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# Noise Feasibility Study Proposed Industrial Development 37 Anderson Boulevard Uxbridge, Ontario

Prepared for:

Paulsan Construction Inc. 408 Henry Street, Unit 1 Brantford, ON N3S 7W1



May 19, 2022

Project No. 02200317



NOISE





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## 1 INTRODUCTION & SUMMARY

Howe Gastmeier Chapnik Limited (HGC Engineering) was retained by Paulsan Contracting Inc. to undertake a noise assessment for a proposed industrial development to be located west of Concession Road 2, north side of Highway 47 and south side of Anderson Boulevard, in the Town of Uxbridge, Ontario.

The purpose of this study is to investigate the potential noise impact of a proposed warehouse building in support of municipal planning and approvals process under the Planning Act, specifically for site plan approval. The current analysis is based on criteria contained in the noise guidelines of the Ministry of Environment, Conservation and Park (MECP); aerial photos, a site plan and a site visit. The analysis includes assessment of the noise emissions of both the anticipated trucking and rooftop mechanical equipment with respect to the closest residences to the east of the site and on the south side of Highway 47.

The results of the analysis indicate that the development is feasible at this site. Calculations indicate that sound emissions from the industrial facility can be within the applicable limits of the MECP guidelines at the nearby residences. Noise mitigation is not required. The reader is referred to the main body of the report for assumptions and results of the analysis.







### 2 SITE DESCRIPTION & NOISE SOURCES

The site is located west of Concession Road 2, north side of Highway 47 and south side of Anderson Boulevard, specifically at 37 Anderson Boulevard in Uxbridge, Ontario. A key plan is attached as Figure 1 and a north arrow has been provided for reference purposes. The site plan prepared by Y.T. Architectural Services Inc. dated April 19, 2022 is attached as Figure 2. The development consists of one warehouse type building. An aerial photo showing the site, surrounding land uses and receptor locations is attached as Figure 3.

The acoustic environment of the site and surrounding area is best categorized as Class 2 (semi-urban) under MECP noise assessment guidelines. Road traffic on Highway 47 is the dominant noise source in the area as observed during a site visit in May 2022. There are residential and agricultural land uses on the south side of Highway 47 and to the east of the site. To the north and west of the site are industrial and commercial land uses. The site is elevated above Highway 47 and there are existing berms to the east of the property. There are also berms to the north of R3, adjacent to Highway 47 which provides shielding for the residence from the proposed site.

The primary sources of sound associated with the proposed development will be arriving, departing, and idling trucks and rooftop ventilation equipment.

## 3 CRITERIA

### 3.1 Criteria for Stationary (Industrial) Sources of Sound

MECP Guideline NPC-300 is the applicable guideline for use in investigating Land Use Compatibility issues with regard to noise. An industrial or commercial facility is classified in the MECP Guideline NPC-300 as a stationary source of sound (as compared to sources such as traffic or construction, for example) for noise assessment purposes. A stationary noise source encompasses the noise from all the activities and equipment within the property boundary of a facility including regular on-site truck traffic, material handling and mechanical equipment. In terms of background sound, the development is located in a semi-urban acoustical environment which is characterized by an acoustical environment dominated by road traffic and human activity, mainly during the daytime hours.







#### Stationary Source (Steady Sound)

NPC-300 is intended for use in the planning of both residential and commercial/industrial land uses and provides the acceptability limits for sound due to commercial operations in that regard. The facade of a residence (i.e., in the plane of a window), or any associated usable outdoor area that is considered a sensitive point of reception (within 30 m of a dwelling façade) per the definitions outline in the guideline. NPC-300 stipulates that the exclusionary sound level limit for a stationary noise source in urban Class 2 areas are taken to be 50 dBA during daytime and evening hours (07:00 to 19:00 and 19:00 to 23:00), and 45 dBA during Nighttime hours (23:00 to 07:00) at the plane of the windows of noise sensitive spaces. If the background sound levels due to road traffic exceed the exclusionary limits, then that background sound level becomes the criterion. The background sound level is defined as the sound level that occurs when the source under consideration is not operating, and may include traffic noise and natural sounds.

