

## 5259 DORCHESTER ROAD

NIAGARA FALLS, ONTARIO

### LAND USE COMPATIBILITY STUDY

RWDI # 2505949

May 8, 2024

#### SUBMITTED TO

**Connor Hill, Dipl. (T) Arch., C.E.T.**

E: [chill@ackarchitects.com](mailto:chill@ackarchitects.com)

T: 416.462.0389

#### **ACK Architects**

1822 Danforth Avenue

Toronto, Ontario, M4C 1H8

#### SUBMITTED BY

**Scott Bell, GSC**

Project Manager

E: [scott.bell@rwdi.com](mailto:scott.bell@rwdi.com)

T: 519.823.1311 ext 2426

#### **RWDI – Head Office**

600 Southgate Drive

Guelph, Ontario, Canada, N1G 4P6

#### **RWDI – Toronto Office**

625 Queen Street West

Toronto, Ontario Canada, M5V 2B7



# TABLE OF CONTENTS

- 1 INTRODUCTION .....1
- 2 METHODOLOGY .....1
  - 2.1 Tasks Completed ..... 1
  - 2.2 Guideline D-6.....2
- 3 FINDINGS.....3
  - 3.1 Surrounding Industrial Uses .....3
  - 3.2 Transportation Facilities.....4
  - 3.3 Mitigation Measures.....4
    - 3.3.1 Air Pollutants from Industry ..... 4
    - 3.3.2 Air Pollutants from Transportation Corridors ..... 5
- 4 CONCLUSIONS .....6
- 5 REFERENCES .....7



## LIST OF TABLES

Table 1: Summary of Guideline D-6

## LIST OF FIGURES

Figure 1: Site Location and Property Boundary

Figure 2: Direction Distribution of Winds Blowing from Niagara Falls International Airport

Figure 3: Proposed Development and Surrounding Industries

Figure 4: Site Location and Surrounding Zoning

## LIST OF APPENDICES

Appendix A: Proposed Site Plans

Appendix B: Industrial Classifications



# 1 INTRODUCTION

ACK Architects retained RWDI to undertake a preliminary screening-level air quality impact assessment in connection with a proposed mixed-use development at 5259 Dorchester Road, Niagara, Ontario (the “subject lands”). The location of the proposed development is **shown** on **Figure 1** and the proposed site plans are located in **Appendix A**.

The subject lands are currently vacant and zoned as commercial use. The surrounding land use consists primarily of residential, industrial and commercial lands, with the intersection of the Niagara Veterans Memorial Highway and Queen Elizabeth Way bordering the south and west edges of the subject lands.

The purpose of the assessment is to provide an early qualitative indication of anticipated air quality effects from nearby industrial facilities and transportation corridors.

## 2 METHODOLOGY

### 2.1 Tasks Completed

The tasks consisted of reviewing the following items:

- The official plan, secondary plans and zoning by-laws for the surrounding area;
- Development proposals posted on the City’s website for the surrounding area, if any;
- Published satellite imagery and street-based photography;
- MECP Environmental Compliance Approval (ECA) and Environmental Sector and Activity Registry (EASR) permits for existing industries within 1000 m of the subject lands;
- Pending applications for amendment to ECA’s of any major facilities, posted on the Environmental Registry;
- Environment and Climate Change Canada’s (ECCC) National Pollutant Release Inventory (NPRI) data for industries within 1000 m of the subject lands;
- Guidelines D-1 (Land Use Compatibility) and D-6 (Compatibility between Industrial Uses) from the Ministry of the Environment, Conservation and Parks (MECP); and,
- Meteorological data for the study area.

RWDI reviewed wind data from the Niagara Falls International Airport, the closest meteorological station with a substantial and recent data set, to make an estimate of wind conditions at the site.

The frequency distribution of wind directions and speeds over a period from 2001 to 2021 is shown in **Figure 2**. The wind directions in the figure refer to the direction from which the wind blows, while the annual frequency of a given wind direction is shown as a distance radially from the centre. The prevailing wind throughout the year are mainly south-westerly winds.

## 2.2 Guideline D-6

The MECP's D-series guidelines deal with land use compatibility in Ontario. Guideline D-6 (Compatibility between Industrial Facilities) [1] provides a classification scheme for industries based their potential for emissions that could cause adverse effects. For each class of industry, the guideline provides an estimate of potential influence area and a minimum recommended separation distance, which are set out in **Table 1** below. Guideline D-6 recommends the following:

1. "...no sensitive land uses shall be permitted within the actual or potential influence areas of Class I, II or III industrial land uses, without evidence to substantiate the absence of a problem." (Sec. 4.5.1)
2. "No incompatible development other than that identified in Section 4.10, *Redevelopment, Infilling and Mixed Use Areas* should occur [within the recommended minimum separation distances]" (Sec. 4.3)
3. "When a change in land use is proposed [in an area of urban redevelopment, infilling or transition to mixed use] for either industrial or sensitive land use, less than the minimum separation distance set out in Section 4.3 may be acceptable subject to either the municipality or the proponent providing a justifying impact assessment (i.e. a use specific evaluation of the industrial processes and the potential for off-site impacts on existing and proposed sensitive land uses). Mitigation is the key to dealing with less than the minimum to the greatest extent possible." (Sec. 4.10.3)

**Table 1: Summary of Guideline D-6**

| Industry Class | Definition                                                                                                                                                       | Potential Influence Area | Minimum Separation Distance |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------|
| I              | Small scale, self-contained, daytime only, infrequent heavy vehicle movements, no outside storage.                                                               | 70 m                     | 20 m                        |
| II             | Medium scale, outdoor storage of wastes or materials, shift operations and frequent heavy equipment movement during the daytime.                                 | 300 m                    | 70 m                        |
| III            | Large scale, outdoor storage of raw and finished products, large production volume, continuous movement of products and employees during daily shift operations. | 1000 m                   | 300 m                       |

With respect to how separation distance should be measured, the guideline states that "measurement shall normally be from the closest existing, committed and proposed property/lot line of the industrial land use to the property/lot line of the closest existing, committed or proposed sensitive land use." However, it does allow the measurement to include areas within the lot lines where site-specific zoning or site plan control precludes the use of the area for a sensitive use in the case of the sensitive land use, and for an activity that could create an adverse effect in the case of the industrial land use.

When dealing with vacant industrial lands, the guideline states that “determination of the potential influence area shall be based upon a hypothetical worst-case scenario for which the zone area is committed.”.

## 3 FINDINGS

### 3.1 Surrounding Industrial Uses

Nineteen facilities within 1000 m of the proposed development were identified through a MECP ECA and EASR document search and confirmed through the review of satellite imagery. Additional industries not found through the permit document search which were evident in the satellite images and street-based photographs were identified and analyzed as part of our review. Table-1 in **Appendix B** lists all the Class I, II, and III industries within 300 m and Class II and III industries within 1000 m of the subject lands. Any small-scale facilities beyond 300m that would meet the criteria of Guideline D-6 for a Class I industry were not documented in the tables, as their potential influence areas fall well short of the subject property. The locations of the documented facilities are presented in **Figure 3**.

In addition, RWDI contacted at the local MECP district office in St. Catharines regarding concerns and complaints related to air quality and were advised that there was no odour complaints reported against Arterra Wines (4887 Dorchester Road) over the past 5 years.

