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November 6, 2015

Ms. Helen Chang
Chair Woman
GR(CAN) Investment Co., Ltd.
8500 Leslie Street
Suite 502
Markham, ON L3T 7M8

**Re: DRAFT Land Use Compatibility Assessment between Industrial and Sensitive Land Uses
Thundering Waters Secondary Plan
RWDI Reference No. 1600158**

Email: changzhiying2008@sina.com

Dear Ms. Chang,

RWDI AIR Inc. (RWDI) was retained by GR(CAN) Investment Co., Ltd. to conduct a Land Use Compatibility Assessment for the Thundering Waters Secondary Plan development located in Niagara Falls, Ontario. This letter report outlines the review undertaken and summarizes the findings of the assessment.

INTRODUCTION

The Thundering Waters Secondary Plan was initiated by the City of Niagara Falls, Region of Niagara, and the Niagara Peninsula Conservation Authority to understand the opportunities and constraints for the planning and development of the study area. This study is being undertaken to create a long-term vision for the Thundering Water lands and to provide guidance to manage change in the community that will occur over time.

This letter report has been prepared to provide guidance to the Secondary Plan process and the subsequent development of any policy or zoning by-law amendments. The objective is to ensure compatibility of land uses and flexibility for growth in developing the community.

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LOCATION AND EXISTING LAND USES

The Thundering Waters lands are currently undeveloped and are located in a suburban area within the City of Niagara Falls. The lands are bounded by Oldfield Road to the north, the Stanley Park Industrial Park to the east, the Welland River to the south, and the Hydro Canal to the west. The study area is shown in Figure 1. A rail line runs diagonally through the centre of the subject lands with a spur line heading north just past Dorchester Road on the west side of the parcel. The rail line ends in the

northeast as it approaches the downtown area of the City of Niagara Falls. It is expected that the main rail line still sees some limited use given rail cars at some nearby businesses, although details on the volume of traffic is unknown, while the spur line is no longer in use.

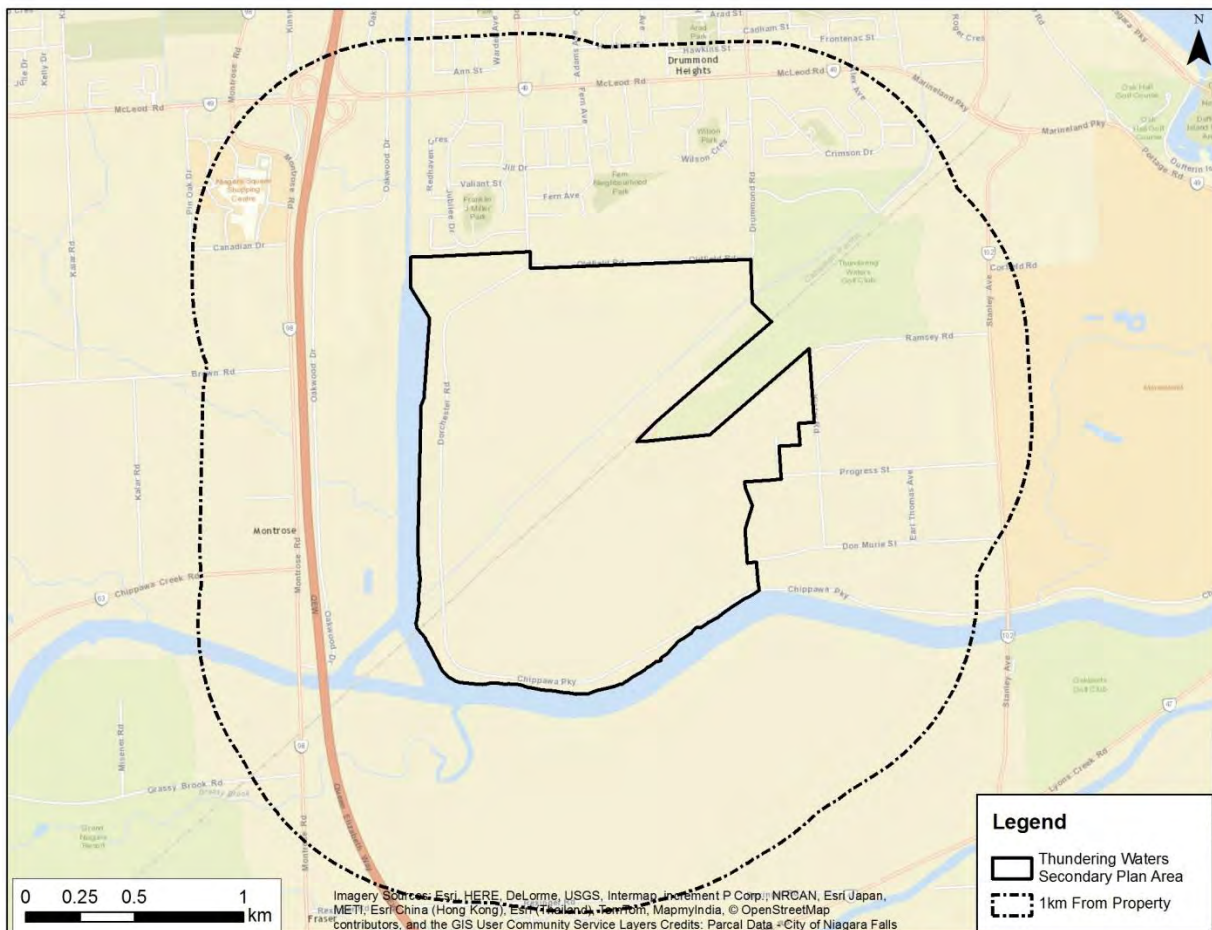


Figure 1: Study Area

The Thundering Waters subject lands are approximately 500 acres in size and are identified as *Residential* and *Environmental Protection Area* in the City of Niagara Falls Official Plan. Industry has been operating nearby in this area for many years and historically in close proximity to residential uses. The subject lands are surrounded primarily by residential, commercial, and industrial land uses. Figure 2 shows the current Official Plan designations in the study area and surrounding areas.