Commercial activities such as the occasional movement of customer/employee vehicles, deliveries to conveniences stores and restaurants and garbage collection are not of themselves considered to be significant noise sources in the MECP guidelines. Accordingly, these sources have not been considered in this study.

Two residential dwellings on the south side of Highway 47 and one to the east of the site are considered the representative noise sensitive receptors (R1 to R3). R1 to R3 are 2-storey residences. Receptor locations are shown on Figures 3-5.

Hourly road traffic information Highway 47 was obtained from Durham Region to determine the existing road traffic sound levels at the residential receptors for the purpose of setting the applicable criteria. The speed limit for Highway 47 is 70 km/h in the vicinity of the receptors. The predicted quietest daytime/evening hour and nighttime hour sound levels at the facade of the residences, which will be exposed to the proposed industrial facility, are found to be higher than the MECP exclusionary limits. As such, the sound level limits as summarized in Table 1 is therefore used in the following sections of this report as the applicable criteria for R1 to R3. Traffic data and minimum background traffic sound level calculations are provided in Appendix A.







	Sound Level Limits									
Receptor	Daytime (7:00 to 19:00)	Evening (19:00 to 23:00)	Nighttime (23:00 to 7:00)							
R1 (2-Storey residence to east)	53	50	45							
R2 (2-Storey Residence to the south)	60	55	50							
R3 (2-Storey Residence to the southeast)	50	50	45							

Table 1: Applicable Sound Level Limits, LEQ (dBA)

Compliance with MECP criteria generally results in acceptable levels of sound at residential receptors although there may be residual audibility during periods of low background sound.

### 4 STATIONARY SOURCE ASSESSMENT

Predictive noise modelling was used to assess the potential noise impact of equipment and trucking activities at the residential receptors. The software used for this purpose (*Cadna-A 2022 version 189.5221*) is a computer implementation of ISO Standard 9613-2.2 "Acoustics - Attenuation of Sound During Propagation Outdoors." The ISO method accounts for reduction in sound level with distance due to geometrical spreading, air absorption, ground attenuation and acoustical shielding by intervening structures such as barriers. Topographical information was obtained from MECP terrain data.

Tenant information for the building is currently unknown. However, it is understood that the building will likely be used for general warehousing. Significant impulsive sounds are not expected as coupling and decoupling of trailers are generally not expected. The primary sources of sound associated with a warehousing facility will be arriving, departing, and idling trucks and air conditioning condenser equipment associated with the proposed buildings.

The noise prediction model was based on sound emission levels for various noise sources, assumed operational profiles (during the daytime/evening and nighttime), and established engineering methods for the prediction of outdoor sound propagation. These methods include the effects of





distance, air absorption, and acoustical screening by barrier obstacles such as buildings. The sound power levels measured from other facilities similar to this were used in the analysis and are summarized in Table 2.

Sauraa	C	Octave Band Centre Frequency [Hz]								
Source	63	125	250	500	1k	2k	4k	8k	dBA	
Tractor Trailer Passby	101	100	94	96	97	95	91	86	101	
Idling Truck	96	91	88	88	91	90	81	70	95	
HVAC unit, 15-tonne	67	92	88	87	83	78	72	67	88	

Table 2: Source Sound Power Levels [dB re 10-12 W]

#### The following information and assumptions were used in the analysis:

- The height of the building is assumed to be 8 m;
- The facility will typically operates from 7:00 am to 5:00 pm (daytime hours only);
- Three to Four 15-tonne rooftop HVAC units per tenant space (1.5 m high);
- Receptor height for R1 to R3 is 4.5 m (relative to existing grade).

#### Assumed daytime/evening and nighttime worst-case busiest hour scenario:

- 8 trucks arrive and depart the facility during the daytime hours(1 per tenant space);
- 1 truck idling at the loading area for each tenant unit for 15 minutes each;
- All rooftop equipment operates continuously at full capacity during daytime/evening hours and 50% capacity during nighttime hour.

The above outlined sound levels and various features of the site were used as input to the predictive computer model. The results are summarized below.

### 4.1 Results

#### Steady Sound Levels

The calculations consider the acoustical effects of distance and shielding by the buildings. The predicted sound levels due to the trucking activities (arriving, idling and departing) and rooftop ventilation equipment at the closest residences (R1 to R3) during an assumed worst-case busiest hour operating scenario, are summarized in the following table and shown on Figures 4 and 5 at receptor height.