We classified the industrial facilities and estimated their potential influence areas using the scheme of Guideline D-6. Arterra Wines Canada is the only Class II facility identified with potential influence area (300m) extends to the subject property. The facility manufactures and packages beer, wine and spirits for distribution. According to its Environmental Compliance Approval (ECA), operations at the facility include boilers, cooling towers, a stand-by generator, wine manufacturing, grain alcohol receiving, process cleaning operations, maintenance welding and wastewater treatment. The principal potential air quality concern is odours generated from receiving, processing, and cleaning operations, and from wastewater treatment. While provincial statutes require air contaminant emissions to comply with standards at property line, odour impacts may nevertheless occur off site. In addition, there are totally three cooling towers (CT-1, CT-2, and CT-3) identified according to the ECA.

This facility was categorized as Class II under Guideline D-6, with a recommended minimum separation distance of 70m and a potential influence area of 300m. The actual separation distance from the subject property is 0m as measured between the lot lines, while the nearest structure blocks of the facility to the subject property are ranging from 40m to 65m. It is obviously that that the major emission sources of the facility are not situated at these structure blocks. Also, there are clusters of existing residential houses identified that are located less than 35m to the east of the facility. Moreover, the separation distance between the potential major odour emission source at the outdoor storage tanks to the northwest corner of the Arterra Wines Canada and the nearest residential tower of the subject property is more than 100m, which fulfills the minimum separation buffer distance of 70m according to Guideline D-6. In addition, the Arterra Wines Canada is located to the immediate north of the subject property. From the wind rose generated from 2001 to 2021 as shown on **Figure 2**, the prevailing wind at the location of the site and its surrounding areas is mainly southwesterly wind. Given the project site is not situated to the downwind area of the prevailing southwesterly wind, significant potential odour emissions arising from the outdoor storage tanks and affecting the subject property is not anticipated. In addition, entrained solids or particulates emissions will likely be generated by

cooling towers, as unevaporated droplets of the cooling water will potentially be emitted from its exhaust. Cooling tower CT-1 has the highest maximum water circulation rate of 1,306 litres per minutes among the others, while CT-2 and CT-3 have comparatively lower circulation rates (i.e. less than 1,000 litres per minutes). The largest cooling tower CT-1 identified is located far more than 100m away from the property line of the project site, which is greater than 70m of minimum required buffer distance according to Guideline D-6. As such, potential impact arising from particulates emitted from the cooling towers to the subject property is not expected.

Accordingly, we recommend further study to confirm whether this is the case and whether any mitigation measures are warranted.

## 3.2 Transportation Facilities

The subject lands are located adjacent to the intersection of two major highways: Niagara Veterans Memorial Highway to the south and Queen Elizabeth Way to the west. Vehicle emissions result in elevated air contaminant levels near these roadways. This does not preclude residential uses near the highway, as evidenced by the numerous existing residences that are located with shorter separation distances from these roadways. However due to the proximity of the corridors to the sensitive land uses on the subject lands, mitigation measures may be required to be incorporated into the design to mitigate the traffic related air pollutants (TRAP) air quality impacts.

Based on past experience with highway modelling assessments and publicly available studies [2], the most widely reported mitigation strategy for is separation distances or buffer zones with some environmental agencies (California and British Columbia) recommending a setback of approximately 150 m from major highways. Considering these buffer zones, the proposed development's separation distance from the main traffic lanes of the Niagara Veterans Memorial Highway (150m) and the Queen Elizabeth Way (200m) are considered adequate to ensure the subject lands are not impacted by TRAP from this corridor. Although the subject property is reasonable well removed from the highways themselves, it is in close proximity to the ramps that connect them. Therefore, it is recommended that air quality effects be quantified in order to better determine the zone of influence of the highway.

The CN Rail corridor which is a main line for freight rail is located approximately 130 m to the northwest. Significant effects from air quality are not expected at this distance and therefore the subject lands are considered compatible with this rail corridor.

## 3.3 Mitigation Measures

### 3.3.1 Air Pollutants from Industry

Arterra Wines Canada is a Class II facility whose 300 m potential influence area extends to the proposed development. The separation distance between the potential major odour emission source at the outdoor storage tanks of the Arterra Wines Canada site and the nearest proposed residential tower is more than 100m, which fulfills the minimum separation buffer distance of 70m according to Guideline D-6. In addition, the project site is not situated to the downwind area of the prevailing southwesterly wind, significant potential odour emissions arising from the outdoor storage tanks and affecting the subject property is not anticipated.

The recommended studies will involve a facility tour, if possible, and field investigation to identify actual odour effects, if any. It will also involve detailed review of operational information for the facility, which may be obtained from its Emission Summary and Dispersion Modelling Report. If the site operators are unwilling to provide this information, it can be obtained by submitting a Freedom of Information request to the MECP. If a study predicts adverse air quality impacts at the subject lands, mitigation measures such as the provision of residential units with central air conditioning with carbon filtration or the provision of central ventilation with elevated fresh air supply may be recommended.

### 3.3.2 Air Pollutants from Transportation Corridors

In terms of land use planning at the site level, with respect to Transportation Related Air Pollutants, the following mitigation strategies are frequently employed:

- Locating residential units and outdoor use areas (particularly ones for prolonged use) as far as possible from the roadways and buffered by transitional uses;
- Vegetation that is designed as a barrier (as a complement to other mitigation measures);
- Physical barriers such as sound barriers;
- Mechanical rather than passive building ventilation with air particle filtration;
- Location of ventilation air intakes away from known pollution sources and roads;
- Only opening windows on the side of the buildings that face away from TRAP sources;
- Optimizing timing and quantity of ventilation make-up air;
- Management of outdoor activities.

Note that, when designing mid-rise and high-rise residential development, a keyway to locate ventilation air intakes away from TRAP sources is to place them high on the building, above the zone of elevated air pollutants.

Note also, that having operable windows only on the sides of the buildings that face away from TRAP sources can lead to unusual building designs that are less desirable for residential use. At the very least, however, having a central ventilation system and air conditioning system located high on the building, above the zone of elevated pollutants, provides occupants with a way to ensure that their dwellings are provided with relatively clean, temperate air at all times, without any need to open their windows.

Lastly, note that the concept of locating outdoor use areas as far as possible from pollution sources may mean that the building façades facing the highway have no balconies, at least on the lower several floors, within the zone of elevated air pollutants, or at least minimal balconies (i.e. Juliet balconies).

After Official Plan designation and prior to rezoning, further air quality assessment should be undertaken to refine mitigation measures.