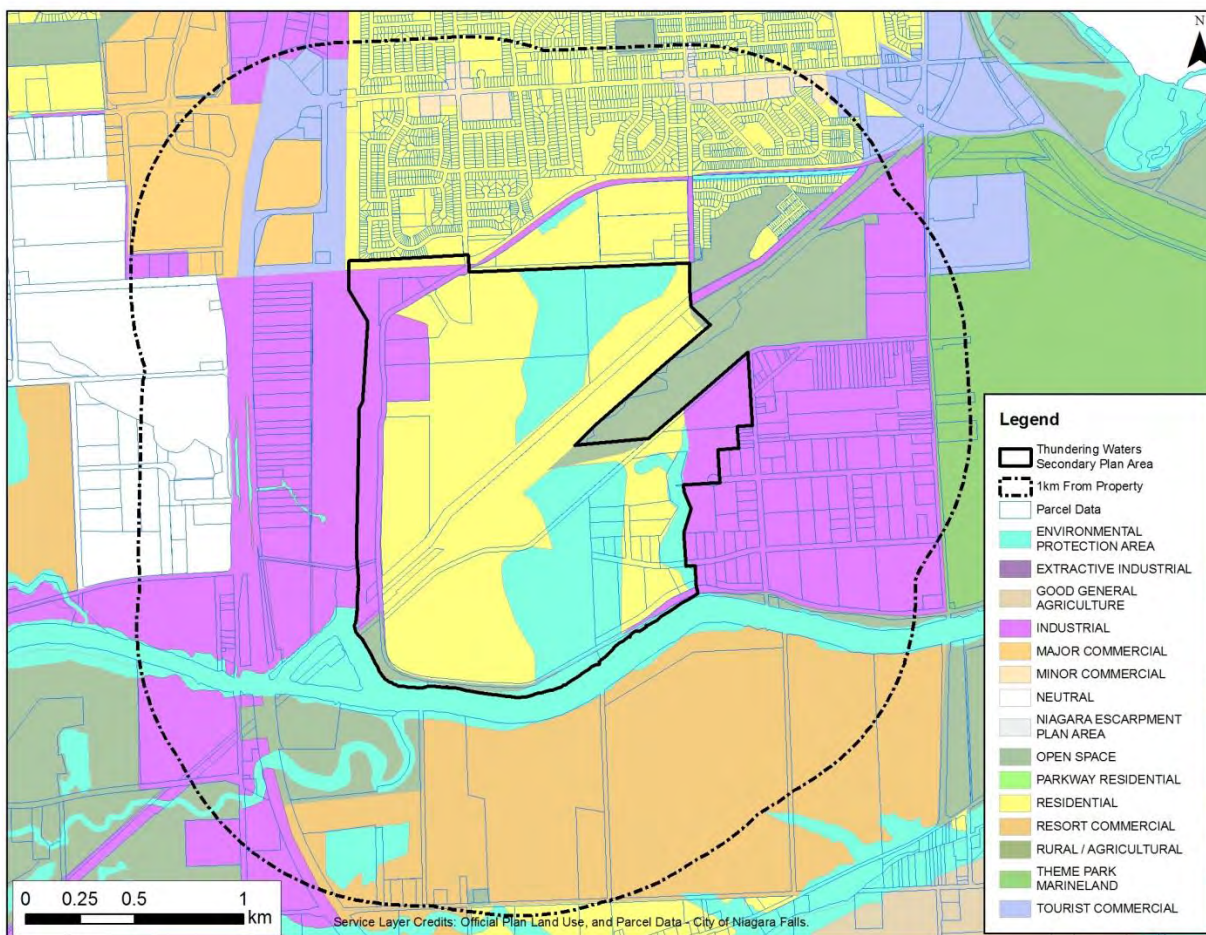


Figure 2: Current Official Plan Designation

APPLICABLE GUIDELINES

A number of guidelines have been reviewed that relate to assessing the potential for adverse impacts from industry on sensitive land uses. Most of the documents reviewed have been produced by the Ontario Ministry of the Environment and Climate Change (MOECC). They are as follows:

- MOECC Guideline D-6: "Compatibility Between Industrial Facilities and Sensitive Land Uses"
- MOECC Environmental Noise Guideline NPC-300 "Stationary and Transportation Sources – Approval and Planning"

- MOECC Regulation 419/05 Air Pollution – Local Air Quality
- MOECC 4871e – Noise Screening Process for s.9 Applications
- Federation of Canadian Municipalities and the Railway Association of Canada – “Guidelines for New Development in Proximity to Railway Operations”
- City of Niagara Falls Noise By-Law 2004-105.

D-Series Guidelines

The MOECC D-series guidelines provide direction for land use planning to maximize compatibility of industrial uses with adjacent land uses. The goal of Guideline D-6 is to minimize encroachment of sensitive land uses on industrial facilities and vice versa, in order to address potential incompatibility due to adverse effects such as noise, odour and dust. Recommended minimum separation distances are provided based on the industry size and operation type.

Guideline D-6 separates industry into three broad categories, depending on the nature of their operations and the types of potential impacts:

- Class I facilities are small scale, self-contained plants or buildings, which produce and/or store products in a package, and have low probability of fugitive emissions. They have daytime operations only, with infrequent movements of products and/or heavy trucks.
- Class II facilities perform medium scale processing, with some outdoor storage of wastes and materials, frequent movement of products and/or heavy trucks, and shift work.
- Class III facilities conduct large scale manufacturing, and are characterized by their large size, large production volumes, continuous operations and movements of products, and a high probability of fugitive emissions.

The recommended minimum separation distances and areas of potential influence (i.e., distance within which adverse effects could potentially occur) are summarized below.

Table 1: Guideline D-6 Recommended Setback Distances and Area of Influence

Industry Classification	Recommended Minimum Separation Distance (m)	Potential Area of Influence (m)
Class I: Light Industry	20	70
Class II: Medium Industry	70	300
Class III: Heavy Industry	300	1000

Guideline D-6 states that the proponent of a development should provide studies for noise, dust and odour, but in the absence of such studies, the influence areas shown in Table 1 shall be used. Under Section 4.6 of Guide D-6, the noise studies must comply with MOECC Publication LU-131 requirements (N.B. LU-131 was replaced by NPC-300 in 2013).

Appendix A of Guideline D-6 provides criteria for classifying industrial land uses, based on their outputs, scale of operations, processes, schedule and intensity of operations. Table 2 provides the classification criteria and a comparison with anticipated operations.

Table 2: Guideline D-6 Industrial Categorization Criteria

Criteria	Class I	Class II	Class III
Outputs	<ul style="list-style-type: none"> • Sound not audible off property 	<ul style="list-style-type: none"> • Sound occasionally audible off property 	<ul style="list-style-type: none"> • Sound frequently audible off property
Scale	<ul style="list-style-type: none"> • No outside storage • Small scale plant or scale is irrelevant in relation to all other criteria 	<ul style="list-style-type: none"> • Outside storage permitted • Medium level of production 	<ul style="list-style-type: none"> • Outside storage of raw and finished products • Large production levels
Process	<ul style="list-style-type: none"> • Self-contained plant or building which produces / stores a packaged product • Low probability of fugitive emissions 	<ul style="list-style-type: none"> • Open process • Periodic outputs of minor annoyance • Low probability of fugitive emissions 	<ul style="list-style-type: none"> • Open process • Frequent outputs of major annoyances • High probability of fugitive emissions
Operation / Intensity	<ul style="list-style-type: none"> • Daytime operations only • Infrequent movement of products and/or heavy trucks 	<ul style="list-style-type: none"> • Shift operations permitted • Frequent movements of products and/or heavy trucks with the majority of movements during daytime hours 	<ul style="list-style-type: none"> • Continuous movement of products and employees • Daily shift operations permitted

Often an industry will fall between two Classes and judgment is required to apply the most appropriate classification given the balance of the criteria. Guideline D-6 states that no incompatible development should occur within the recommended minimum separation distance as noted in Table 1. Section 4.10 of the Guideline, however, identifies exceptional circumstances with respect to redevelopment, infill and mixed use areas. In these cases, it suggests that separation distances less than the recommended minimum values may be acceptable if a justifying impact assessment is provided.