# Table 3: Predicted Steady Sound Levels (LEQ1HR) at Residential Receptors during a Worst-case Operating Scenario hour

Receptor	Criteria Day/Eve/	Steady Sour	Predicted ce Sound Leve (dBA)	Predicted Steady Source Sound Level at OLA (dBA)			
	Night (dBA)	Daytime (7:00 – 19:00)	Evening (19:00 – 23:00)	Nighttime (23:00 – 7:00)	Daytime (7:00 – 19:00)		
R1	53/50/45	<40	<35	<35	<40		
R2	60/55/50	44	<35	<35	41		
R3 50/50/45		<40	<35	<35	<40		

The results of this analysis indicate that the predicted steady sound levels due to truck passbys, idling trucks and rooftop mechanical equipment are expected to be within the MECP's applicable limits at the residential receptors. Noise mitigation is not required for the proposed industrial building.

### 5 CONCLUSIONS AND RECOMMENDATIONS

The results of the study indicate that the industrial development is feasible at this site. Calculations indicate the sound levels will meet the applicable MECP guideline limits at neighbouring receptors under an assumed worst-case operating scenario. Noise mitigation is not required.

### 5.1 Implementation

 Prior to the issuance of building permits for this development, a Professional Engineer qualified to provide acoustical engineering services in Ontario shall review the site plan, roof plan and mechanical specifications to confirm that the selected rooftop mechanical units and operations are in general conformance with the assumptions contained in the noise study.







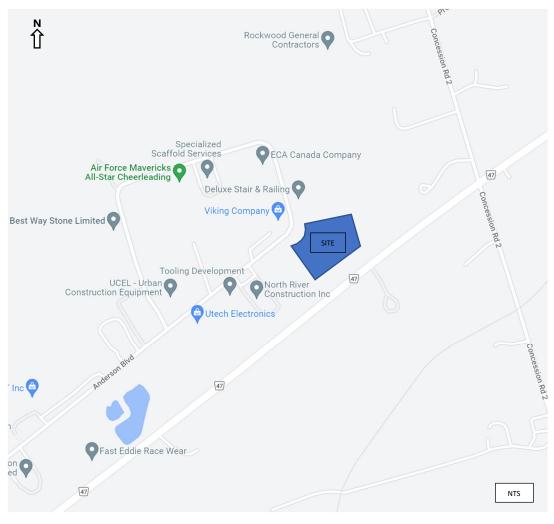
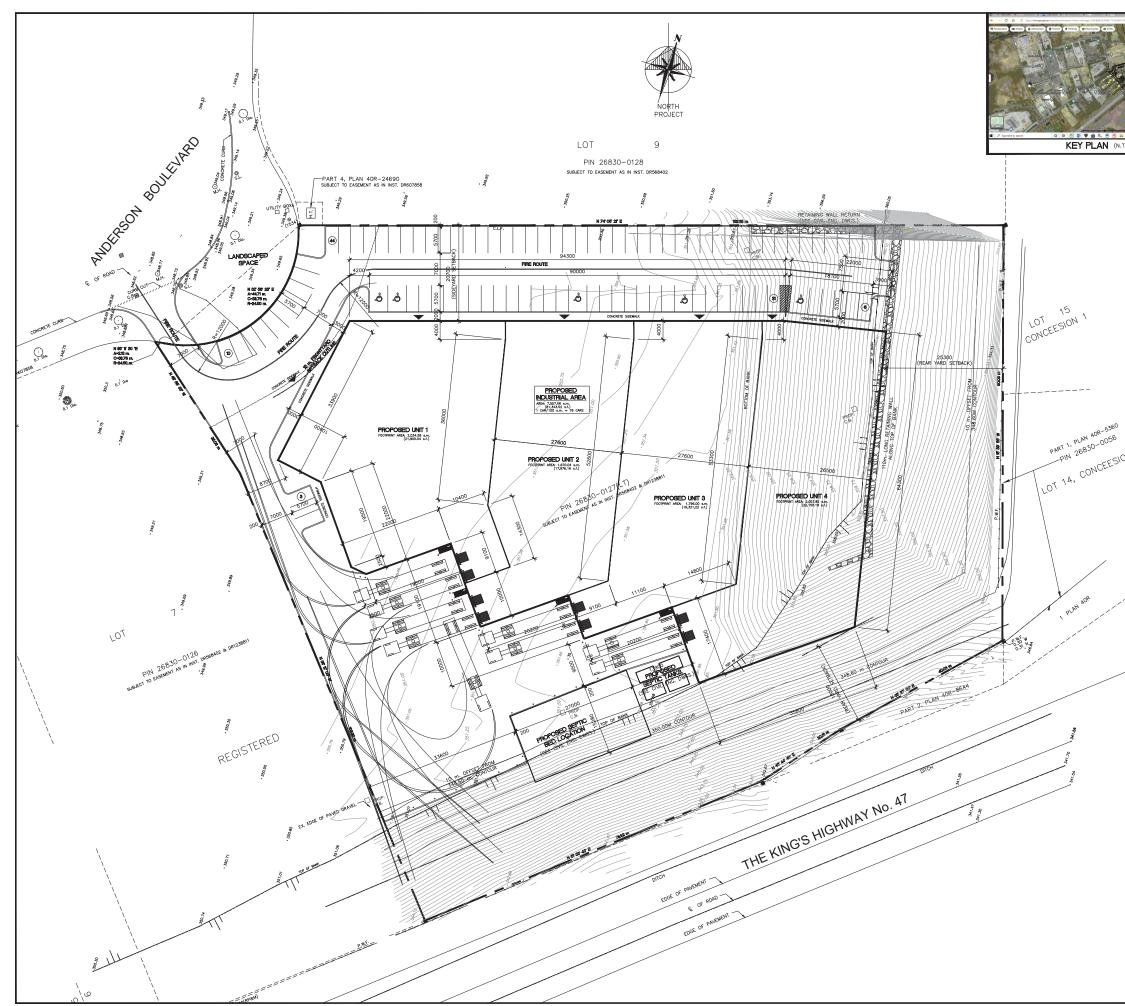