## 4 CONCLUSIONS

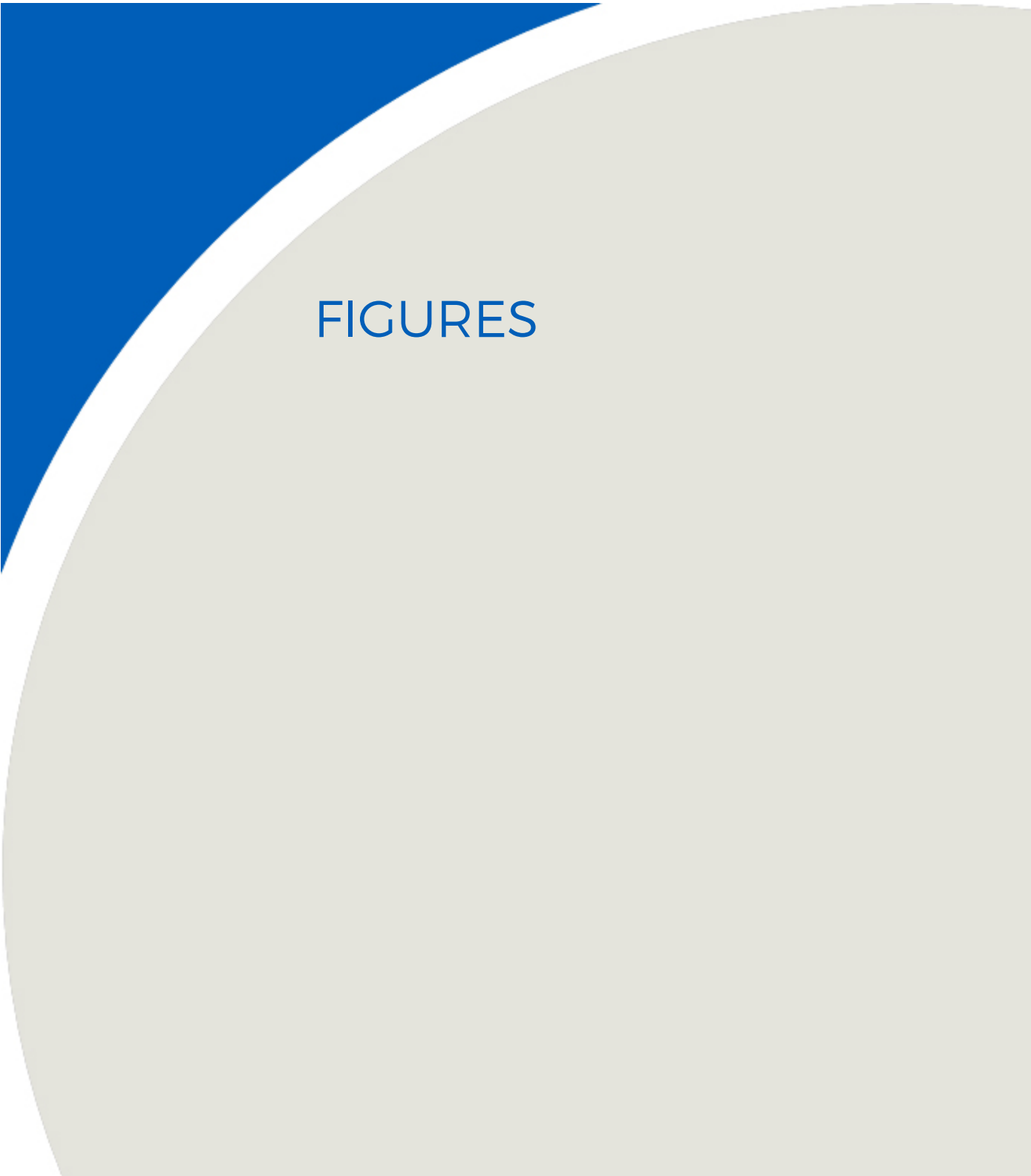
RWDI completed an initial screening stage of a compatibility/mitigation study for the subject lands located at 5259 Dorchester Road, Niagara Falls, Ontario. A review of the Niagara Falls zoning information, MECP ECA and EASR records, and ECCC NPRI data were conducted as part of this assessment. The land uses within 1000 m of the subject lands are predominantly residential and commercial/light industrial use.

Major potential odour and particulates emission sources identified at Arterra Wines Canada are located more than 70m away from the subject property. The subject lands are generally compatible with the surrounding employment uses from an air quality standpoint. Further study of the Arterra Wines Canada facility is recommended to confirm the potential for odour impacts and the necessary mitigation measures. Mitigation measures to reduce air quality impacts from, Queen Elizabeth Way may be required. Further quantified in detail at the zoning-by law amendment and site plan approval phases prior to the finalizing of the site plans and built forms.

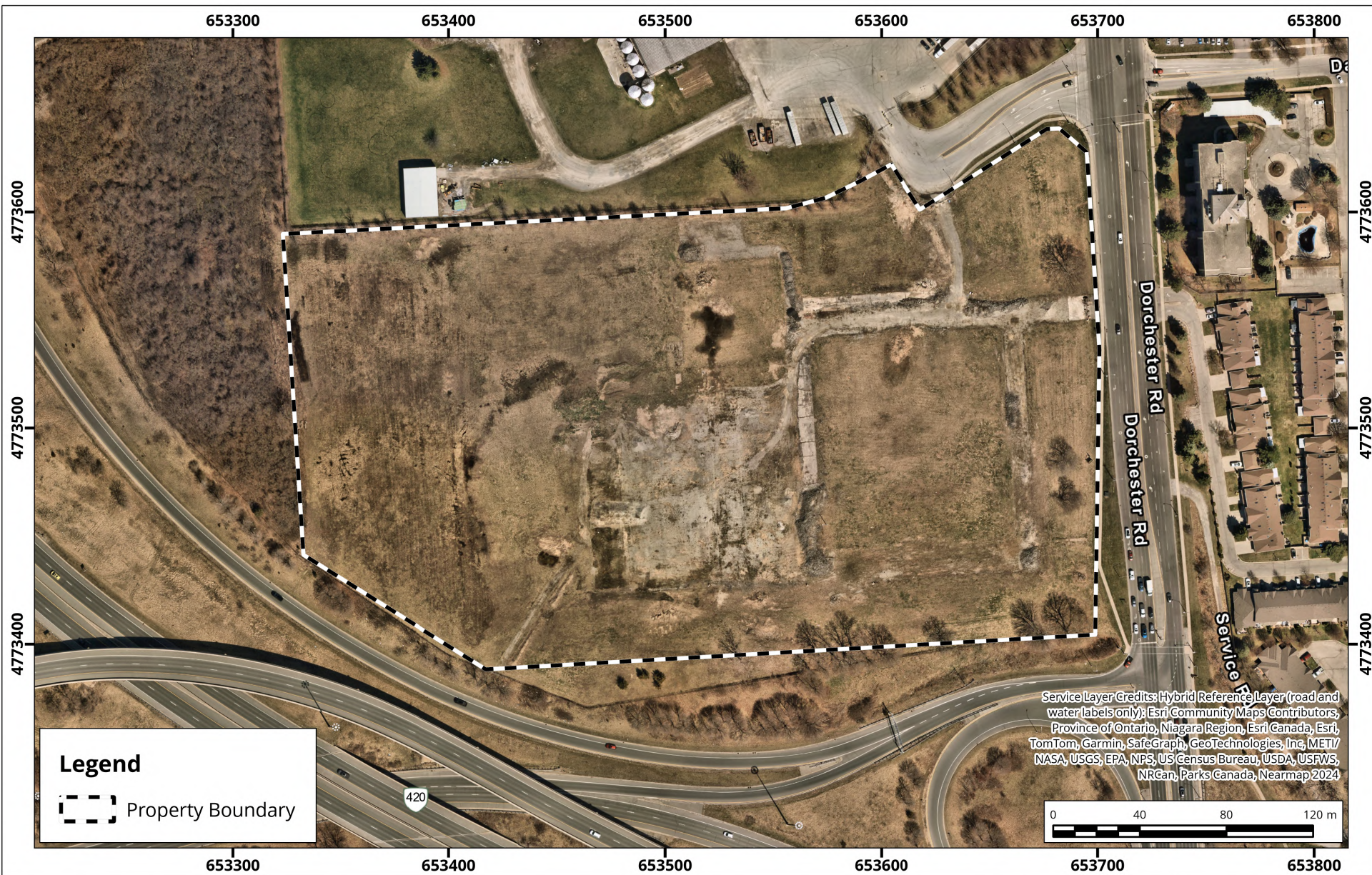


## 5 REFERENCES

1. Ministry of the Environment, Parks and Climate Change (MECP), previously Ontario Ministry of the Environment (MOE), July 1995, Guideline D-6, *Compatibility Between Industrial Facilities and Sensitive Land Uses*.
2. 5. City of Toronto. Avoiding the TRAP: Traffic-Related Air Pollution in Toronto and Options for Reducing Exposure, October 2017.



