, 2018. The facility has been operational since 1966. The facility is classified as a Class III industry with AOI of 1000m. The MSD is 20m based on the actual distance to the closest existing sensitive lands on Gzowski Street. The Project is also located at a setback distance of 20m from Nexans

based on distance measurement from the property lines. However, the distance from the Project's townhouses to the actual facility's building and sources is approximately 110m.

Based on discussions with the Nexans personnel, and review of the facility's Emissions Summary and Dispersion Modelling (ESDM) report and Acoustic Assessment Report (AAR), the facility equipment includes general and process exhaust fans, dust collectors, a cooling tower, combustion equipment (heating, boilers, etc.), and on-site truck activity (idling and silo filling). According to their ECA, truck idling, shipping and receiving operations, and material delivery to Silos is limited to daytime only (7 am - 7 pm). Upon communication with Nexans, future plans have been identified to include an electrical substation to serve the west building and a solar farm in the green field to the southwest of the facility.

Air Emissions

Air emissions are not expected to impact the Project lands, as the facility is operating under the ECA##1460-ASXK4K and the MECP requirements are expected to be met at the facility property line. Therefore, an assessment of air emissions is not considered necessary.

Noise Emissions

Existing homes are located east, south and west of the facility at comparable setback to the development lands. Based on the AAR, Summer Fields residential subdivision to the southeast of the facility has been identified as Class 4, due to elevated noise levels. However, this is the direction with direct line of sight to the outdoor operations of the facility. Most of the facility's activities are located east of the main building away from the Project. However, additional noise analysis is recommended to confirm that the applicable sound level limits are met at the Project lands. This has been confirmed by the detailed noise assessment completed by TT under a separate cover, based on the data received upon communications with Nexans Canada Inc. The sound levels attributable to the facility have been predicted to meet the applicable sound level limits at the Project lands.

Priority Pallet Inc./CountrySense Nursery

This facility used to be Wolverine Ratcliffs Inc which is the corporation referenced in the CofA # 4804-4X9NHQ, dated May 31, 2001. Wolverine Ratcliffs Inc sold the property in 2005 and the land was subject to a lengthy litigation case related to PCB contamination of the soil. Based on the information available online and upon contacting the local MECP district office, it does not seem that the industrial facility is currently operational. The land is currently occupied by Priority Pallet Inc., a local pallet supplier, and CountrySense Nursery, a gardening supplies center.

It should be noted that the separation distance from the facility's building and the associated sources is significantly higher than the D-6 property line measurement. The southern half closer to the Project lands is green areas and a pond. The location of the facility's building itself is located well beyond the 300m setback for a Class II facility. Moreover, intervening residential homes are located on Gzowski Street. Therefore, air emissions or noise impacts are not a concern for the Project and additional analysis is not considered necessary.

3.3.2 Vacant Lands

Industrial Lands

Industrial (M2) lands are located to the north the Project lands. Two vacant lots within the M2 lands have been identified at 101 and 107 Gregson Crescent at approximately 970 m setback to the north. The parcel sizes suggest small-scale facilities. The setback distance is well beyond the AOI of Class-II industries. Moreover, intervening existing residential uses are located closer to the vacant lands under consideration. Therefore, additional air quality and noise studies are not considered necessary.

3.4 Transportation Corridors

Surrounding transportation sources bounding the Project's site are the following:

- Victoria Terrace to the west;
- Forfar Street East to the south; and
- Gzowski Street to the east.

Highway 6 is located more than 400 m to the west and shielded by intervening existing residential uses.

Railways are not located within 1000 m of Project lands, and are not a concern for the development regarding noise and vibration.

Air Emissions

Transportation related air pollution (TRAP) is considered a major local contributor to air pollution and can result in adverse health impacts for people living near highways and roadways, as noted in the 2017 Toronto Public Health 'Avoiding the Trap' Technical Report – Land Use Planning at the Project site Level.

TRAP studies are typically completed for major highways located within 100 m of a proposed development. As Highway 6 is located more than 400m from the Project, a TRAP study is not considered necessary.

Noise Emissions

Roadway noise has the potential to impact the proposed development, due to the proximity to three roadways bounding the site. On review of the projected future roadway volumes, traffic noise is not insignificant. An assessment of roadway noise was completed under a separate cover to determine if noise controls are required for the development.

4.0 Concluding Comments

A land use compatibility assessment was completed for the Project, considering the potential for air quality, dust, odour, noise and vibration impacts from industrial and transportation source impacts on the Project.

4.1 Nearby Facilities

The Fergus Electricity Substation shares the property line with the Project. Nexans Canada Inc. is located on adjacent lands to the north, and within the MSD for a Class III industry. Additional noise analysis is recommended to confirm that the applicable sound level limits are met. This has been confirmed by the detailed noise assessment completed by TT under a separate cover. Air emissions impacts for the identified facilities are not a concern for the Project and additional analysis is not considered necessary.