Figure 1: Key Plan









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(N.T.S.)	ONTARIO         BUILDING         CODE         CLASSIFICATION:           GROUP D. (CFRCE COCUPANCY) AND GROUP F2 (FACTORY INDUSTRIAL)         3 STOREY OFFICE & 1 STOREY BUILDING TO BE SPRINKLERED AS PER AFTICLE           3.3.2249, & 3.22708. (DLC.)         SIE STAUSTICS.         19.834.05 srm.         211.339.15 s.f.         4.85 socres           LOT ARGE COVERAGE:         19.834.05 srm.         211.339.15 s.f.         4.85 socres           LOT OR/ERAGE:         17.97 s.m.         77 s.f.         77 s.f.         77 s.f.           ASPHALT COVERAGE:         1797 s.m.         77 s.f.         77 s.f.         77 s.f.         77 s.f.           PROPOSED INJUSTRIAL G.F.A
	SZE: 5.7(a) (STANARD)           - 2700 S 5700           5.8(a) (ACCSSBLE):           - 4000 S 5700           AMOUNT: 5.12. (STANARD)           - (7.125706/100 = 75 CARS)           AMOUNT: 5.12. (ACCSSBLE):           - (7.125706/100 = 75 CARS)           AMOUNT: 5.14. (ACCSSBLE):           - 45 SPACES           NUMBER OF PARKING REQUIRED (STANARD)
60 6 SION 1	<ul> <li>NUMER OF LANDAGE SPACES PROVIDED = 6</li> <li>DECENDE</li> <li>MARCE PRANE AND AND AND AND AND AND AND AND AND AND</li></ul>
	5         22/0v/19         REVISED TO 7557.06 S.F. INDUSTRIN, BUILDING W/NO OFFICE         YT           4         22/0v/08         PROPOSED NULTRINK BUILDING W/NO OFFICE         YT           3         22/0v/08         PROPOSED 3 ALTERNIKE SCEWROS         YT           2         22/0v/08         SISUED FOR REVEN         YT           1         22/0v/08         ISSUED FOR REVEN         YT           No:         Date:         By:         By:           REVISIONS         Contractor shall check and verify all dimensions and report any discrepancies to the architect before proceeding with the work.         Drawing Nome:
	SITE PLAN Project Name: PROPOSED: INDUSTRIAL BUILDING DEVELOPMENT 37 ANDERSON BLVD., UXBRIDGE, ONTARIO
	Y.T. ARCHITECTURAL SERVICES INC. Architect. 333 GREENFIELD AVE. NORTH YORK, ONTARIO MAN 327 TEL: (416) 222–0612 FAX: (416) 512–7828 Scale: 1:300 Date: MAR. 2022 Project No.: Drawing No.:
	Drown by:         M.K.         22147         A-1           Issued:



Figure 3: Aerial Photo







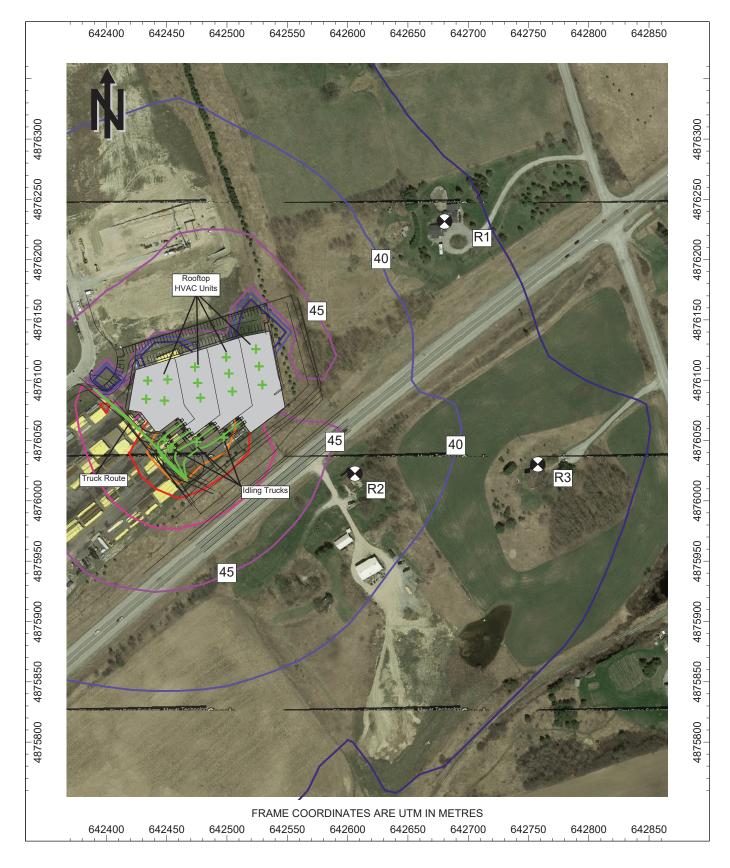


Figure 4: Predicted Daytime Sound Levels Contours, Leq1hr [dBA]