Environmental Permitting for Industry

Section 9 of the Ontario Environmental Protection Act requires industries in Ontario to obtain an Environmental Compliance Approval (ECA) prior to discharging a contaminant into the natural environment. An ECA covers a range of potential contaminants including air quality, noise, vibration, solid waste, and liquid waste.

Generally a number of technical studies are required as part of an ECA application to demonstrate that an industry will not cause an adverse impact on the natural environment. The MOECC has produced a number of guidelines and regulations to deal with different contaminants and how the technical studies should be completed. Relevant guidelines and regulations are described in the following sections.



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NPC-300 Noise Guideline

NPC-300 noise criteria applicable to an industry vary depending on the character of ambient noise in the surrounding area. Class 1 is an urban area with an acoustic environment that is continuously dominated by the sounds of human activity, as would be found in a major urban centre. Class 2 areas are suburban or semi-rural areas where sounds of human activity drop off earlier in the evening. Class 3 areas are rural where the acoustic environment is dominated by natural sounds. The acoustic environment surrounding the study area would be classified as a Class 2 area.

The MOECC sound level criteria for stationary noise in Class 2 areas are shown in Table 3 (i.e., Class 1 and 3 purposely omitted). The sound levels are described in terms of the energy equivalent sound exposure level (L_{EQ}) on a one-hour basis. Where the hourly background sound level is higher than the values in Table 3, the background sound level is used as the applicable limit.

Table 3 provides both outdoor point of reception criteria and plane of the window criteria at the receptor. Outdoor points of reception are assessed when associated with dwellings or noise sensitive zoned lots. For dwellings, the outdoor point of reception is on the land use within 30 m of a façade of the building, at a height of 1.5 m above ground, in backyards, front yards, terraces or patios. Points of reception at the façade of a building include windows or openings in the façade leading to noise-sensitive spaces such as bedrooms, living rooms, eat-in kitchens, classrooms, therapy or treatment rooms, and assembly spaces for worship.

Table 3: One-hour Sound Level Criteria for Stationary Sources in Class 2 Areas ($L_{EQ,1\text{-hour}}$, dBA)

Time Period	Time of Day	Outdoor Points of Reception	Plane of Window
Daytime	0700-1900h	50	50
Evening	1900-2300h	45	50
Night-time	2300-0700h	--	45

The MOE NPC-300 criteria for stationary sources apply to cumulative sound from a site.

NPC-300 also includes criteria for sound from road and rail sources. These are summarized in Table 4.

Table 4: Outdoor and Indoor Sound Level Criteria for Road and Rail (L_{EQ} , dBA)

Type of Space	Time Period (16-hr or 8-hr)	Road	Rail
Outdoor Living Areas	0700-2300h	55*	
Living/dining, den areas of residences, hospitals, nursing homes, schools, daycare centres, etc.	0700-2300h	45	40
Living/dining, den areas of residences, hospitals, nursing homes, etc. (except schools or daycare centres)	2300-0700h	45	40
Sleeping quarters	0700-2300h	45	40
	2300-0700h	40	35

* Limit in outdoor living area from both road and rail. All other limits are indoors.

Regulation 419/05 – Local Air Quality

The regulation framework for industrial air quality emissions in Ontario is outlined in Ontario Regulation 419/05 (O.Reg. 419/05): Local Air Quality. O. Reg. 419/05 applies to all industries in the province and is the regulation against which contaminant concentrations from air emissions are assessed under Section 9 of the Environmental Protection Act.

Demonstration of compliance with this regulation is a requirement as part of the ECA process. Air quality standards are evaluated at a Point of Impingement (POI). "POI" is defined in the regulation to exclude points that are on the same property as the emission source (except in certain circumstances), and to include all off-property points that are at ground level. The term POI also includes off-property points that are above ground, on multi-floor structures. In areas where multi-floor structures are permitted but none currently exist and none are currently planned, above ground POI's are typically not considered. Thus, care is sometimes needed when introducing new multi-floor uses into areas near existing industries, as the permitting process for those industries may not have considered the possibility of above-ground POI's.

Odour is regulated on a case-by-case basis in Ontario. Industries of a type known to be of concern for odours are typically subjected to an odour standard as a condition of their ECA. Odours can be quantified and expressed in terms of Odour Units (OU). Under MOECC guidance, the desired odour limit is 1 OU. The MOECC guidance allows an exceedance of the 1 OU provided it occurs less than 0.5% of the time.

Fugitive dust from industrial operations does not need to be assessed quantitatively under O. Reg. 419/05 (except in specific circumstances), but industries with extensive outdoor handling of bulk materials and/or operations of mobile equipment on unpaved areas are typically required to have a dust management plan in place, consistent with industry best practices.. Sources of fugitive dust typically found from industrial sites within an urban area include stock piles of aggregate and truck traffic on unpaved parking areas.

Noise Screening Process for ECA Applications

The MOECC has developed a screening tool for certain types of industries that are in the process of applying for a new ECA. The basis for the tool is that the cumulative noise emissions from a facility will not exceed the MOECC noise guidelines at a point of reception as long as there is sufficient separation distance between the industrial site and the sensitive land use.

The screening process looks at both the type of industry and the type of equipment on the industrial site. A recommended minimum setback distance between the industrial site and the nearest sensitive land use is determined and should the actual separation distance be less than the minimum recommended, the industrial applicant has to prepare a detailed noise impact assessment. The detailed assessment may then lead to requirements for noise mitigation at the industrial site.

Guidelines for New Development in Proximity to Railway Operations

The guideline was developed in part to assist municipalities and developers in establishing a consistent approach in assessing new developments that are in close proximity to railway operations. New developments must be carefully planned to ensure that railway operations do not expose residents to excessive noise and vibration levels from railway operations, and also new developments do not interfere with railway operations.

In the absence of specific zoning by-law requirements, the document provides specific guidelines and setback distances for safety, noise, and vibration. Tables 5 through 7 provide the suggested guidelines.

Table 5: Standard Recommended Building Setbacks from Railway Operations

Type of Operation	Setback Distance (m)
Freight Rail Yard	300
Principal Main Line	30
Secondary Main Line	30
Principal Branch Line	15
Secondary Branch Line	15
Spur Line	15

Table 6: Recommended Minimum Noise Influence Zone from Railway Operations

Type of Operation	Setback Distance (m)
Freight Rail Yard	1,000
Principal Main Line	300
Secondary Main Line	250
Principal Branch Line	150
Secondary Branch Line	75
Spur Line	75

Table 7: Recommended Minimum Vibration Influence Zone from Railway Operations

Type of Operation	Setback Distance (m)
All operations	75

The guide provides a number of examples for noise and vibration mitigation measures including good design practices that can be implemented for new developments. The guide also recommends that detailed noise and vibration studies are undertaken early in the design process to ensure that new developments are designed appropriately to minimize noise and vibration levels for residents and building safety.

City of Niagara Noise By-Law 2004-105

The City of Niagara Noise By-Law does not address sounds from industrial uses or rail.