# FIGURES



## Site Location

Map Projection: NAD 1983 UTM Zone 17N  
5259 Dorchester Road - Niagara Falls, Ontario

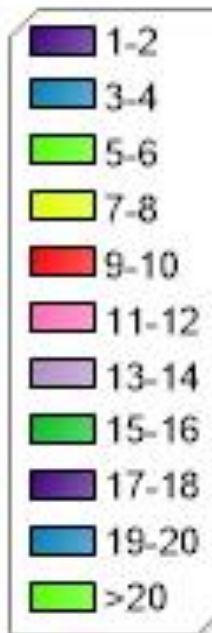
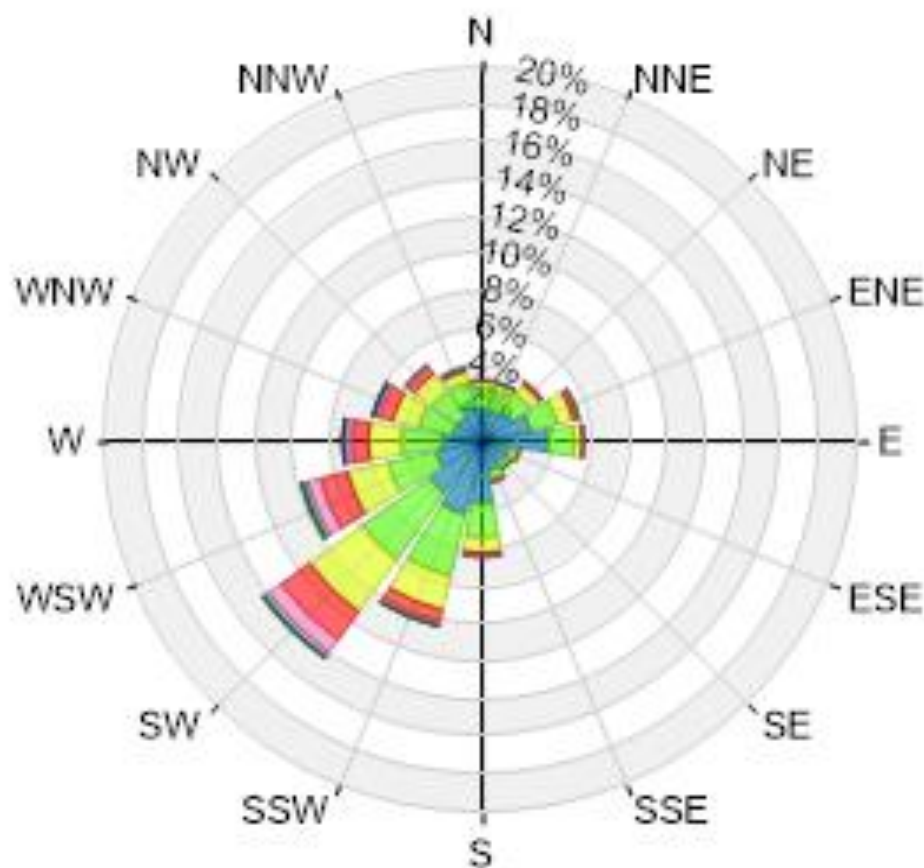


|                            |           |
|----------------------------|-----------|
| Drawn by: PIP              | Figure: 1 |
| Approx. Scale: 1:2,500     |           |
| Date Revised: Apr 30, 2025 |           |

Project #: 2505949



# **Directional Distribution (%) of Winds in m/s (Blowing From) Niagara Falls International Airport, (2001-2021)**



Wind Rose Diagram at Niagara Falls International Airport (2001 – 2021)

