

July 11, 2022

Attention: Mr. Kirby Hall
Georgian Rock Company and Hall Construction
176 Luisa Street
Parry Sound, ON P2A 3C1

SLR Project No.: 241.30610.00000

Application No.: B46/2021(McD) David and Debbie Sim

**RE: Burnside Bridge Road Severance - Land Use Compatibility / Mitigation Study (Noise)
Hall Construction Quarry, Municipality of McDougall, District of Parry Sound**

SLR Consulting (Canada) Ltd. was retained by Hall Construction to conduct a review of the Land Use Compatibility / Mitigation Study (Noise), completed in support of the Consent Application No. B46.2021(McD) David and Debbie Sim to allow for the subdivision of Part of Lots 69 & 71 RCP Plan 328, to create three (3) new rural lots along the south side of Burnside Bridge Road, opposite the Hall Construction Quarry. The location of the proposed severed lots and the Hall Construction Quarry are shown in **Figure 1**.

The following specific item was reviewed:

- RWDI Report entitled “, Burnside Bridge Road, Municipality of McDougall, Ontario, Land Use Compatibility / Mitigation Study (Noise), RWDI# 2202279”, dated December 24, 2021 (RWDI Report).

This letter presents a summary of our findings.

Key Findings

An initial review of the RWDI Report shows the assessment generally follows the Ministry of the Environment, Conservation and Parks (MECP) requirements for completing a Land-Use Compatibility Noise and Vibration Study. However, several components of the assessment have not been included and/or require additional information to confirm compatibility between the severed lands and the Hall Construction Quarry with respect to Noise.

The Key Findings of our review are provided below. A response from RWDI is required for the underlined comments:

Noise Sources

1. Reference sound level data was not provided in the RWDI Report, and only indicated an “average database” was applied. Overall Sound Power Level data for each noise source is required to be provided for review.

2. Current operations are for producing specialty products. The equipment in use is required to be updated based on the following for daytime activity:
 - Two (2) rock drills, with one (1) in operation on top of the cleared rock at a worst-case location for the proposed severed lands, and one (1) rock drill in operation central to the existing quarry.
 - Two (2) excavators, with one (1) in operation near the working face and the second in operation central to the existing excavated quarry.
 - One (1) loader, in operation central to the quarry floor.
 - One (1) truck (highway trailer) per hour for movement of product off-site.
3. The operational plan includes the potential for general aggregate production. Future operations are to include an assessment as a general aggregate producer, including a rock drill, crusher, screening plant, diesel generator, and two (2) loaders.
4. An Asphalt Plant is included in the operational plan for the quarry. An assessment of an Asphalt Plant and associated equipment (loader and trucks) in operation is required as a potential future operation.
5. A Concrete Plant is included in the operational plan for the quarry. An assessment of a Concrete Ready-Mix facility and associated equipment (truck load-out, wash-mix, etc.) is required as a potential future operation.
6. Overburden-clearing was considered by RWDI to be a “construction” activity in **Section 3.1**, and not assessed in the RWDI Report. As overburden-clearing includes heavy equipment in operation near the quarry surface and is a frequent/regular activity associated with the operation of a quarry, consideration of the potential for noise impacts is required. An assessment is required to confirm overburden removal along the current working face is not a concern for the proposed severed lands.
7. Blasting noise was identified as “not typically assessed for sound emissions, so have not been included in this assessment” in **Section 3.1** of the RWDI Report. However, blasting noise and vibration are required to be assessed against NPC-119 Blasting. Additional assessment is required to confirm blasting is not a concern, particularly, since the current working face is in close proximity to the proposed severed lots.

Mitigation

8. A berm is currently proposed along the north portion of the severed lots, separating the future residential homes from roadway access. Additional information is required to confirm the feasibility of a physical obstruction along the only roadway access for the lot.
9. As berm details are not provided in **Section 5** of the RWDI Report, comments could not be provided. A preliminary analysis is required to provide recommended berm dimensions, extents and to confirm feasibility.

Conclusions

A preliminary peer review has been completed for the RWDI Report regarding subdivision of Part of Lots 69 & 71 RCP Plan 328, to create three (3) new rural lots along the south side of Burnside Bridge Road, opposite the Hall Construction Quarry.

In summary, the assessment generally follows the MECP NPC-300 guideline for compatibility of an industry with proposed residential lands and land use planning. However, a review of the proposed mitigation measures could not be completed at this time. Responses to the above comments are required to confirm impacts are not underpredicted, to determine if the proposed mitigation measures are feasible, and to confirm the long-term operation of the Hall Construction Quarry will not be impacted.

Statement of Limitations

This letter has been prepared and the work referred to in this report has been undertaken by SLR Consulting (Canada) Ltd. (SLR) for Hall Construction, hereafter referred to as the "Client". It is intended for the sole and exclusive use of Client. The report has been prepared in accordance with the Scope of Work and agreement between SLR and the Client. Other than by the Client, the Municipality of McDougall, and the District of Parry Sound in their roles as land use planning approval authorities, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted unless payment for the work has been made in full and express written permission has been obtained from SLR.

This report has been prepared in a manner generally accepted by professional consulting principles and practices for the same locality and under similar conditions. No other representations or warranties, expressed or implied, are made.

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Should you have any questions or require any additional information, please do not hesitate to contact me at your earliest convenience.

Yours sincerely,

SLR Consulting (Canada) Ltd.



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Attachments

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HALL CONSTRUCTION

HALL CONSTRUCTION QUARRY NOISE REVIEW

CONTEXT PLAN

True North



Scale: 1:5,000

METRES

Date: June 11, 2022

Rev 0.0

Project No. 241.30610.00000

Figure No.

1



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