All other existing industries and future M2 industries are located outside of the respective AOI. Therefore, no further assessment of air, dust, odour, noise, or vibration are considered to be necessary on the part of the Project.

4.2 Transportation Sources

Highway air emissions are not a concern for the Project given the large separation distance from Highway 6. Therefore, a TRAP study is not considered necessary.

Roadway noise has the potential to impact the proposed development, due to the proximity to three roadways bounding the site. An assessment of roadway noise was completed under a separate cover to determine if noise controls are required for the development

4.3 Closure

Based on our review, the Project is considered compatible with the surrounding industrial uses, Fergus Electrical Substation, and transportation corridors. The conversion of the Project lands:

- will not affect the compliance of local industrial facilities with applicable Provincial environmental policies, regulations, approvals, authorizations, and guidelines;
- are not likely to result in an increased risk of complaint and nuisance claims;
- are not likely to result in operational constraints for the surrounding industries and commercial operations;
- are not likely to result in constraints on surrounding industries to reasonably expand, intensify or introduce changes to their operations; and
- are not likely to result in constraints for new industries to reasonably be established in the surrounding industrial lands.

The following Environmental Noise Study is recommended, and has been completed by TT under a separate cover:

- To address roadway noise from Victoria Terrace, Forfar Street East and Gzowski Street, identifying potential noise control measures, ventilation and warning clause recommendations.
- To confirm that the sound levels attributable to Nexans Canada Inc. and Fergus Electrical Substation meet the applicable sound limits.

Please do not hesitate to contact us if there are any questions.

Yours Truly,

Thornton Tomasetti

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Senior Project Engineer



Reviewed by:

Marcus Li, P.Eng.
Vice President

Disclaimer

This report is provided in accordance with the contractual agreement between TT and the Client. In addition to our contractual obligations TT notes the following general disclaimers and qualifications regarding the content of this report.

In preparing this report, TT has relied upon the accuracy and completeness of information provided by the Client and other third parties (manufacturers, other consultants, etc.) and accepts no responsibility for errors or omissions by other parties in the information provided to TT.

This report has been prepared solely for the benefit of the Client and the content of this report is intended for informational purposes only. This report shall not be relied upon by any other parties, including but not limited to other consultants retained by the Client, or utilized for any other purposes.

Ultimate responsibility for the design and construction remains solely with the architect/engineer of record and/or the contractor(s). Achieving the required mitigation requirements relies on correct incorporation of mitigation recommendations into Architectural and Mechanical drawings and specifications, as well as correct installation during construction. It is recommended that the implementation of mitigation measures be reviewed by a qualified consultant.

On request, TT will provide a proposal for additional work such as to peer review mitigation measures or observe on-site conditions as appropriate; however, notwithstanding the foregoing, it is expressly understood and agreed that TT shall not have control or charge of, and shall not be responsible for the acts or omissions, including but not limited to means, methods, techniques, sequences and procedures, of the Design Professionals and/or Contractors performing design and/or construction on the Project. Accordingly, TT shall not be held responsible for the failure of any party to properly incorporate the mitigation measures stated in this report.

Figures

Figure 1: Project Site Plan

Figure 2: Project Location and D-6 Areas of Influence

Figure 3: Excerpt from Area Zoning Map

Figure 4: Excerpt from Area Official Plan

Client Name
2566201 Ontario Inc.