5259 Dorchester Road, Niagara Falls, ON

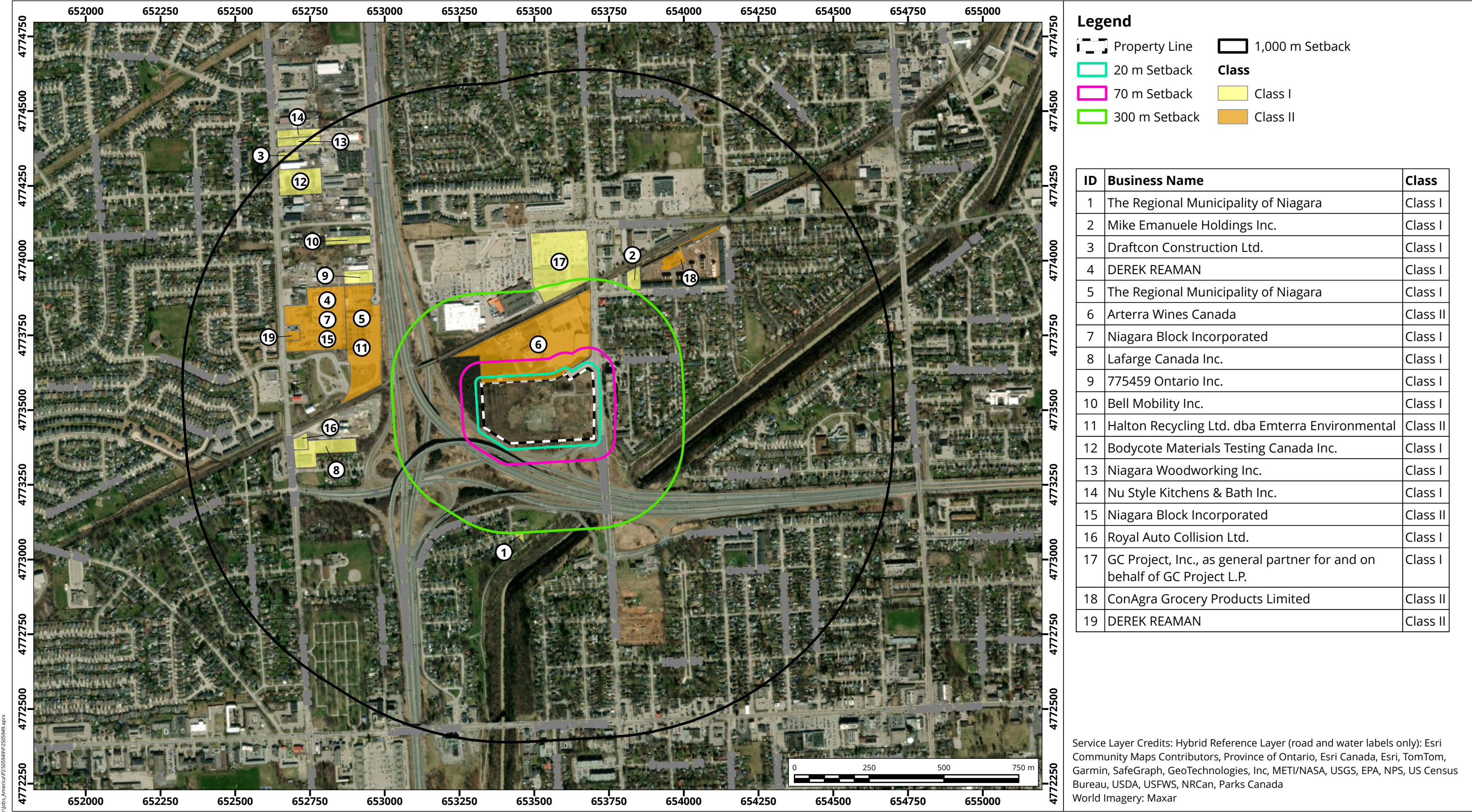
Drawn by: CY

Figure: 2

Approx. Scale: Not to Scale

Date Revised: May 7, 2025





**Legend**

Property Line

20 m Setback

70 m Setback

300 m Setback

1,000 m Setback

**Class**

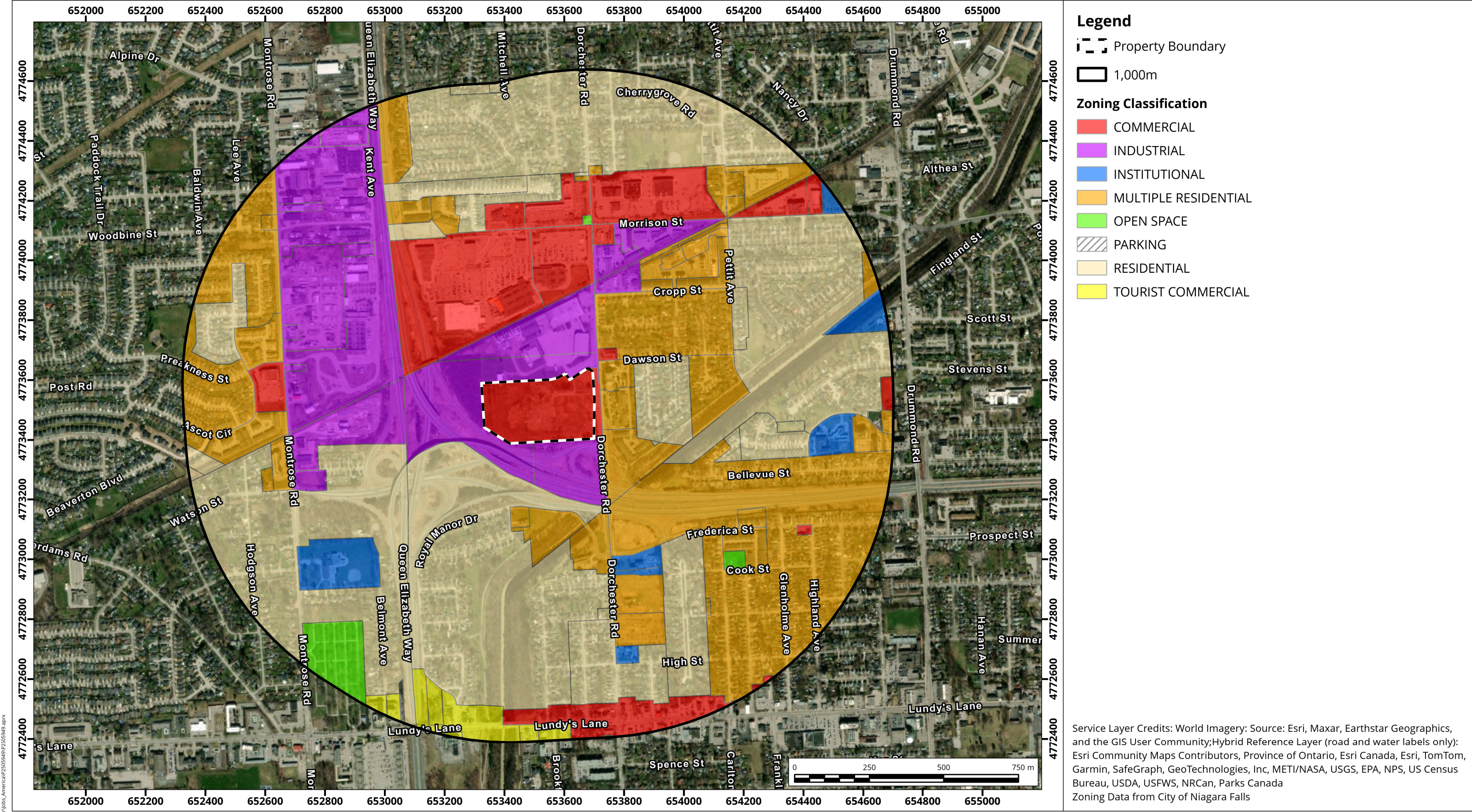
Class I

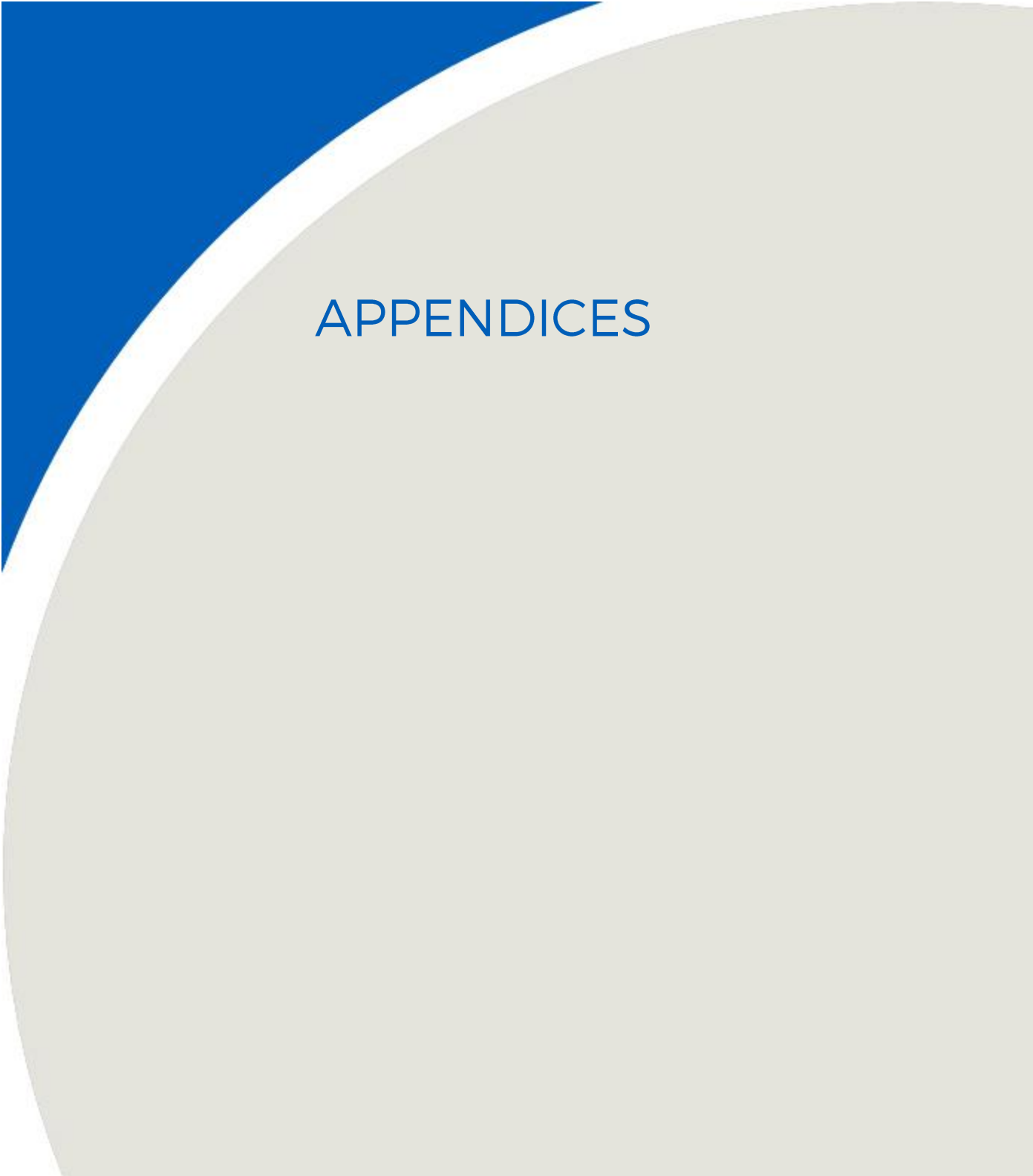
Class II

| ID | Business Name                                                             | Class    |
|----|---------------------------------------------------------------------------|----------|
| 1  | The Regional Municipality of Niagara                                      | Class I  |
| 2  | Mike Emanuele Holdings Inc.                                               | Class I  |
| 3  | Draftcon Construction Ltd.                                                | Class I  |
| 4  | DEREK REAMAN                                                              | Class I  |
| 5  | The Regional Municipality of Niagara                                      | Class I  |
| 6  | Arterra Wines Canada                                                      | Class II |
| 7  | Niagara Block Incorporated                                                | Class I  |
| 8  | Lafarge Canada Inc.                                                       | Class I  |
| 9  | 775459 Ontario Inc.                                                       | Class I  |