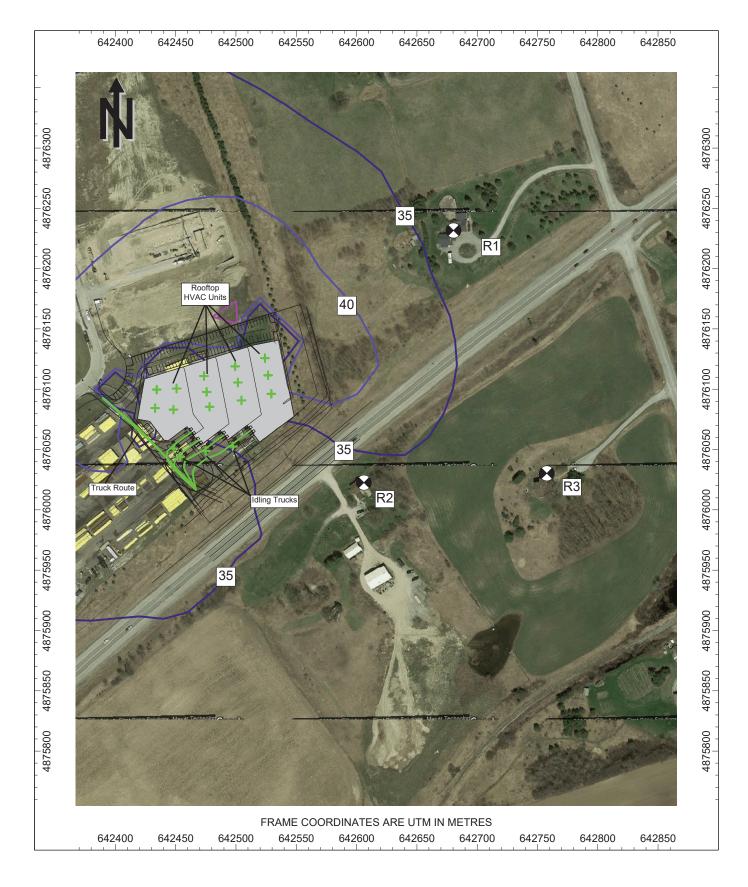


Figure 5: Predicted Nighttime Sound Levels Contours, Leq1hr [dBA]







# **APPENDIX A**

Road Traffic Data & Sample Calculations







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#### ATR Counts Report

HIGHWAY 47 (RR HWY 47) - Uxbridge E of YORK-DURHAM T/L (RR 30) - Uxbridge

ATR No:			7401	iliated PCS No: 900			0 <b>Start Date</b> : 09/08/2017						te:	09/14/2017		
Start 2017-Sep-0			Sat		Sun			Mon Tue					Thu		Average Day	
Time	A.M.	P.M.	A.M.	P.M.	A.M.	 Р.М.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	33	230	44	271	41	214	15	216	23	233	22	208	34	208	30	226
12:15	33	232	24	228	44	244	21	200	20	224	21	255	25	202	27	226
12:30	23	237	41	239	38	238	20	200	18	207	21	237	17	197	25	222
12:45 01:00	21 14	253 201	30 23	275 235	41 38	234 232	13 4	241 222	12 15	214 198	14 18	208 215	21 10	207 213	22 17	233 217
01:15	14	263	27	233	37	232	14	184	14	208	19	185	10	196	19	217
01:30	11	245	21	270	39	234	11	232	10	203	10	217	10	232	16	233
01:45	17	230	14	259	24	248	13	221	7	198	7	243	8	207	13	229
02:00	12	254	17	275	25	253	12	225	11	233	15	228	14	206	15	239
02:15	14	254	19	248	24	225	12	206	11	226	12	265	7	241	14	238
02:30	13	328	12	258	24	232	12	222	15	269	13	254	18	275	15	263
02:45	5	276	11	237	14	240	6	246	13	293	13	268	10	311	10	267
03:00	8	292	14	259	12	258	13 17	259	13 18	273	18	301	9 19	286 306	12	275
03:15 03:30	16 22	303 338	12 13	255 277	24 17	268 271	17	300 304	18	297 324	30 15	298 307	19	306	19 15	290 309
03:45	18	330	14	239	13	216	17	321	14	300	17	288	12	280	16	282
04:00	27	400	13	260	20	249	22	371	27	364	26	335	26	349	23	333
04:15	34	381	22	207	11	242	39	366	30	421	27	341	32	375	28	333
04:30	34	346	17	212	13	230	34	376	28	381	34	394	39	372	28	330
04:45	52	371	21	225	19	226	59	390	64	369	55	365	61	366	47	330
05:00	85	393	21	211	9	233	86	422	92	368	83	406	88	411	66	349
05:15	101	382	44	229	23	224	122	386	119	416	115	408	111	363	91	344
05:30	169	389	51	195	30	173	184	392	217	377	204	391	180	406	148	332
05:45	179	323	49	204	26	218	209	296	197	327	214	322	215	334	156	289
06:00	183	313 271	49 54	173	28	185	187	300 254	194 257	282	202	306	187 258	304 292	147	266
06:15 06:30	244 266	241	79	169 165	42 44	185 165	255 296	265	257	292 218	254 291	265 271	280	292	195 216	247 224
06:45	257	227	87	158	37	173	298	180	323	217	277	231	247	227	218	202
07:00	251	188	70	154	56	176	282	187	281	188	275	195	301	198	217	184
07:15	338	192	102	135	46	174	308	153	357	162	351	206	364	185	267	172
07:30	355	177	111	156	69	167	380	164	388	184	363	159	328	179	285	169
07:45	328	172	137	152	64	181	351	142	347	191	323	159	351	143	272	163
08:00	293	149	119	148	72	157	295	109	323	126	356	138	321	152	254	140
08:15	283	149	149	147	80	151	292	136	292	142	315	153	291	169	243	150
08:30	273	135	169	148	120	145	278 298	103	290 252	147	273 287	158	275 298	161 128	240	142
08:45 09:00	286 245	126 145	163 163	132 133	101 129	128 128	298	75 92	252	115 121	287	118 118	298	128	241 220	117 123
09:15	245	113	173	135	155	103	235	94	242	95	232	88	219	114	214	106
09:30	204	113	250	108	144	101	228	83	242	82	260	97	206	105	219	98
09:45	209	91	201	119	163	76	219	79	245	75	224	91	231	86	213	88
10:00	222	84	181	110	166	65	201	80	223	62	208	63	207	84	201	78
10:15	225	80	176	94	182	57	184	63	237	69	212	60	204	75	203	71
10:30	201	71	217	109	191	49	213	44	189	49	210	74	225	72	207	67
10:45	235	74	236	85	176	52	208	47	213	55	212	71	203	53	212	62
11:00	232	85	210	82	210	48	225	51	193	41	189	59	215	50	211	59
11:15	249	60 66	246	70	218	35	191	39	181	44	191	52	217	38	213	48
11:30 11:45	228 237	66 38	240 229	62 56	225 228	30 27	209 198	32 19	199 190	32 26	222 203	50 44	213 220	52 0	219 215	46 30
11.45	231	50	229	50	220	21	190	19	190	20	203	44	220	0	215	30
Total	7044	10611	4385	8808	3552	8393	7056	9589	7176	9938	7209	10165	7090	10112	6214	9657
Day	17		131		119			645	17		173		172		158	
Total%	39.9%	60.1%	33.24%	66.76%	29.74%	70.26%	42.39%	57.61%	41.93%	58.07%	41.49%	58.51%	41.22%	58.78%	39.15%	60.85%
Splits Peak	07:15	04:45	11:15	01:30	11:45	02:45	07:15	04:45	07:15	04:15	07:15	04:30	07:15	04:45	06:45	03:00
Vol.	1314	1535	986	1052	924	1037	1334	1590	1415	1539	1393	1573	1364	1546	5594	6436
P.H.F.	0.93	0.98	0.91	0.96	0.95	0.96	0.88	0.94	0.91	0.91	0.96	0.96	0.94	0.94	0.7	0.74