Project Name
650 Victoria Terrace

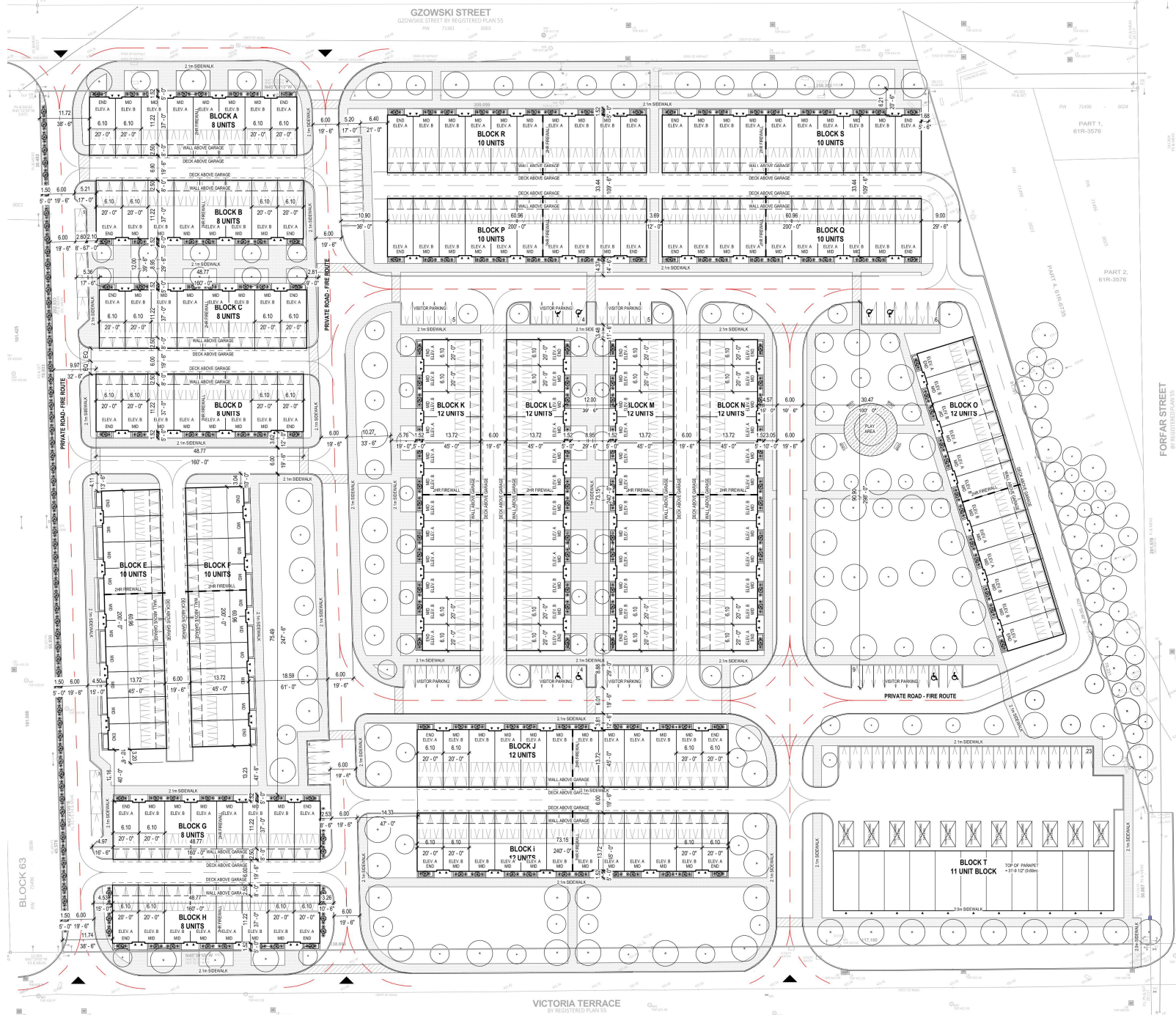
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1) Not to Scale

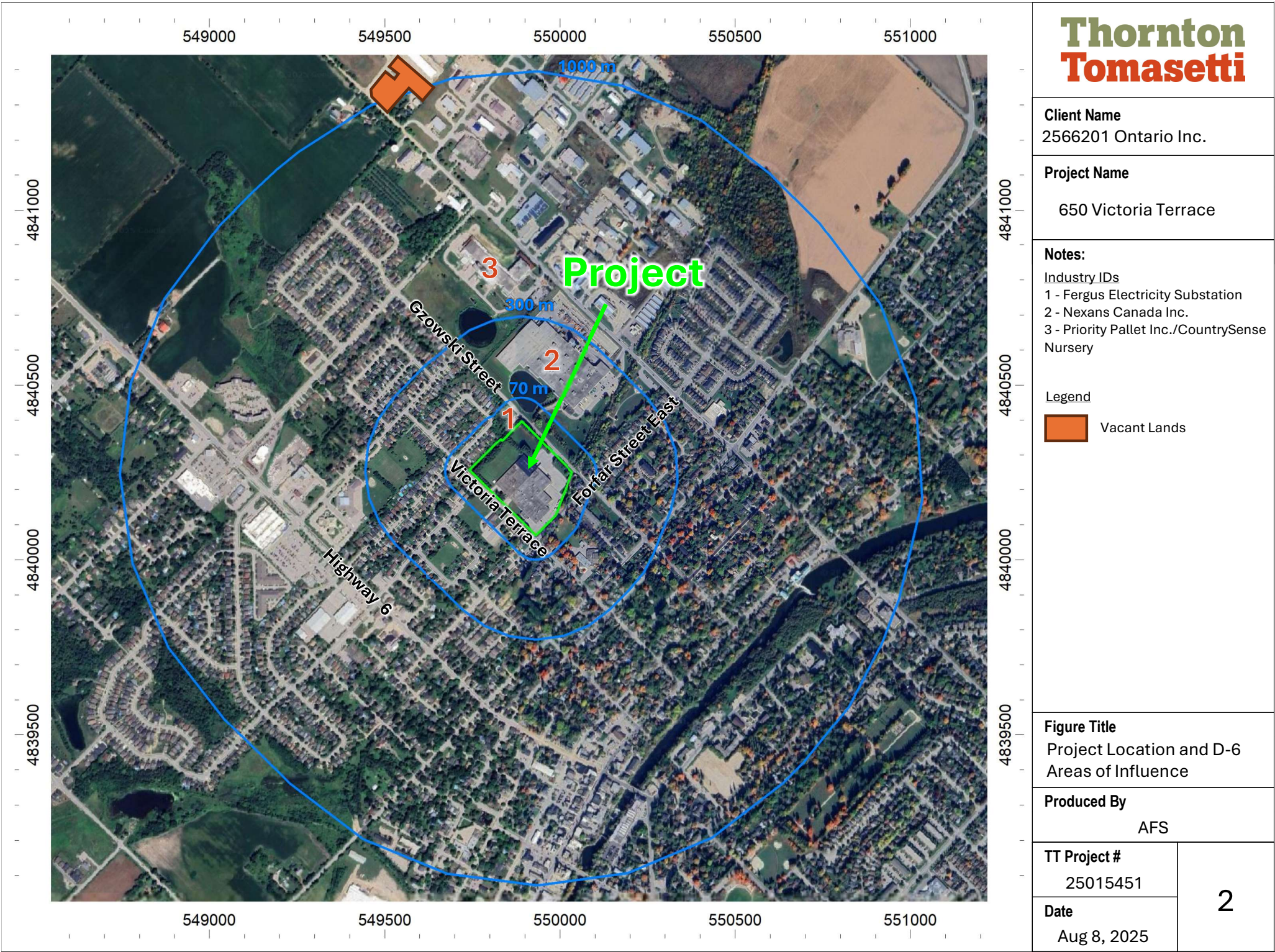
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Project Site Plan

