

Georgian Rock Company and Hall Construction

176 Louisa Street
Parry Sound, ON
P2A 3C1

July 7, 2022

Mayor and Council

Municipality of McDougall
5 Barager Blvd.
Parry Sound, ON
P2A 2W9

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

Dear Mayor and Council,

This letter is in objection to the creation of the residential lots in the application submitted by David and Debbie Sim.

We wish to note that we have not been officially notified of this proposal and only obtained a copy of a report prepared by RWDI earlier today (Thursday July 7,2022). No information of this application has been directly sent to us. Following receipt of this report we visited the township office, reviewed the report, and submitted a request to make a deputation at the next council meeting, where this application is before council.

As directly adjacent landowners who run a full-time business in the Municipality, we are also very disappointed that we did not receive notice of this proposal and the fact it has gone this far when it is clearly incompatible with existing adjacent land use is perplexing. This is a very important matter to us as, it affects our livelihoods and that of our employees that work at this quarry year-round and provide for their families.

We have acted very swiftly this afternoon and have engaged 4 separate consultants to assist us with varying aspects of this application. Our letter has been produced in an urgent manner and thus we will keep it short. We will provide a copy of our presentation on Monday, however, respectfully note that we may need to add some information to this presentation after the deadline for the Wednesday delegation due to the very limited time we have received.

The report prepared by RWDI illustrates the incompatibility of crushing operations with residential development in such close proximity. You will see that all three lots are affected and will result in noise impacts from this already established, licensed Class A permitted Quarry operation. It clearly shows that all three residences will be complaining about noise based on the preliminary modelling.

The RWDI report presented by the Sims illustrates the impact and substantiates our position and should make the decision easy to not support this application. Please take note that the report does not represent or capture all of the regular permitted and approved operational activities at the quarry that may be incompatible with these proposed residential lots. Activities that are not captured in the report include, but are not limited to, regular blasting operations and truck traffic. The report is incomplete and does not appropriately reflect the incompatibility of this proposal. Although substantiating to our position, it is still incomprehensive as it does not capture all of the scenarios. Once this land use compatibility/mitigation study is expanded and properly modeled it will illustrate further reaching impacts on these properties.

The report suggests creation of a berm as a mitigation measure to allow these residences. Please note that this is not our obligation to create this berm. Once all the scenarios are properly modelled the height and size of this berm would be very high and substantial, if even feasible. In addition, the driveway entrances through the berm would create constructability issues and a new driveway with easements across the created lots may be required. The overall size of berm could prove to be unsightly, cost prohibitive and most likely not feasible.

In addition, a decision to allow the creation of these lots would be poor land use planning and is contrary to the Provincial Policy Statement (PPS). The PPS policies set out to provide for appropriate development while also protecting resources of provincial interest, the quality of the environment, and the public's health and safety. The creation of just three residential lots will forever, negatively affect the operation of the quarry and hinder the continued use of it. It does not achieve the intent of the PPS to serve the greater long-term public interest, it only serves the immediate financial interest of the Sims.

The creation of residential lots in the municipality in general is very positive and there are many locations where lots can be created within our township that do not negatively impact the long-term public interest. The benefit of these three lots is very minimal in comparison to the negative impact it will have on the already permitted and operating local business and greater long-term public interest.

We encourage you to NOT support this application. We have a vast community of locations where lots can be created that will not cause negative influence on our public interests. The only benefit here is a short term perceived financial benefit to the Sims.

Yours truly,

Kirby Hall, P. Eng.

Principal, Hall Construction, Georgian Rock Company

Figure 1: RWDI Report Executive Summary

**LAND USE COMPATIBILITY / MITIGATION STUDY (NOISE)
BURNSIDE BRIDGE ROAD**

**RWDI#2202279
December 24, 2021**



EXECUTIVE SUMMARY

RWDI Air Inc. was retained by David & Debbie Sim to complete a Land Use Compatibility Study in support of Consent Application No. B46.2021(McD) that has been submitted to the Municipality of McDougall, Ontario. The application is to allow for the subdivision of Part of Lots 69 & 71 RCP Plan 328, to create three new rural lots along the south side of Burnside Bridge Road frontage, excluding the river front lot parcel.