INDUSTRY MAP INVENTORY

A site visit was completed on September 16, 2015 to review the industrial areas within a 1 km zone around the study area. This distance is consistent with the Guideline D-6 zone of influence of a Class III facility identified in Table 1. Industries identified within this boundary were considered to have the potential for affecting the proposed sensitive land uses on the Thundering Waters subject lands.

Industrial zoned lands identified during the site visit, and from the City of Niagara Official Plan, were categorized according to Guideline D-6 classifications (Class I, II or III) for their potential to influence nearby sensitive land uses. Where the facility's classification was not completely apparent, additional research was conducted to determine the type of operations / products and hours of operation. The resulting classifications are summarized in Appendix A. Figure 3 shows the resulting category for each parcel of land. The land use classifications inherently include some subjectivity. Additional investigation of the critical lands (e.g., Class 3 lands) may indicate a lower classification that produces less restrictions on development.

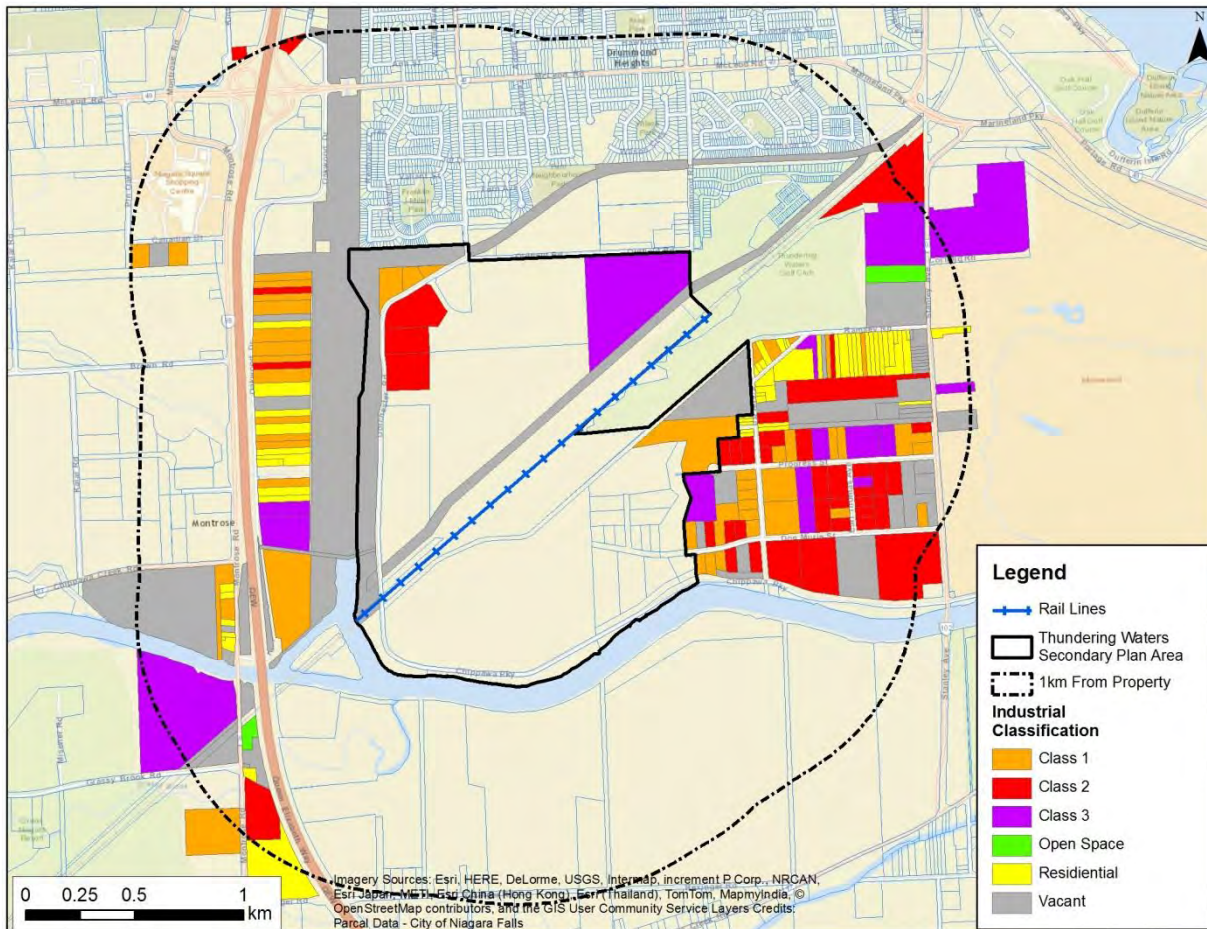


Figure 3: Industrial Land Categorization

A number of properties and buildings were vacant during the study and are indicated as such in Figure 3. Where there are lands that currently do not have an industry identified, they have been classified in Figure 3 as vacant. Some properties are identified as residential in the zoning, but were determined to be industrial based on the site visit and were classified as such for this study.

The potential impacts of the above industries on the proposed development are discussed in the next section.

FINDINGS

The industrial classifications shown in Figure 3 were used to determine the potential areas of influence from each property to sensitive land uses. Where potential areas of influence impose on incoming development, Guideline D-6 states the proponent of a development should provide detailed studies for noise, vibration, dust or odour (as applicable).



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Figure 4 presents the area of potential influence (from Table 1) from industrial lands on the subject lands. These regions indicate area of potential effects from the local industries. A significant portion of the subject lands are affected by the influence of the Class 3 industries.

If development of sensitive land uses were to occur in these areas, detailed studies would be required. Such detailed studies typically require a detailed understanding of each industrial process, specific details of the sources operating at each site, and modelling to predict the actual area of potential impact. The results of the detailed studies may result in mitigation requirements for the incoming development.

Table 1 also presents recommended minimum setback distances for the various land use classifications. Guideline D-6 recommends that development of sensitive land uses be avoided within these regions, subject to the results of detailed studies. Further study may confirm if development is feasible within these setbacks, or if mitigation at the source or receiver or both will be sufficient to address any concerns.

The area of influence from a principle rail branch line is also indicated in Figure 4. The rail line noise and vibration areas of influence were taken from Table 6 and 7, respectively. As detailed information on the rail line was not available, it is conceivable that the railway area of influence may decrease if the line is in less use than what was assumed (i.e., principle branch line). Development in these rail setback areas is only recommended with a detailed assessment of the current and future rail use activities for the line. It is anticipated that mitigation measures for development in this area will be necessary. Further discussion is included in the recommendations.