STAMSON 5.0 NORMAL REPORT Date: 18-05-2022 15:27:03 MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT Filename: r2 day.te Time Period: 1 hours Description: Predicted sound level during minimum daytime traffic hour at R2. Road data, segment # 1: Hwy47 \_\_\_\_\_ Car traffic volume : 357 veh/TimePeriod Medium truck volume : 16 veh/TimePeriod Heavy truck volume : 25 veh/TimePeriod Posted speed limit : 70 km/h Road gradient : 2 % Road pavement : 1 (Typical asphalt or concrete) Data for Segment # 1: Hwy47 ------Angle1Angle2: -90.00 deg0.00 degWood depth:0(No woodsNo of house rows:0Surface:1(Absorption) (No woods.) 0 1 Surface (Absorptive ground surface) : Receiver source distance : 30.00 m Receiver height : 4.50 m Topography : 1 (Flat/gentle slope; no barrier) Reference angle : 0.00 Results segment # 1: Hwy47 \_\_\_\_\_ Source height = 1.58 mROAD (0.00 + 59.74 + 0.00) = 59.74 dBA Angle1 Angle2 Alpha RefLeq P.Adj D.Adj F.Adj W.Adj H.Adj B.Adj SubLeq \_\_\_\_\_ -90 0 0.57 68.77 0.00 -4.72 -4.31 0.00 0.00 0.00 59.74 \_\_\_\_\_ Segment Leq : 59.74 dBA Total Leq All Segments: 59.74 dBA



TOTAL Leg FROM ALL SOURCES: 59.74