| 10 | Bell Mobility Inc.                                                        | Class I  |
| 11 | Halton Recycling Ltd. dba Emterra Environmental                           | Class II |
| 12 | Bodycote Materials Testing Canada Inc.                                    | Class I  |
| 13 | Niagara Woodworking Inc.                                                  | Class I  |
| 14 | Nu Style Kitchens & Bath Inc.                                             | Class I  |
| 15 | Niagara Block Incorporated                                                | Class II |
| 16 | Royal Auto Collision Ltd.                                                 | Class I  |
| 17 | GC Project, Inc., as general partner for and on behalf of GC Project L.P. | Class I  |
| 18 | ConAgra Grocery Products Limited                                          | Class II |
| 19 | DEREK REAMAN                                                              | Class II |

Service Layer Credits: Hybrid Reference Layer (road and water labels only): Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCan, Parks Canada  
World Imagery: Maxar

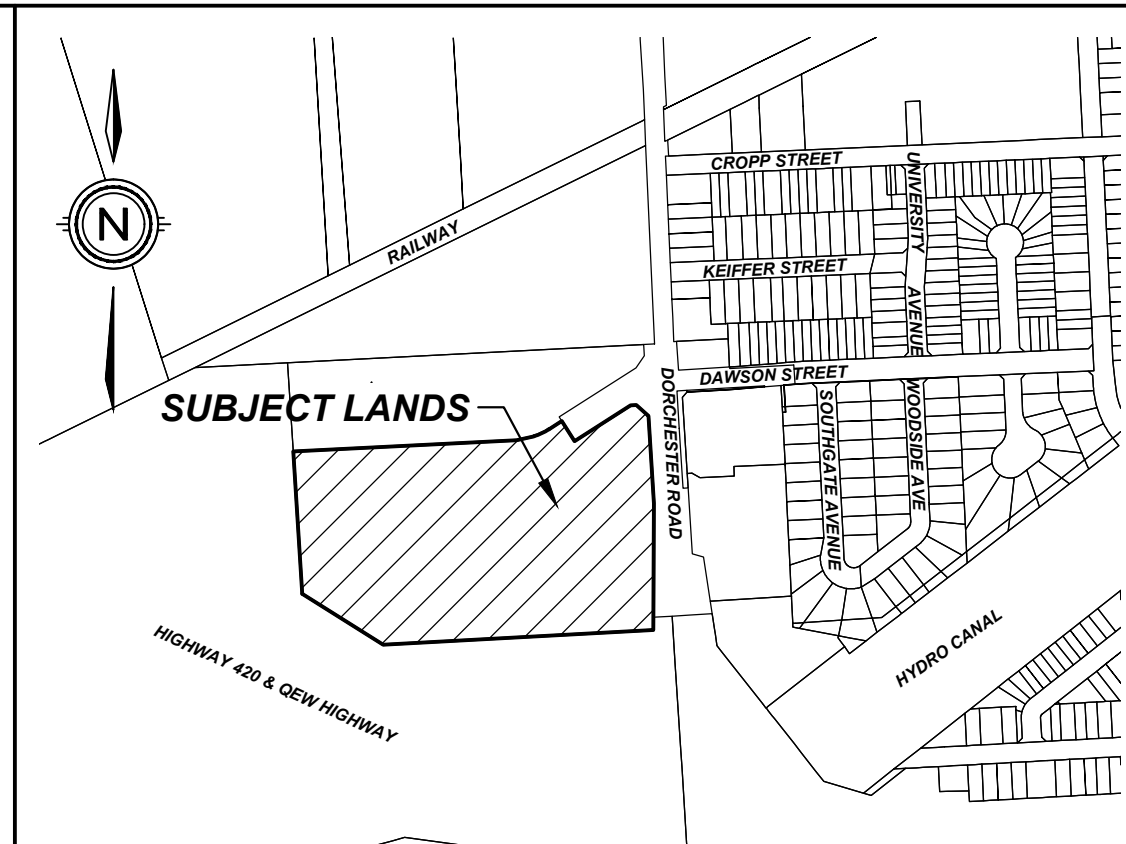
Map Document: C:\WorkingFolder\Jobs\_America\2505949\2505949.aprx



A large decorative graphic on the left side of the page, featuring a blue triangle at the top left and a large, light gray curved shape that dominates the lower half of the page.