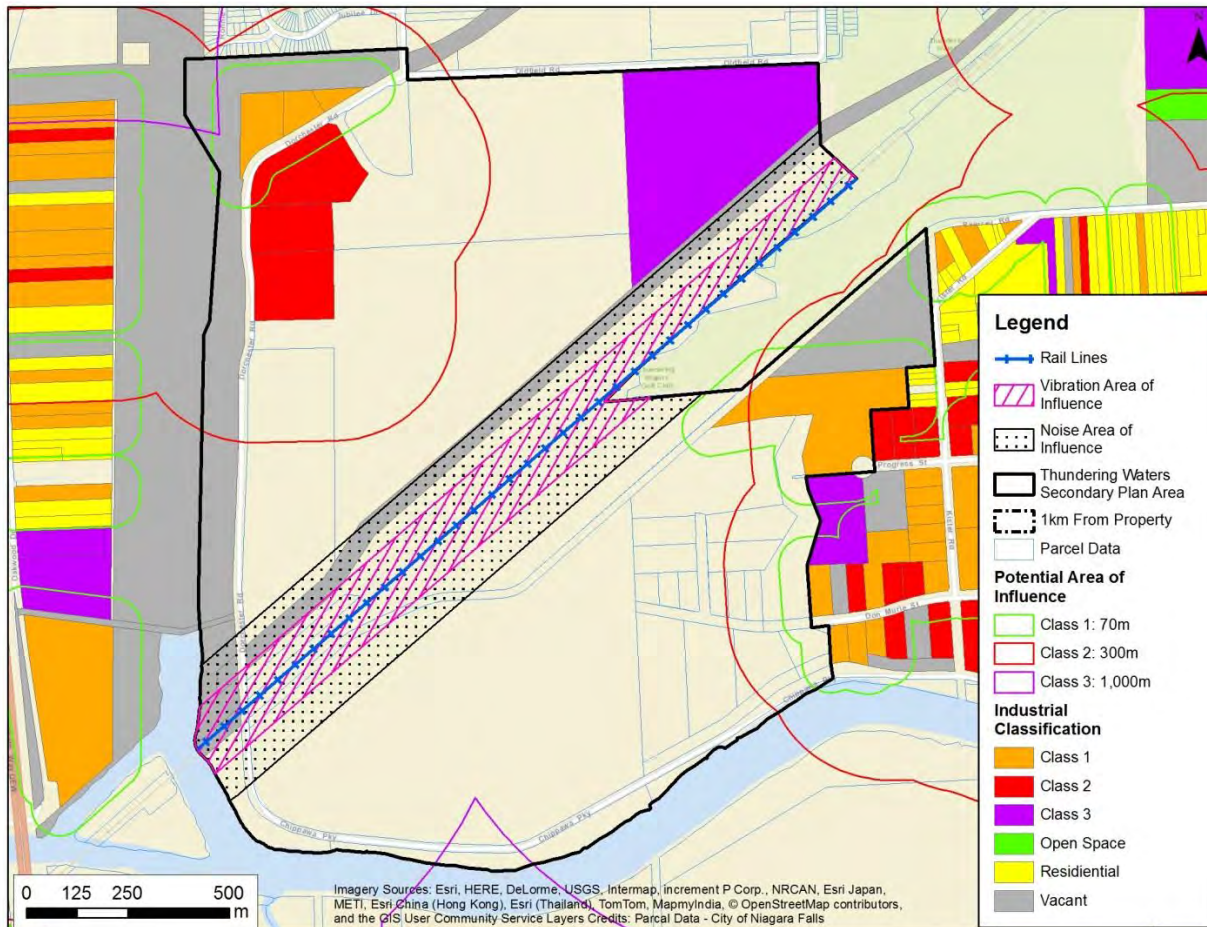


Figure 4: Potential Areas of Influence

RECOMMENDATIONS

The results of our preliminary assessment indicate a significant portion of the proposed development lands are within areas of potential influence from nearby industrial uses, primarily a few Class 3 industries. For the development to proceed in areas where sensitive land uses are proposed, the following recommendations are provided for consideration:

- Development of sensitive land uses (e.g., residential, educational, etc.) within the buffer regions identified in Figure 4 are feasible provided the proponent is willing to conduct detailed assessments of air quality, noise and vibration (as applicable). These studies may identify that mitigation measures are required on the incoming development. Only existing industries that have potential for causing adverse impacts (i.e., noise, vibration, dust or odour) in the study area, or proposed industries for which a site plan approval application has been made, need to be assessed. Potential future industrial uses that have not yet been determined need not be considered in the assessment.

- Prior to undertaking detailed studies, a more detailed review of the identified Class 3 industries could be undertaken and see if a re-classification to Class 2 might be warranted, and the potential area of influence reduced.
- Development of sensitive land use within the minimum recommended separation distances outlined in Table 1 may not be feasible or may be subject to more significant mitigation requirements. This outcome can be confirmed through detailed studies.
- Sensitive land use development in the subject lands that are within the railway influence zones identified in Figure 4 will require a detailed rail and vibration study. This will result in significant mitigation requirement for the incoming development. Classification of the rail line may also be modified based on the use conditions of the line.
- Detailed assessments should follow appropriate MOECC guidelines relevant to the type of study being conducted.

Mitigation Recommendations

There are a number of mitigation measures that could be implemented as part of the planning process. Table 10 provides conceptual mitigation measures for sensitive land uses. GR (CAN) will be required to undertake studies to identify specific mitigation methods required once details of the development are available. Mitigation techniques generally apply to the sensitive land use, however agreements may be struck with adjacent industries to install mitigation at the source, potentially at the expense or partial expense of GR (CAN).

Table 10: Conceptual Mitigation Measures for Proposed Sensitive Land Uses

Mitigation Measure ^[1]	Limiting Adverse Effect
Barrier	Noise
Enclosed Balconies	Noise
Building Location/Orientation/Room Layout	Noise
Upgraded Façade	Noise
Deep Foundations	Vibration
Vibration Isolation	Vibration
Ventilation (Air Conditioning)	Noise, Odour

Note: All mitigation measures are applicable for railway operations. Only Ventilation (Air Conditioning), Building Location/Orientation/Room Layout, and barriers may be required for other land uses and activities.



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Ms. Helen Chang
GR(CAN) Investment Co., Ltd.
RWDI#1600158 - Land Use Assessment, Thundering Waters Secondary Plan
November 6, 2015

Page 14

CLOSING

We trust the information contained within will warrant a conference call to discuss the results of our findings and the next steps. Once you have had a chance to review our letter, please contact us to set up this call.

Yours very truly,

RWDI AIR Inc.

Melissa Annett, d.E.T.
Senior Project Manager, Associate

MEA/hta

CC: Cynthia Lai – GR (CAN) Investment Co. Ltd.
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Lorelei Jones – Macaulay Shiomi Howson Ltd.
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Stephen Bedford – Stephen Bedford Consulting Inc.
sbc@stephenbedford.ca

Attach.