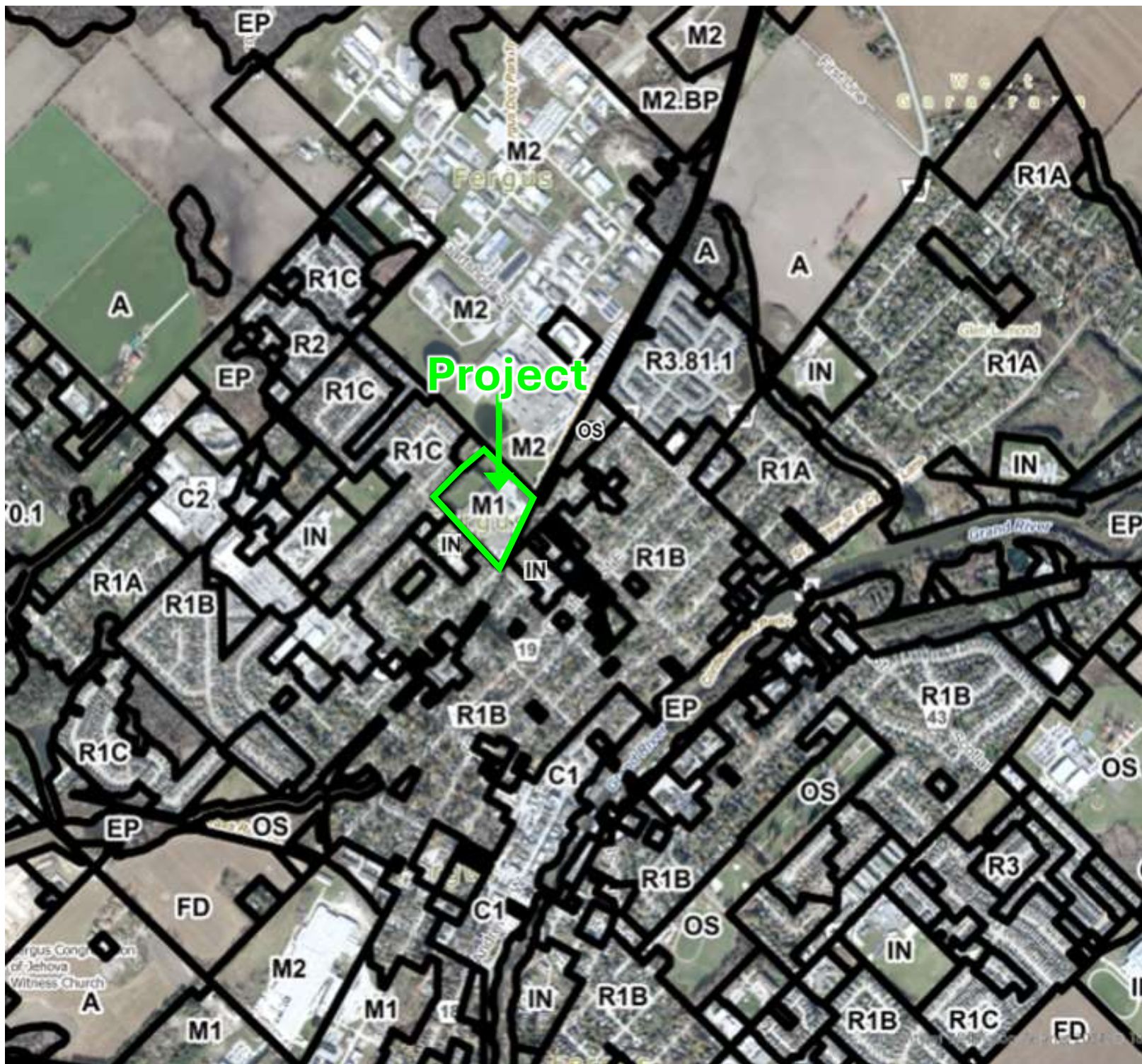
Produced By
AFS

TT Project #
25015451

Date
Aug 15, 2025







Client Name
2566201 Ontario Inc.