This assessment focuses on sound emissions from sources at the existing Georgian Rock Company Ltd. Quarry located on the north side of Burnside Bridge Road, and the potential effect on sensitive receptors (dwellings) that could be constructed on the three proposed rural lots. Quarry operation noise sources typically include a loader, excavator, drill, and truck traffic. A mobile crusher, under its own environmental permit, is brought on to the site when necessary. Two worst-case operating scenarios and two typical operating scenarios for current and potential future operations were developed for this assessment, based on measurements of similar equipment on file at RWDI and from published sound levels for typical construction equipment, as **the quarry was not operating at the time of this assessment**. Sound levels assigned to the quarry sources in each scenario were modelled using the Cadna/A software package.

The modelling results were assessed against provincial noise guidelines (NPC-300 limits) at points of reception on the three proposed lots. Under the assumed current "typical operations" scenario, the quarry was found to be in compliance with applicable limits at certain portions of the lots. **If future quarry operations are extended to include the lands located to the southeast of the current operational area, there is potential for the modelled results to exceed the applicable limits.**

No mitigation was assumed for the quarry, as this information was not available at the time of this assessment. It is likely that there are stockpiles, ground depressions and earthen berms that may reduce the off-site sound levels. Therefore, the modelled results are considered to be conservative. The report recommends that a warning clause be included in any building permits to be issued for these lots by the Municipality. **A number of potential mitigation measures are also listed for future consideration, should a builder wish to construct homes on these lots.**

Figure 2: RWDI Report Exert Based on Initial Modelling

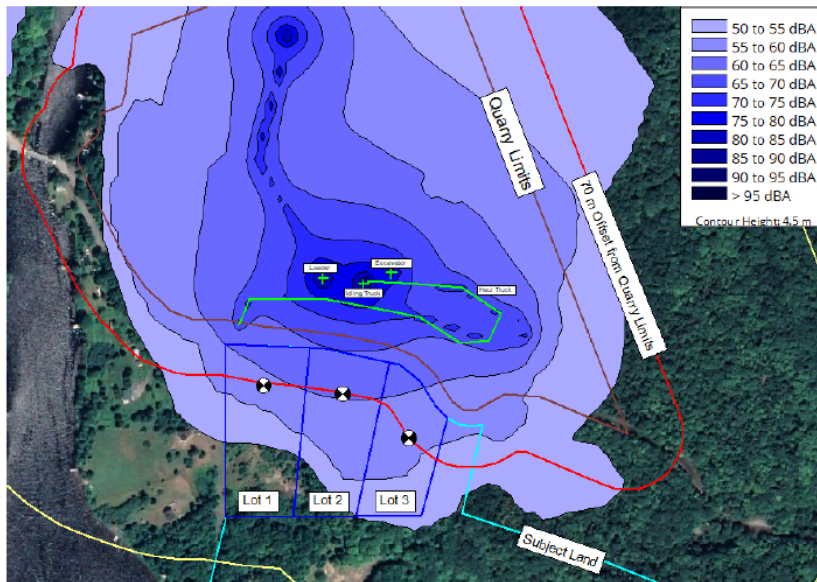


Figure 5: Future Potential Worst-case Operations Sound Level Contours

5 SITE-SPECIFIC MITIGATION RECOMMENDATIONS

Based on the modelling results, it is anticipated that future residential development on the proposed lots would meet the sound level limits if residences are built furthest from the quarry at the southern portion of the lots, if the quarry is operating as specified in the “typical operations” scenario. However, without mitigation, it is anticipated that the sound levels experienced at future residences to be built on the three lots would not meet the sound level limits under the “worst-case operation” scenarios (when drilling and crushing is occurring) in the northern portions of the lots, especially Lot 3. To further reduce the risk of land use incompatibilities arising, the following considerations and mitigation options are recommended to be incorporated into the design of any future development on these lands.

- 1) Consider building future residences only in the southern portion of the subject land severed lots; this will allow greater distance for attenuation of sound from quarry equipment at the receptors. The 70 m separation distance is approximately 50 m from each lots’ northern property line.
- 2) Construction of an earthen berm along the northern portion of the severed lots, or in the southern portion of the quarry limits, to provide physical shielding from quarry operations. The height and location of the berm would be determined when residence location and plans are proposed.

Figure 3: Proximity of Quarry to Proposed Application