APPENDIX A

Column1	Address	Longitudel	Latitudel	Company Name	Classification	Notes
1	7888 OAKWOOD DR	-79.120075	43.061343	Ok Tires; Joe's Place; Niagara Auto Auction	Class 1	
2	DON MURIE ST	-79.084288	43.052183	Big lot with small building (looks vacant - no signage)	Class 1	Looks like a large lot with a small vacant building. Nothing on Google and no signage.
3	7818 OAKWOOD DR	-79.12002	43.062623	KIA motors	Class 1	
4	6225 PROGRESS ST	-79.097582	43.055846	Halucha Engineering	Class 1	Previous Washington Mills
5	6050 DON MURIE ST	-79.092216	43.052203	Dynaco Canada Inc.	Class 1	
6	6040 PROGRESS ST	-79.092294	43.053567	Three companies under this address - Spencerarl- Corporate, Niagara Falls Brewing Co., Dorcy Ashflash Canada Ltd.	Class 1	
7	8676 OAKWOOD DR	-79.120527	43.049326	Jellystone Niagara Camp Resort	Class 1	Part of camp on 8676 OAKWOOD DR
8	7838 OAKWOOD DR	-79.120033	43.062323	KIA motors	Class 1	
9	7868 OAKWOOD DR	-79.120056	43.061764	Two Brothers Auto; Revelaton Welding; Parckway Towing & Storage; Niagara Tint; JCW; Papetti Auto Repair; Auto Credit Canada; Maximum Performance Motorsports; Debest Pasta Sauce; Niagara Fun Tours;Wild Bills Auto Repair	Class 1	
10	OAKWOOD DR	-79.120122	43.060218	Mobile Storage Units	Class 1	seems to be part of the residentail house on 8020 OAKWOOD DR
11	8020 OAKWOOD DR	-79.120146	43.059656	Residential; Mobile Storage Units	Class 1	seems that part on the othe lot is Mobile Storage Units
12	8058 OAKWOOD DR	-79.120162	43.059239	Niagra Falls Art Gallery - Niagara Children's Museum	Class 1	
13	8230 OAKWOOD DR	-79.120178	43.056712	St Catharines Truck & Trailer Repair; Volsco Construction Co; Chair Experts Refinishing	Class 1	
14	7825 DORCHESTER RD	-79.111591	43.062939	Niagara Moving & Storage	Class 1	
15	8320 OAKWOOD DR	-79.120184	43.055989	Residential; Anita's Every Woman Esthetics; Oakwood Motors Ltd.	Class 1	
16	8354 OAKWOOD DR	-79.120187	43.055697	Residential; Maid Of The Mist Steamboat Co Ltd	Class 1	
17	8446 OAKWOOD DR	-79.120198	43.054113	Residential; Quantech Electric Contractors	Class 1	
18	7979 DORCHESTER RD	-79.113946	43.06194	A&B Self Storage	Class 1	
19	8108 OAKWOOD DR	-79.120166	43.058532	Niagra Fall Nissan	Class 1	
20	7875 DORCHESTER RD	-79.112862	43.062406	Quantum Niagara Gymnastics & Acro Cats	Class 1	
21	9515 MONTROSE RD	-79.124644	43.039783	Minacs Worldwide Inc ; Ciminelli; Warehouse for Lease	Class 1	
22	8675 MONTROSE RD	-79.123658	43.048836	Residential	Class 1	Current Residential unit (rental) but Zoned Industrial
23	8825 MONTROSE RD	-79.1235	43.048944	Vibrations; Sam's Montrose Hotel	Class 1	
24	6100 PROGRESS ST	-79.09417	43.054011	Four companies under this address - Chevy Lane Fabrications, Niagara Woodworking, Milestone Millwork, Niagara Waterproofing	Class 1	
25	6411 KISTER RD	-79.094145	43.0536	Two companies under this address - IRC Mechanical and Hodgson T & Co Ltd.	Class 1	
26	6441 KISTER RD	-79.094121	43.053189	Niagara Bus Wash & RV Cleaning Services	Class 1	
27	6471 KISTER RD	-79.094096	43.052778	Four companies under this address - Niagara RV & Trailer Center, Niagara Vacation Rentals, United Medical Systems Canada, Uni-quatro Industries Canada	Class 1	
28	6501 KISTER RD	-79.09407	43.052353	Micron Installations Ltd. - Prehung Doors	Class 1	
29	6537 KISTER RD	-79.093867	43.051794	Hangups Imprinted Sportswear & Promotional Products	Class 1	
30	6199 DON MURIE ST	-79.09532	43.051985	Niagra River Trading Co.	Class 1	
31	6190 DON MURIE ST	-79.095634	43.050482	International Sew-Right Co.	Class 1	
32	6040 RAMSEY RD	-79.093525	43.059016	Two companies listed under this address - Duguay Haulage Inc. and Hunter Auto Repairs	Class 1	
33	6001 KISTER RD	-79.092669	43.05916	Marc's Marine	Class 1	
34	5917 KISTER RD	-79.091302	43.059556	Two companies under this address - Pineridge Tree Service and Advantage Heating & Air Conditioning	Class 1	
35	5820 RAMSEY RD	-79.089384	43.05882	Residential; Provincial Contractors Inc	Class 1	
36	5722 RAMSEY RD	-79.087388	43.058869	Residential; A B C Fire & Safety	Class 1	