Project Name
650 Victoria Terrace

- Notes:**
Zone Categories:
- R: Residential
 - M: Industrial
 - EP: Environmental Protection
 - IN: Institutional
 - OS: Open Space
 - A: Agricultural
 - FD: Future Development

<https://centrewellington.maps.arcgis.com/apps/webappviewer/index.html?id=90e3f5bfd61d4fb3899ee669f4378f33>

Figure Title
Excerpt from Area Zoning Map

Produced By
AFS

TT Project #
25015451

Date
Aug 8, 2025

The map displays the town of Fergus with various streets and project areas. Project PA1-2 is located in the central-northern part, near Woodhill Dr and Parkside Dr. Project PA1-7 is in the southern part, near Lamond St and Orangeville Rd. Project PA1-13 is in the northeastern part, near Gordon St and Dickson Dr. A green arrow points to a location on Victoria Ter, between Parkside Dr E and Parkside Dr W, near the intersection with Woodside St. The map also shows the Fergus River and several other streets like Garrafraxa St W and Hill St W.

Date	Aug 8, 2025
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Appendix A: D-6 Industry Review

Table A.1: D-6 Review of Existing Industrial Facilities Surrounding the Project
650 Victoria Terrace (25015451)

MAP NUMBER	BUSINESS NAME	ADDRESS	APPROVAL TYPE	APPROVAL / REGISTRATION NUMBER	DESCRIPTION	D-6 CLASS	SEPARATION DISTANCE (m) ^[1]	AREA OF INFLUENCE (m)	MINIMUM SEPARATION DISTANCE (m)	WITHIN AREA OF INFLUENCE? (YES/NO)	WITHIN MINIMUM SEPARATION DISTANCE? (YES/NO)
1	Fergus Electrical Substation #4	671 Gzowski Street	-	-	Outdoor electrical transfer substation including an outdoor transformer. Existing homes are located to the west and north of this site. The overall area of the site is relatively small totalling less than 1,000 sq m.	Class I	0	70	20	Yes	Yes
2	Nexans Canada Inc.	670 Gzowski Street	ECA	1460-ASXK4K	Nexans Canada Inc. is aluminum and copper wire manufacturing facility. Processes include drawing and annealing, extrusion, and welding. The facility currently operates under ECA #1460-ASXK4K, dated February 21, 2018. The facility has been operational since 1966. Facility includes baydoors, outdoor storage, baydoors. Air emissions are anticipated to include fugitive dust from onsite equipment movement. The facility includes multiple rooftop HVAC equipment. According to their ECA, truck idling, shipping and receiving operations, and material delivery to Silos is limited to daytime only (7 am - 7 pm). Existing homes are located east, south and west of the facility at comparable setback to the development lands.	Class III	20	1000	20 ^[2]	Yes	Yes
3	Priority Pallet Inc./CountrySense Nursery	865 Gartshore Street	CofA - AIR	4804-4X9NHQ	This facility used to be Wolverine Ratcliffs Inc which is the corporation referenced in the CofA. Wolverine Ratcliffs Inc sold the property in 2005 and the land was subject to a lengthy litigation case related to PCB contamination of the soil. Based on the information available online it does not seem that the industrial facility is currently operational. The land is currently occupied by Priority Pallet Inc., a local pallet supplier, and CountrySense Nursery, a gardening supplies center. Regardless, the location of the facility's building itself is located well beyond the 300m setback for a Class II facility. The southern half closer to the development lands is green areas and a pond. Moreover, intervening residential homes are located on Gzowski Street.	Class II	200	300	20 ^[2]	Yes	Yes
4	Centre Wellington Hydro Ltd.	730 Gartshore Street	-	-	Headquarters of the main electricity provider in Fergus. Facility includes office spaces, outdoor storage of equipment, outdoor transformers and small scale maintenance activities. Air emissions are anticipated to include fugitive dust from onsite equipment movement.	Class I	385	70	20	-	-
5	Allium Woodcraft Inc.	C-645 St. David Street North	EASR	R-010-7111179886	Allium Woodcraft Inc. is a wood millwork facility specialized in architectural cabinetry and crafting wood products. Facility works under EASR #R-010-7111179886, dated Apr 06, 2019. A variety of woodworking equipment, including both manual and power hand tools and a limited number of stationary floor-mount machines, are used to perform a range of wood forming and fabrication functions, including sawing, milling, turning, shaping, jointing, drilling and sanding of hardwood and softwood dimensional stock, plywood and particle board. Wood dust generated from these activities is collected at source by capture hoods and conveyed to a fabric filter dust collector. Facility operations are limited to daytime only. Intervening residential homes are existing between the facility and the development lands.	Class I	460	70	20	-	-
6	Fergus Shopping Centres Limited	801 St. David Street North	ECA	8798-8WTPM6	Fergus Shopping Centres Limited current hosting a Walmart Supercentre. The facility works under ECA #8798-8WTPM6, dated Aug 31, 2012. The main equipment includes two general ventilation exhausts serving the sub-floor space each with a flow rate of 0.31 cubic metre per second via stacks extending 6.8 m above grade. Moreover, multiple HVAC equipment have been identified on the roof. Frequent truck traffic and reefers are also anticipated as part of shipping operations.	Class I	470	70	20	-	-

