

June 10, 2025

RVL Contracting Inc.
2 Main Street East, Box 429
Grimsby, Ontario
L3M 4H8

Attention: Ethan Laman
ethan@ucc.com

VIA E-MAIL

**Re: Addendum #1 to the Environmental Noise Study
Proposed Residential Development
Joshua Court Lands
West Lincoln, Ontario
VCL File: 124-0105**

Dear Mr. Laman:

1.0 INTRODUCTION

Valcoustics Canada Ltd. (VCL) previously prepared an Environmental Noise Study dated October 7, 2024 for the proposed residential development (herein referred to as the "Noise Report"). The development is located northeast of the intersection of Grimsby Road (Regional Road 12) and Highway 20 in the Township of West Lincoln.

This addendum has been prepared in response to comments received from Niagara Region and Township of West Lincoln. Initially, the Region requested that an addendum to the Noise Report be prepared addressing the stationary noise impacts from the industrial uses located west of Regional Road 12. VCL responded via email, noting that a brief discussion of the potential noise impact from these industries had already been provided in Section 2.2 of the Noise Report. That report concluded that significant noise impact from these industries was not expected at the subject site, and therefore, were not considered further in the assessment.

A follow-up response was subsequently received from the Township (which had assumed responsibility for the file), requesting further discussion on the potential noise impact from these industries on the subject site.

Our response is provided below.

2.0 NOISE ASSESSMENT

The industrial uses on the west side of Grimsby Road with the potential to impact that site include: Bosscher's Auto Service, Erie Powder Coatings, Alden Equipment Inc. and Gentle Refinishing.

2.1 BOSSCHER'S AUTO SERVICES

Bosscher's Auto Service, located at 2946 Regional Road 12, provides automotive repair services. Operating hours at the facility are from 0800 hours to 1800 hours. Based on satellite imagery, the facility comprises of a single building with 3 overhead doors facing east and an office area. The building is located approximately 160 m west of the nearest dwelling on the subject site.

Audible noise may be generated via the overhead doors, which could be left open during warmer months of the year. Typical noise sources include maintenance tools such as impact wrenches, air compressors and air hammers. These sources are intermittent and occur during the daytime, when the noise limits are higher.

During a visit to the area by VCL staff on August 8, 2024, no additional noise sources were observed that would significantly impact the site.

Given the setback distance, observed operations, noise source types, and daytime-only operating hours, it is expected that MECP noise limits will be met at the subject site without the need for mitigation.

2.2 ERIE POWDER COATINGS

Erie Powder Coating, located at 2926 Grimsby Road, manufactures powder coatings. Operating hours at the facility are 0830 hours to 1700 hours. Satellite imagery shows two warehouse/manufacturing buildings on the site, approximately 115 m west of the nearest dwelling on the subject site. The eastern building includes an office and loading dock, both facing east, while the rear building has an overhead door facing north.

Expected noise sources include truck activities, forklift movements, and HVAC units at grade and on the roof of the eastern building. Truck-related noise may include movements on-site and impulse noise from pallet jacks or forklifts at the loading dock. No other significant noise sources were observed during VCL's site visit.

Based on the setback distance, observations by VCL staff, type of noise sources and operating hours of the facility, the applicable MECP noise limits are expected to be met at the subject site without any mitigation.

2.3 ALDEN EQUIPMENT INC.

Alden Equipment Inc., located at 7325 Highway 20, provides equipment rentals. Operating hours are from 0800 hours to 1700 hours. The facility includes outdoor storage, multiple buildings for

maintenance and storage, and an office building along Highway 20. The yard is approximately 130 m southwest of the nearest building on the subject site.

Expected noise sources include heavy machinery movements during loading/unloading, and maintenance activities audible via open overhead doors.

With the screening provided by existing residences along Grimsby Road, the setback distance, and daytime-only hours, the MECP noise limits are expected to be met without mitigation.

2.4 GENTLE REFINISHING

Gentle Refinishing, located at 2914 Regional Road 12, provides collision repair services. Hours of operation are from 0800 hours to 1700 hours. The facility consists of a single building with three overhead doors facing east and an office area. The building is located approximately 150 m southwest of the nearest dwelling on the subject site.

Noise may be audible through the open overhead doors, particularly during warmer months. Additional noise may be generated from two exhaust stacks at the rear of the building.

Given the setback distance, screening by existing residences, and daytime-only operations, MECP noise limits are expected to be met without mitigation.

3.0 SUMMARY OF NOISE CONTROL MEASURES

The noise control measures for the proposed development remain unchanged from the Noise Report. Refer to Table 1 and its accompanying notes.

A warning clause is recommended to inform future occupants of potential noise from the nearby industries. See warning clause Type C.

TABLE 1: NOISE ABATEMENT MEASURES

Location	Air Conditioning ⁽¹⁾	Exterior Wall	Exterior Window	Sound Barrier ⁽²⁾	Warning Clauses ⁽³⁾
Lot 1 and 2	Provision for adding	No special requirements		None	A + B + C
All remaining dwellings	No special acoustical requirements				C

Notes:

- (1) Central air conditioning allows windows to remain closed for noise control purposes. Provision for adding air conditioning typically takes the form of a ducted ventilation system suitably sized to permit the addition of central air conditioning by the occupant.
- (2) Acoustic barriers must be of solid construction, having a minimum face density of 20 kg/m² with no gaps, cracks or holes. A variety of materials are available, including concrete, masonry, glass, wood, specialty composite materials, or a combination of the above.
- (3) Warning clauses to be registered on title and be included in Offers of Purchase and Sale for designated building units/lots/townhouse units:
 - A. "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound level may exceed the noise criteria of the Ministry of the Environment, Conservation and Parks and/or the municipality."

- B. "This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Ministry of the Environment, Conservation and Parks and/or the municipality."
- C. "Purchases/tenants are advised that due to the proximity to commercial/industrial establishments, noise from these facilities may at times be audible."

(4) All exterior doors shall be fully weather-stripped.

4.0 CONCLUSION

This addendum provides an expanded discussion of potential noise impacts from the industries located west of Grimsby Road (Regional Road 12). The original conclusion of the Noise Report remains unchanged: noise impacts from these facilities are expected to comply with MECP limits without requiring additional mitigation. Future occupants will be informed of the noise environment through appropriate warning clauses.

VALCOUSTICS CANADA LTD.

Per:


Greg Dennis., M.Eng., P.Eng.,



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Letter #1 - Joshua Court Lands - Noise Addendum #1 V1_0 Fnl