Column1	Address	Longitudel	Latitudel	Company Name	Classification	Notes
37	6025 PROGRESS ST	-79.091623	43.055177	Three companies under this address - Aztec Frames Ltd., Field of Dreams Gallery, Apple Art & Furniture Company	Class 1	
38	5835 PROGRESS ST	-79.089214	43.055233	Three companies listed under this address - Progressive Mechanical Ltd., Alco Products, Barbisan Allmetal	Class 1	
39	5805 PROGRESS ST	-79.088747	43.055243	Two companies under this address - Niagara Analytical Environmental Laboratories and Niagara Water Conditioning Ltd.	Class 1	
40	8375 STANLEY AV	-79.084856	43.055341	Marineland Marketing	Class 1	Commerical
41	8407 STANLEY AV	-79.084191	43.054939	Three companies under this address - Bateman's Tire, Gilson's Auto Repair, D.I. Roof Seamers	Class 1	DI Roof Seamers 8-5 M-F, No hours listed for Batemans Tire or Gilsons Auto Repair.
42	8621 EARL THOMAS AV	-79.088927	43.052349	Collins Concessions Ltd.	Class 1	
43	6045 PROGRESS ST	-79.092285	43.054828	Garden City Customs Services Inc.	Class 1	
44	7900 CANADIAN DR	-79.128008	43.06361	Family and Children's Services Niagara (FACS); Family Counselling Centre Niagara;	Class 1	
45	7770 CANADIAN DR	-79.125857	43.063653	Roman Cheese Products Ltd	Class 1	
46	6255 DON MURIE ST	-79.097391	43.051562	Gordon Wright Electric Limited	Class 1	
47	6220 DON MURIE ST	-79.096225	43.050351	Marine Clean Ltd.	Class 1	
48	6260 DON MURIE ST	-79.096833	43.050363	Niagara Commercial Coatings & Insulations	Class 1	
49	8100 DORCHESTER RD	-79.113074	43.058594	Avid Growing Systems	Class 2	turn key medicinal marijuana growing operation
50	8040 DORCHESTER RD	-79.113112	43.059867	Warehouse	Class 2	
51	7942 DORCHESTER RD	-79.11262	43.060937	Palfinger Inc; Trans-Quip Inc	Class 2	not sure if Trans-Quip Inc is still in this building
52	5720 DON MURIE ST	-79.086563	43.052336	Brunner Manufacturing & Sales Ltd.	Class 2	
53	5770 DON MURIE ST	-79.08749	43.051902	Tecna Div of Brunner Manufacturing & Sales Ltd.	Class 2	
54	7130 KINSMEN CT	-79.12217	43.071871	Hamblet's Roofing Siding Windows & Doors; Alkaron Metals Inc; Niagra Go-Karts and Mini-Putt	Class 2	not sure about Alkaron Metals Inc, can't see it on Google earth
55	7848 OAKWOOD DR	-79.120044	43.062045	Residential; Leonard Malier; A & M Custom	Class 2	maybe class 1?
56	8066 OAKWOOD DR	-79.120165	43.058958	Residential; Ken Warden Construction Ltd	Class 2	
57	8594 EARL THOMAS AV	-79.087548	43.052793	Stelfab Niagara Ltd.	Class 2	
58	8540 EARL THOMAS AV	-79.087575	43.053204	Two companies under this address - Storage Niagara and Ground Aerial Maintenance Service Ltd.	Class 2	
59	8464 EARL THOMAS AV	-79.087627	43.054088	Food Roll Sales (Niagara) Ltd.	Class 2	
60	5720 PROGRESS ST	-79.086652	43.053706	Hoco Limited (Building for Sale)	Class 2	
61	5676 PROGRESS ST	-79.08583	43.053725	Davert Tools Inc.	Class 2	
62	6025 CHIPPAWA PY	-79.092125	43.050255	Niagara Falls Humane Society	Class 2	Potential noise impact from barking dogs
63	5955 DON MURIE ST	-79.090183	43.050125	H&L Tool and Die Ltd.	Class 2	
64	8699 STANLEY AV	-79.085154	43.050131	Two companies under this address - Defect-O Canada and Oneida Canada Limited	Class 2	Looks vacant and lease signs on lot.
65	6095 PROGRESS ST	-79.094045	43.05502	Niagara Fasteners Inc.	Class 2	
66	6129 PROGRESS ST	-79.094736	43.054998	Two companies under this address - PRW Fabrication and PRW Excavating Contractors	Class 2	
67	6159 PROGRESS ST	-79.095371	43.054977	Two companies under this address - Provincial Design & Fabricating and Supreme Mechanical Contractors	Class 2	
68	6135 DON MURIE ST	-79.094558	43.051736	Niagara Pattern Ltd.	Class 2	
69	6167 DON MURIE ST	-79.095175	43.051671	Building for Sale	Class 2	Building for Sale (currently is Phoenix Wood Products Corp.)
70	DON MURIE ST	-79.096301	43.0516	No Buildings, just a couple of storage tanks and some trucks labelled with MCL Waste Management Services. Likely Class 1, possibly Class 2.	Class 2	
71	6090 DON MURIE ST	-79.093685	43.050604	MCL Waste Management Services?	Class 2	
72	6150 DON MURIE ST	-79.095033	43.050525	Air Liquide Canada Inc.	Class 2	
73	6198 KISTER RD	-79.092582	43.056365	Building for Lease	Class 2	
74	9514 MONTROSE RD	-79.121809	43.040708	Storage lot of some sort	Class 2	There is a building of some sort and a bunch of vehicles, other items
75	5806 RAMSEY RD	-79.089137	43.058826	Crown Transportation Group Limited	Class 2	
76	6065 PROGRESS ST	-79.092997	43.054811	Freds Concrete	Class 2	in google earth it looks like there is a sign that says Freds Concrete
77	6272 KISTER RD	-79.092663	43.055478	Niagara Fence Supply Inc.	Class 2	
78	6015 PROGRESS ST	-79.09085	43.055196	Fencast Industries	Class 2	
				Louver-Lite Canada Inc.	Class 2	

Column1	Address	Longitudel	Latitudel	Company Name	Classification	Notes
79	8345 STANLEY AV	-79.084242	43.055797	Three companies under this address - Shotz Canada, Peglow Tool & Die Inc., Applied Strobe Technology	Class 2	Likely Class 1 but could be Class 2 (tool & die) due to unknown hours of operation.
80	5952 PROGRESS ST	-79.090003	43.053627	Storage lot of some sort	Class 2	There is a building of some sort and a bunch of vehicles, other items
81	8481 EARL THOMAS AV	-79.089012	43.05365	Factor Forms Niagara Ltd.	Class 2	
82	8591 EARL THOMAS AV	-79.088954	43.05276	LaurCoat Inc.	Class 2	
83	5850 DON MURIE ST	-79.088902	43.051875	Falls Contracting Inc.	Class 2	
84	5920 DON MURIE ST	-79.089913	43.052257	Trimac Transportation System	Class 2	Large outdoor yard, single building, doesnot appear to be much activity in the yard, more for storage
85	8620 EARL THOMAS AV	-79.087521	43.052382	Brunner	Class 2	
86	7071 OAKWOOD DR	-79.119174	43.072346	Niagara Protective Coatings	Class 2	
87	7527 STANLEY AV	-79.086747	43.066242	Walter L & Sons Excavating Ltd	Class 2	Outside storage, 36 employees - anticipate to be sound and dust
88	8203 STANLEY AV	-79.087729	43.05752	AC & First choice vinyl windows LTD.	Class 2	
89	6224 PROGRESS ST	-79.096817	43.053111	Quality Ready Mix Ltd.	Class 3	Outdoor storage, high probability of fugitive emissions
90	9127 MONTROSE RD	-79.126873	43.044835	E S Fox Ltd	Class 3	Fabricated metal product manufacturing, large facility, outdoor storage
91	8220 STANLEY AV	-79.082276	43.057409		Class 3	Unknown - No industry associated with this address, however appears to be outdoor storage areas. Assumed worst case Class 3.
92	8550 OAKWOOD DR	-79.120202	43.053067	Montgomery Bros Construction / Landscape Materials	Class 3	Outdoor storage, high probability of fugitive emissions
93	8620 OAKWOOD DR	-79.120188	43.052031	Modern Mosaic Ltd	Class 3	Outdoor storage, high probability of fugitive emissions
94	8490 EARL THOMAS AV	-79.087601	43.053615	Three companies under this address - Peninsula Architectural Detail, Ontario Electrical Construction, Progressive Mechanicals Limited	Class 3	Outdoor storage, high probability of fugitive emissions
95	5868 RAMSEY RD	-79.090208	43.058804	Tri Cast Bronze	Class 3	Metal Fabricator / Foundry
96	5869 PROGRESS ST	-79.089915	43.055217	Can Mar Manufacturing Inc.	Class 3	Refractory Manufacturing
97	5725 PROGRESS ST	-79.087578	43.05527	Mancuso Chemicals Limited	Class 3	Chemical Manufacturing
98	5635 PROGRESS ST	-79.086176	43.055301	Specialty Cast Metals Ltd.	Class 3	Steel & Cement Industry casting
99	6000 PROGRESS ST	-79.0909	43.053606	Pumcrete Corp.	Class 3	Outdoor storage, high probability of fugitive emissions
100	5980 DON MURIE ST	-79.090811	43.052236	Dufferin Concrete	Class 3	High probability of fugitive emissions
101	7780 STANLEY AV	-79.080807	43.064741	Washington Mills Electro Minerals Corporation	Class 3	Company makes chemicals - estimated class 3
102	6300 OLDFIELD RD	-79.09996	43.060819	ChemTrade	Class 3	Company makes chemicals - estimated class 3
103	7771 STANLEY AV	-79.085487	43.063806	Salit Steel	Class 3	Large steel facility with a lot of outdoor storage
104	7885 STANLEY AV	-79.085485	43.062161	Marineland	Open Space	
105	9240 MONTROSE RD	-79.122471	43.043849	Baden Powell Park	Open Space	
106	5584 RAMSEY RD	-79.084869	43.059631	Residential	Residential	
107	OAKWOOD DR	-79.120173	43.058002	Residential	Residential	
108	MONTROSE RD	-79.1238	43.047736	Residential	Residential	
109	6077 KISTER RD	-79.093584	43.058303	Residential	Residential	
110	5973 KISTER RD	-79.092126	43.059308	Residential	Residential	
111	8072 STANLEY AV	-79.082449	43.059758	Residential	Residential	
112	7960 OAKWOOD DR	-79.120104	43.06064	Residential	Residential	
113	8252 OAKWOOD DR	-79.120179	43.056355	Residential	Residential	
114	8356-8358 OAKWOOD DR	-79.120189	43.055423	Residential	Residential	
115	8378 OAKWOOD DR	-79.12019	43.055096	Residential	Residential	
116	8392 OAKWOOD DR	-79.120956	43.054955	Residential	Residential	
117	8468 OAKWOOD DR	-79.120202	43.053782	Residential	Residential	
118	8488 OAKWOOD DR	-79.120205	43.053491	Residential	Residential	
119	8212 OAKWOOD DR	-79.120176	43.056991	Residential	Residential	
120	8731 MONTROSE RD	-79.123536	43.049832	Residential	Residential	
121	8755 MONTROSE RD	-79.123533	43.04952	Residential	Residential	
122	8841 MONTROSE RD	-79.123525	43.04839	Residential	Residential	
123	8891 MONTROSE RD	-79.123474	43.047477	Residential	Residential	
124	8873 MONTROSE RD	-79.123521	43.047891	Residential	Residential	
125	8279 STANLEY AV	-79.084563	43.056819	Residential	Residential	Residential (for sale)
126	6120 KISTER RD	-79.092959	43.05736	Residential	Residential	
127	6138 KISTER RD	-79.093253	43.05732	Residential	Residential	
128	6158 KISTER RD	-79.093241	43.05712	Residential	Residential	