# APPENDICES

| PARKING REQUIREMENTS PER BUILDING |            |                                                   |                                   |                                                  |                                    |
|-----------------------------------|------------|---------------------------------------------------|-----------------------------------|--------------------------------------------------|------------------------------------|
| BUILDING                          | # of UNITS | # of PARKING SPACES REQUIRED PER RESIDENTIAL UNIT | COMMERCIAL AREA (m <sup>2</sup> ) | # of PARKING SPACES REQUIRED FOR COMMERCIAL AREA | TOTAL # of PARKING SPACES REQUIRED |
| BUILDING #1                       | 32         | 45                                                | 1135.74                           | 45.4                                             | 90.2                               |
| BUILDING #2                       | 59         | 83                                                | 343.18                            | 13.7                                             | 97.3                               |
| BUILDING #3                       | 59         | 83                                                | 343.18                            | 13.7                                             | 97.3                               |
| BUILDING #4                       | 256        | 358                                               | —                                 | —                                                | 358.4                              |
| BUILDING #5                       | 292        | 409                                               | —                                 | —                                                | 408.8                              |
| BUILDING #6                       | 378        | 529                                               | —                                 | —                                                | 529.2                              |
| BUILDING #7                       | 362        | 507                                               | —                                 | —                                                | 506.8                              |
| BUILDING #8                       | 362        | 507                                               | —                                 | —                                                | 506.8                              |
| TOTAL                             | 1800       | 2520                                              | 1822.10                           | 72.9                                             | 2592.9                             |



KEY PLAN  
N.T.S.

| ZONING MATRIX                                         |                                                                                          |                                      |
|-------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------------|
| RESIDENTIAL APARTMENT 3F DENSITY ZONE (RSF)           |                                                                                          |                                      |
| PROVISION                                             | REQUIRED                                                                                 | PROVIDED                             |
| Minimum Lot Area                                      | 57 sq.m. for each dwelling unit                                                          | 41,799 sq.m.                         |
| Minimum Lot Frontage                                  | 45 metres                                                                                | 222.50m                              |
| Minimum Front Yard Depth                              | 7.5 metres plus 13.0 metres from the original centreline of Dorchester Road              | 7.59 m                               |
| Minimum Rear Yard Depth                               | One-half height of building or 10m whichever is greater (30.31m required)                | 15.77m                               |
| Minimum Interior Side Yard Width                      | One-quarter the height of the building                                                   | 2.46m                                |
| Minimum Exterior Side Yard Width                      | 7.5 metres                                                                               | 15.05m                               |
| Maximum Lot Coverage                                  | 30%                                                                                      | 27.80%                               |
| Maximum Height of a Building or Structure             | 28 metres                                                                                | 27.80m                               |
| Number of Apartment Dwellings on One Lot              | One only                                                                                 | 8                                    |
| Minimum Landscaped Open Space                         | 55% of lot area                                                                          | 46.01%                               |
| Minimum Amenity Space for an Apartment Dwelling Unit  | 20sq. m. per dwelling unit                                                               | 2,94m <sup>2</sup> per dwelling unit |
| PARKING                                               |                                                                                          |                                      |
| PROVISION                                             | REQUIRED                                                                                 | PROVIDED                             |
| Minimum Parking Requirement (Residential)             | 1.4 spaces per dwelling unit (1800 units = 2520 spaces)                                  | 2352 spaces                          |
|                                                       | 1 spaces per 25m <sup>2</sup> of Commercial Area (1822.10m <sup>2</sup> /25=72.8 spaces) |                                      |
|                                                       | TOTAL = 2592.8 spaces                                                                    |                                      |
| Minimum Required Accessible Spaces                    | 11+1% = 36.9 spaces                                                                      | 41 spaces                            |
| YARD (4.14)                                           |                                                                                          |                                      |
| PROVISION                                             | REQUIRED                                                                                 | PROVIDED                             |
| Projection of unsupported canopies in a required yard | Maximum 0.45 metres into a required yard                                                 | 0.25m                                |
| Projection of balconies in a required yard            | 1.8 metres into a required front or rear yard                                            | 0m                                   |
|                                                       | 0.45 metres into a required side yard                                                    | 0m                                   |
| *Per By-law 79-200                                    |                                                                                          |                                      |

| SITE STATISTICS                                 |       |                                                     |
|-------------------------------------------------|-------|-----------------------------------------------------|
| AREA                                            | Ha.   | % COVERAGE                                          |
| BUILDING                                        | 2.097 | 27.80                                               |
| ROAD/DRIVEWAY/PARKING                           | 1.976 | 26.19                                               |
| LANDSCAPING                                     | 3.471 | 46.01                                               |
| TOTAL                                           | 7.544 | 100.00                                              |
| UNITS                                           |       | 1800                                                |
| OUTDOOR AMENITY AREA                            |       | 5,285.86m <sup>2</sup>                              |
| COMMERCIAL AREA                                 |       | 1,822.10m <sup>2</sup>                              |
| DEVELOPABLE AREA                                |       | 7,544 Ha.                                           |
| DENSITY (UNITS/DEVELOPABLE AREA)                |       | 238.60u/Ha.                                         |
| REQUIRED PARKING                                |       |                                                     |
| 1.4 Spaces/Residential Unit                     |       | 2520 Spaces                                         |
| 1 Spaces per 25m <sup>2</sup> Commercial        |       | 72.8 Spaces                                         |
| TOTAL REQUIRED PARKING                          |       | 2592.8 Spaces                                       |
| REQUIRED ACCESSIBLE PARKING (11+1% of required) |       |                                                     |
| REQUIRED LOADING AREAS                          |       | 4 Spaces                                            |
| PROPOSED PARKING SURFACE                        |       |                                                     |
|                                                 |       | 307 Spaces (includes 6 accessible, 9 non-essential) |
| UNDERGROUND (includes 35 accessible)            |       |                                                     |
|                                                 |       | 2045 Spaces                                         |
| TOTAL PROPOSED PARKING                          |       | 2352 Spaces                                         |
| PROPOSED ACCESSIBLE SPACES                      |       | 41 Spaces                                           |
| PROPOSED LOADING AREAS                          |       | 14 Spaces                                           |

| LEGEND |                    |  |  |
|--------|--------------------|--|--|
| ◀      | PRINCIPLE ENTRANCE |  |  |

| # | REVISION | DATE | INIT |
|---|----------|------|------|
|   |          |      |      |
|   |          |      |      |
|   |          |      |      |
|   |          |      |      |
|   |          |      |      |
|   |          |      |      |
|   |          |      |      |
|   |          |      |      |
|   |          |      |      |

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

|             |      |
|-------------|------|
| DRAFTING    | M.K. |
| DESIGN      |      |
| CHECKED BY  |      |
| APPROVED BY |      |



OWNER  
  
OWNER NAME  
  
STREET  
CITY  
POSTAL CODE

5259 DORCHESTER ROAD  
CITY OF NIAGARA FALLS

SITE PLAN

|                     |            |
|---------------------|------------|
| CONSULTANT FILE No. | 20136      |
| DATE                | 2024-08-26 |
| PRINTED             | 2024-12-10 |
| SCALE               | 1:750 m    |
| REF No.             |            |
| DWG No.             | 20136-SP   |
| REV                 | 0          |