7	Glomar Technologies Inc.	850 Gartshore Street	EASR	R-010-2110310110	HVAC equipment manufacturing, mainly heat pumps for commercial buildings. Facility operates under EASR #R-010-2110310110, dated Dec 14, 2017. The facility is self-contained with baydoors. Some storage bins are located to the northwest of the building. All the roads within the facility are paved. A number of rooftop HVAC equipment have been identified. The northern portion of the building is occupied by Glomar's tenant: CGC Group, which is an HVAC contractor.	Class II	505	300	70	-	-
8	Pryde Truck Service Ltd.	535 Glengarry Crescent	-	-	Automotive maintenance facility. Air emissions are anticipated to include fugitive dust from onsite equipment movement. Noise sources are expected to be associated with maintenance activities that include air tools, hammers, etc.	Class I	520	70	20	-	-
9	Fergusson Place	165 Gordon Street	EASR	R-010-7110317503	This is a residential apartment building. The EASR is related to a generator for non-emergency purposes.	Class I	560	70	20	-	-
10	Fleming Fast Freight & Warehousing Inc.	545 Glengarry Crescent	-	-	Facility provides general fleet services. Warehousing and maintenance activities are anticipated onsite. Air emissions are anticipated to include fugitive dust from onsite equipment movement. Noise sources include the periodic use of trucks and noise related to maintenance activities emanating from baydoors.	Class II	560	300	70	-	-
11	Van Doorn Machine & Tool Limited	594 Glengarry Crescent	-	-	Machine shop including tooling, dies, roll-formed products, machinery and accessories. Facility is self-contained without significant equipment identified outdoors or on the roof. Stationary noise sources include noise related to maintenance activities emanating from baydoors. Air emissions are anticipated to include fugitive dust from onsite equipment movement. Published working hours are limited to daytime hours only.	Class II	580	300	70	-	-
12	Cooke & Denison Limited (Plant 2)	514 Dickson Drive	ECA	8376-B9QLEC	A facility for manufacturing of metal parts. The facility currently operates under ECA #8376-B9QLEC, dated March 21, 2019. The facility include two paint booth exhaust systems. Additionally emissions are discharged from the assembly and welding areas via general building exhaust systems and open baydoors. Air emissions are anticipated to include fugitive dust from onsite equipment movement. The facility has an outdoor storage yard south of the facility. Stationary noise sources include noise emanating from baydoors, shipping trucks and exhaust stacks.	Class II	585	300	70	-	-
13	Theakston Environmental	596 Glengarry Crescent	-	-	Environmental engineering consulting firm and thus not a manufacturing facility. However, a dust collector and outdoor storage yard was observed east of the building.	Class I	635	70	20	-	-
14	Anchor-Edbar Precision Machining	575 Glengarry Crescent	-	-	Manufacturer specializing in high-precision, custom-engineered CNC machined components. Anchor-Edbar partners with a diverse range of industries including power generation, aerospace, nuclear, mining, alternative fuels and durable goods. The facility is mainly self-contained with some limited outdoor storage of materials. Air emissions are anticipated to include fugitive dust from onsite equipment movement. Stationary noise sources include noise emanating from baydoors, shipping trucks and exhaust stacks.	Class II	650	300	70	-	-
15	Mac'S Convenience Stores Inc.	101 St Andrew Street East	CofA - AIR	0172-7R4K3C	Convenience store. No significant air emissions or stationary sources of noise are anticipated to impact the development lands. The CofA is related to a remediation process located inside the building consisting of a vapour extraction system and a groundwater extraction system.	Class I	655	70	20	-	-
16	Artic Clear 1993 Inc.	509 Dickson Drive	CofA - AIR	3319-7U6RG6	Delivers bottled drinking water in addition to coolers that go along with it. The CofA for this address belongs to a previous owner "Remelt Environmental Technologies Inc.", which is no longer at that address. All the roads within the facility are paved. Some material are stored in the outdoor yard but mainly in trailers, tankers or covered on top. Stationary noise sources include noise emanating from baydoors, shipping trucks, exhaust stacks and HVAC equipment.	Class II	660	300	70	-	-
17	The Gund Company	930 Gartshore Street	EASR	R-010-2112904664	Manufactures electrical insulation materials via mixing resins for pultrusion and custom insulating components from thermoset composite materials. Processes include cutting, forming, pressing, turning and drilling. The finished products can be painted, or silk screened depending on client requests. All the roads within the facility are paved. Stationary noise sources include noise emanating from baydoors, shipping trucks, exhaust stacks, and an outdoor dust collector.	Class II	660	300	70	-	-

18	Kitras Art Glass Inc.	530 Dickson Drive	CofA - AIR	8621-5F8HZ8	Manufactures glass-art pieces. The facility currently operates under CofA AIR #8621-5F8HZ8, dated May 27, 2002. The facility also hosts the head office and a show studio. The facility include five space heaters, two exhaust stacks related to the fume hoods of glass furnaces. Additionally, a third stack serves the material preparation compounding area fume hood. Air emissions are anticipated to include fugitive dust from onsite equipment movement. Stationary noise sources include noise emanating from baydoors, shipping trucks and exhaust stacks.	Class II	665	300	70	-	-
19	Grand River Robotics	598 Glengarry Crescent	-	-	Selling and servicing Lely equipment related to robotics and automated solutions. The products mainly addresses farming activities of milking and feeding animals in addition to barn design. The Fergus facility is the main office of Grand River Robotics. All roads in the facility are paved. No significant rooftop sources have been identified. Stationary noise sources include noise emanating from baydoors and shipping trucks.	Class II	690	300	70	-	-
20	Newdon Industries Ltd.	597 Glengarry Crescent	EASR	R-010-4110147677	Moulders and fabricators of expandable polystyrene. Facility operates under EASR #R-010-4110147677, dated May 30, 2017. The facility receives expandable polystyrene (EPS) beads that are expanded and moulded into finish products which are typically insulated foam boxes for the food processing industry, and as custom packaging. Main emissions are pentane from the EPS processing and NOX from a process boiler and unit heaters. Air emissions are anticipated to include fugitive dust from onsite equipment movement. Stationary noise sources include noise emanating from baydoors, shipping trucks and exhaust stacks.	Class II	705	300	70	-	-
21	Tony's Auto Service	515 Dickson Drive	-	-	Automotive maintenance facility. No significant Air Emissions are anticipated for the facility. Noise sources are expected to be associated with maintenance activities that include air tools, hammers, etc.	Class I	715	70	20	-	-
22	Jim White Auto Service	935 Gartshore Street	-	-	Automotive maintenance facility. No significant Air Emissions are anticipated for the facility. Noise sources are expected to be associated with maintenance activities that include air tools, hammers, etc.	Class I	765	70	20	-	-
23	CP Industries Ltd.	535 Dickson Drive	ECA	4095-ABBMPQ	CP Industries specializes in the development, manufacture and distribution of quality cleaning products for use in a wide variety of institutional, commercial, industrial and agricultural applications. The facility currently operates under ECA #4095-ABBMPQ, dated Sept 19, 2016.The facility includes one baghouse dust collector and five natural gas-fired unit heaters and multiple acid storage tanks. No significant rooftop equipment has been identified. Material storage has been identified on the outdoor yard. Air emissions are anticipated to include fugitive dust from onsite equipment movement and delivery trucks. Noise sources include the periodic use of trucks and noise related to manufacturing activities emanating from baydoors.	Class II	765	300	70	-	-
24	Andy Crane Auto Service Inc.	953 Glengarry Crescent	-	-	Automotive maintenance facility. No significant Air Emissions are anticipated for the facility. Noise sources are expected to be associated with maintenance activities that include air tools, hammers, etc.	Class I	775	70	20	-	-
25	Groves Memorial Community Hospital	235 Union Street East	ECA	1189-AEDNZA	Hospital under the Wellington Health Care Alliance that was replaced in 2020 by the new facility at 131 Frederick Campbell Street. This building has been confirmed to be demolished, however, the sale of the land was not completed to-date. The land is zoned as institutional.	Class I	775	70	20	-	-
26	Comhan Canada	620 Glengarry Crescent	-	-	Aluminum extrusion manufacturer. The facility published working hours are limited to daytime only. Anticipated equipment includes cutting machines, CNC machines, and testing equipment. Air emissions are anticipated to include fugitive dust from onsite equipment movement and delivery trucks. No significant rooftop sources have been identified. Stationary noise sources include noise emanating from baydoors and shipping trucks.	Class II	805	300	70	-	-
27	Hutten Collision Centre	943 Glengarry Crescent	EASR	R-001-1558976863	Automotive maintenance facility. Facility operates under EASR #R-001-1558976863, dated Dec 29, 2015. Air Emissions are associated with 2 spray booths with coating application rate from 2 to 3 L/h. Noise sources are expected to be associated with maintenance activities that include air tools, hammers, etc.	Class I	810	70	20	-	-