**5259 Dorchester Road Landuse Compatibility Assessment**  
**5259 Dorchester Road, Niagara Falls, ON**

RWDI# 2505949

**Table-1: List of Industrial Sites Around the Proposed Development**

| Map Icon Number | BUSINESS NAME                        | ADDRESS              | COMMENT ON OPERATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ECA APPROVAL / REGISTRATION NUMBER | CLASS OF INDUSTRY | NEAREST DISTANCE |
|-----------------|--------------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------------|------------------|
| 1               | The Regional Municipality of Niagara | 7006 Windsor Cres    | Well contained industrial site with no evidence of tall stacks, outdoor storage or sources that can contribute to fugitive dust or odour. Air emissions must comply with MECP benchmarks at property line and beyond. Facility is located closer to existing residential than to the subject lands. Class I further than 300 m.                                                                                                                                                                                                                | 5008-7QJQRJ                        | Class I           | 296              |
| 2               | Mike Emanuele Holdings Inc.          | 6785 Cropp St        | Well contained industrial site with low lying stacks. No evidence of outdoor storage or sources that can contribute to fugitive dust or odour. Air emissions must comply with MECP benchmarks at property line and beyond. Facility is located closer to existing residential than to the subject lands.                                                                                                                                                                                                                                       | 4738-794SN5                        | Class I           | 293              |
| 3               | Draftcon Construction Ltd.           | 4600 Montrose Road   | Well contained industrial site with low lying stacks. No evidence of outdoor storage or sources that can contribute to fugitive dust or odour. Air emissions must comply with MECP benchmarks at property line and beyond. Facility is located closer to existing residential than to the subject lands. Class I further than 300 m.                                                                                                                                                                                                           | 8407-64WS6T                        | Class I           | 963              |
| 4               | DEREK REAMAN                         | 5006 Montrose Rd.    | This site includes waste management of substances known to be odorous. Air emissions must comply with MECP benchmarks at property line and beyond. Facility is located closer to existing residential than to the subject lands. Class I further than 300 m.                                                                                                                                                                                                                                                                                   | R-004-1110319144                   | Class I           | 464              |
| 5               | The Regional Municipality of Niagara | 5030 Montrose Rd     | Well contained industrial site with no evidence of outdoor storage or sources that can contribute to fugitive dust or odour. Air emissions must comply with MECP benchmarks at property line and beyond. Facility is located closer to existing residential than to the subject lands. Class I further than 300 m. Class I further than 300 m.                                                                                                                                                                                                 | 2788-APUPPQ                        | Class I           | 334              |
| 6               | Arterra Wines Canada                 | 4887 Dorchester Road | Industrial site with a process that is known to be odorous. Air emissions must comply with MECP benchmarks at property line and beyond, however, the proposed development would create additional sensitive receptors that are elevated and in close proximity to this facility that were not previously assessed for impacts. The closest existing residential is located across from the facility on Dorchester Road, within approximately 45 meters to the closest edge of the facility building and within 265 m of the outdoor tank farm. | 9797-AKRQJ2                        | Class II          | 0                |
| 7               | Niagara Block Incorporated           | 4938 Montrose Road   | This site includes outdoor storage and handling of raw aggregate material that have the potential for fugitive dust. There are no sources that are expected to cause odour emissions. Air emissions must comply with MECP benchmarks at property line and beyond. Facility is located closer to existing residential than to the subject lands. Class I further than 300 m.                                                                                                                                                                    | 4003-4RPMFV                        | Class I           | 496              |
| 8               | Lafarge Canada Inc.                  | 5268 Montrose Rd     | This site includes outdoor storage and handling of raw aggregate material that have the potential for fugitive dust. There are no sources that are expected to cause odour emissions. Air emissions must comply with MECP benchmarks at property line and beyond and a dust BMPP must be implemented to control fugitive dust emissions. Facility is located closer to existing residential than to the subject lands.                                                                                                                         | 6603-7NGQ4N                        | Class I           | 431              |

**5259 Dorchester Road Landuse Compatibility Assessment**  
**5259 Dorchester Road, Niagara Falls, ON**

RWDI# 2505949

**Table-1: List of Industrial Sites Around the Proposed Development**

| Map Icon Number | BUSINESS NAME                                                             | ADDRESS               | COMMENT ON OPERATIONS                                                                                                                                                                                                                                                                                                                | ECA APPROVAL / REGISTRATION NUMBER | CLASS OF INDUSTRY | NEAREST DISTANCE |
|-----------------|---------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------------|------------------|
| 9               | 775459 Ontario Inc.                                                       | 4875 Kent Avenue      | Well contained industrial site with low lying stacks. No evidence of outdoor storage or sources that can contribute to fugitive dust or odour. Air emissions must comply with MECP benchmarks at property line and beyond. Facility is located closer to existing residential than to the subject lands. Class I further than 300 m. | 4144-4T9R38                        | Class I           | 493              |
| 10              | Bell Mobility Inc.                                                        | 4795 Kent Avenue      | Not an industrial site. Site is well contained with little to no potential for fugitive dust or odours. Air emissions must comply with MECP benchmarks at property line and beyond. Facility is located closer to existing residential than to the subject lands. Class I further than 300 m.                                        | 5436-67QR3E                        | Class I           | 597              |
| 11              | Halton Recycling Ltd. dba Emterra Environmental                           | 5030 MONTROSE RD      | This site does not include any outdoor storage, but there are some heavy vehicle parking and movement during daytime                                                                                                                                                                                                                 | 3576-5DTNNJ                        | Class II          | 334              |
| 12              | Bodycote Materials Testing Canada Inc.                                    | 4650 MONTROSE RD      | Well contained industrial site with no evidence of outdoor storage or sources that can contribute to fugitive dust or odour. Air emissions must comply with MECP benchmarks at property line and beyond. Facility is located closer to existing residential than to the subject lands. Class I further than 300 m.                   | 3371-5N7QE3                        | Class I           | 828              |
| 13              | Niagara Woodworking Inc.                                                  | 4564 MONTROSE RD      | The site is a wood structures works company, it does not include any outdoor storage and activities. Air emissions must comply with MECP benchmarks at property line and beyond. Facility is located closer to existing residential than to the subject lands.                                                                       | 1825-5PXRC5                        | Class I           | 963              |
| 14              | Nu Style Kitchens & Bath Inc.                                             | 4554 MONTROSE RD      | This site does not include any outdoor storage and is well contained                                                                                                                                                                                                                                                                 | 4872-52BQZH                        | Class I           | 987              |
| 15              | Niagara Block Incorporated                                                | 5000-5006 MONTROSE RD | This site has outdoor storage areas of construction materials and with heavy vehicles movement.                                                                                                                                                                                                                                      | 4003-4RPMFV                        | Class II          | 464              |
| 16              | Royal Auto Collision Ltd.                                                 | 5232 MONTROSE RD      | It is a collision and mechanical repair facility. It is well contained industrial site with no evidence of outdoor storage or sources that can contribute to fugitive dust.                                                                                                                                                          | 1222-54V2PJ                        | Class I           | 592              |
| 17              | GC Project, Inc., as general partner for and on behalf of GC Project L.P. | 6940 MORRISON ST      | This site does not include any outdoor storage and is well contained                                                                                                                                                                                                                                                                 | 0637-C3CRAE                        | Class I           | 247              |
| 18              | ConAgra Grocery Products Limited                                          | 4735 PETTIT AV        | This site like an vacant land and has outdoor stockpiling areas of sand storage and some other construction materials                                                                                                                                                                                                                | 3473-59RNZH                        | Class II          | 409              |
| 19              | DEREK REAMAN                                                              | 4978 MONTROSE RD      | This site has outdoor stockpiling areas of sand storage and some other construction materials. Heavy vehicles movement are identified.                                                                                                                                                                                               | R-004-1110319144                   | Class II          | 623              |