28	Royalthane Inc.	940 Gartshore Street	ECA	9500-ARBJYY	Manufacturer of specialized polyurethane products. Services include Urethane coating, overing, or developing a custom moulded product. The facility operates under ECA #9500-ARBJYY, dated Oct 31, 2017. The facility includes two stacks connected to two gas-fired curing ovens with one electric oven discharging within the building envelope. All roads within the facility are paved. The facility is self-contained. No outdoor material storage stockpiles have been identified. Stationary noise sources include noise emanating from baydoors and shipping trucks.	Class II	820	300	70	-	-
29	Ergo Advantage	630 Glengarry Crescent	-	-	Manufacturer of modular ergonomic PVC matting. Flooring systems provided includes Safe-Flex and Stand-Safe. The facility published working hours are limited to daytime only. All roads within the facility are paved. No significant rooftop sources have been identified. Stationary noise sources include noise emanating from baydoors and shipping trucks.	Class II	835	300	70	-	-
30	New Centre Wellington Operations Centre	965 Gartshore Street	-	-	Currently under construction and intended to serve as the operations centre for Centre Wellington and expected to open by Fall 2026. The facility is intended to support essential services from roads and infrastructure to horticulture and public works. Public works and parks vehicles will be stored there, as well as a mechanic's bay for vehicle repairs. The roads within the facility are planned to be paved. Some outdoor traffic activity is anticipated along with noise emanating from baydoors. However, at the large setback distance and and intervening existing residential homes, no issues are anticipated at the development lands.	Class I	835	70	20	-	-
31	Parker Canada Holding Co.	925 Glengarry Crescent	CofA - AIR	3810-8K4KJG	Specializes in in motion and control technologies, providing precision-engineered solutions for a wide variety of mobile, industrial and aerospace markets. Parker products relate to nine core Motion and Control technologies that include aerospace, climate control, electromechanical, filtration, fluid and gas handling, hydraulics, pneumatics, process control, sealing and shielding. The facility currently operates under CofA AIR #3810-8K4KJG, dated Oct 27, 2011. One exhaust stack at 8m above grade serves six extrusion machines. All roads are paved within the facility. The facility is self-contained with a stockpile of material identified west of the facility. Stationary noise sources include noise emanating from baydoors and shipping trucks.	Class II	850	300	70	-	-
32	Railmaster Stairways Ltd	952 Glengarry Crescent	EASR	R-010-5110172304	Carpentry shop that mills railings and staircases out of wood. The facility currently operates under EASR #R-010-5110172304, dated Apr 25, 2018. Facility hours of operation are limited to daytime only. The facility includes an office space and a showroom. Equipment includes planers, sanders, saws and other related equipment. An outdoor dust collector has been identified. Air emissions are anticipated to include fugitive dust from onsite equipment movement and delivery trucks. Stationary noise sources include noise emanating from baydoors and shipping trucks.	Class II	870	300	70	-	-
33	Walinga Inc	938 Glengarry Crescent	EASR	R-010-8110129765	Manufacturer of transportation and conveying solutions. The facility currently operates under EASR #R-010-8110129765, dated Apr 28, 2017.The Fergus facility mainly manufactures pneumatic conveying equipment for grain as well as central vacuum systems. Occasionally, the facility will manufacture truck bodies, trailers, and components to support other Walinga manufacturing facilities. The fabrication process involves cutting, shaping, and machining the metal stock into component parts. The parts are assembled and welded together. Units are then sprayed with protective coatings and paint. The facility includes a paint booth and a dust collector. Products are stockpiled in the outdoor yard. Air emissions are anticipated to include fugitive dust from onsite equipment movement and delivery trucks. Stationary noise sources include noise emanating from baydoors and shipping trucks. A noise abatement action plan has been developed for the facility in 2017 with which the facility meets the noise limits at all surrounding receptors. With the facility's large setback and intervening residential homes, no issues are anticipated at the development lands.	Class II	915	300	70	-	-

34	Kitchens By TBS	640 Dickson Drive	-	-	Custom made kitchen manufacturer. The facility published working hours are limited to daytime only. A process exhaust stack is located on the south roof with an outdoor dust collector on the east related to the wood shop activities. All roads within the facility are paved. The facility is self-contained. No outdoor material storage has been identified. Stationary noise sources include noise emanating from baydoors and shipping trucks.	Class I	930	70	20	-	-
35	Evans Industrial	650 Dickson Drive	-	-	Evans Industrial is the current tenant of this facility. Headquarters of Evans Industrial is located in Guelph and specialized in providing large scale turnkey operations for Millwrighting, Rigging, Machinery Installations/Relocations and Automation Design/Build Solutions. The Fergus location is relatively a small-scale warehouse and self-contained. Upon correspondence, it has been confirmed that it is mainly used as storage warehouse. Air emissions are anticipated to include fugitive dust from onsite equipment movement and delivery trucks. No significant rooftop sources have been identified. Stationary noise sources include noise emanating from baydoors and shipping trucks.	Class II	975	300	70	-	-

Notes: [1] Measured from property-line to property-line
[2] Minimum Separation Distance is based on the actual distance to the closest existing sensitive lands on Gzowski Street.