Column1	Address	Longitudel	Latitudel	Company Name	Classification	Notes
129	6224 KISTER RD	-79.092563	43.056055	Residential	Residential	
130	6248 KISTER RD	-79.092553	43.055895	Residential	Residential	
131	6061 KISTER RD	-79.093319	43.058428	Residential	Residential	
132	6043 KISTER RD	-79.09306	43.058575	Residential	Residential	
133	5963 KISTER RD	-79.091821	43.05937	Residential	Residential	
134	5955 KISTER RD	-79.091686	43.059418	Residential	Residential	
135	9304 MONTROSE RD	-79.122483	43.042066	Residential	Residential	
136	7473 REIXINGER RD	-79.120748	43.038297	Residential (farm)	Residential	
137	5794 RAMSEY RD	-79.088876	43.058831	Residential	Residential	
138	5850 RAMSEY RD	-79.089878	43.05881	Residential	Residential	
139	KISTER RD	-79.091364	43.058508	Residential	Residential	
140	6050-6110 KISTER RD	-79.09301	43.058046	Residential	Residential	
141	5606 RAMSEY RD	-79.085708	43.058907	Residential	Residential	Looks like there is a storage area on the back
142	5618 RAMSEY RD	-79.085569	43.059546	Residential	Residential	
143	5634 RAMSEY RD	-79.085824	43.059082	Residential	Residential	
144	5650 RAMSEY RD	-79.086134	43.059074	Residential	Residential	
145	5672 RAMSEY RD	-79.086401	43.058893	Residential	Residential	
146	5678 RAMSEY RD	-79.086648	43.058887	Residential	Residential	
147	5698 RAMSEY RD	-79.086894	43.058881	Residential	Residential	
148	5714 RAMSEY RD	-79.087141	43.058875	Residential	Residential	
149	5732-5734 RAMSEY RD	-79.087635	43.058862	Residential	Residential	
150	5746 RAMSEY RD	-79.087882	43.058856	Residential	Residential	
151	5764 RAMSEY RD	-79.088128	43.05885	Residential	Residential	
152	5774 RAMSEY RD	-79.088499	43.058841	Residential	Residential	
153	6259 KISTER RD	-79.094111	43.055663	Residential	Residential	
154	6251 KISTER RD	-79.09412	43.055815	Residential	Residential	
155	6227 KISTER RD	-79.09414	43.056134	Residential	Residential	
156	6199 KISTER RD	-79.094148	43.056271	Residential	Residential	
157	6189 KISTER RD	-79.094156	43.056408	Residential	Residential	
158	6025 KISTER RD	-79.0931	43.058998	Residential	Residential	
159	5594 RAMSEY RD	-79.084943	43.05893	Residential	Residential	
160	OAKWOOD DR	-79.120092	43.060921	Empty lot	Vacant	Appears to be an empty lot
161	8529-8559 STANLEY AV	-79.084455	43.053073	Vacant Land	Vacant	Lot with small vacant building
162	MONTROSE RD	-79.121845	43.042549		Vacant	
163	7170 OAKWOOD DR	-79.116051	43.07476	Vacant Land	Vacant	
164	8160 OAKWOOD DR	-79.120169	43.057413	Empty lot	Vacant	
165	DORCHESTER RD	-79.118387	43.051388		Vacant	
166	QUEEN ELIZABETH WY	-79.122635	43.048951	Vacant Land	Vacant	
167	QUEEN ELIZABETH WY	-79.121527	43.04952		Vacant	
168	STANLEY AV	-79.082209	43.056053	Vacant Land	Vacant	
169	MONTROSE RD	-79.123523	43.048128	Empty lot	Vacant	
170	STANLEY AV	-79.084092	43.053491	Empty lot	Vacant	Empty lot with small vacant building
171	MCCLIVE ST	-79.094567	43.055961	Empty lot	Vacant	
172	5680 DON MURIE ST	-79.085741	43.052355	Empty lot	Vacant	Large building (looks vacant - no signage)
173	MONTROSE RD	-79.124813	43.043422	Vacant Land	Vacant	
174	DRUMMOND RD	-79.103265	43.065198	Empty lot	Vacant	
175	DORCHESTER RD	-79.119287	43.048713		Vacant	
176	MONTROSE RD	-79.123577	43.046979	Vacant Land	Vacant	
177	MONTROSE RD	-79.12465	43.043343	Vacant Land	Vacant	
178	MONTROSE RD	-79.124327	43.043187	Vacant Land	Vacant	
179	CHIPPAWA CREEK RD	-79.127693	43.048801	Vacant Land	Vacant	<Null>
180	8223 STANLEY AV	-79.087686	43.056943	Vacant Land	Vacant	
181	8297 STANLEY AV	-79.084543	43.056511	Vacant Land	Vacant	
182	8309 STANLEY AV	-79.08453	43.056306	Vacant Land	Vacant	
183	STANLEY AV	-79.085229	43.056552	Vacant Land	Vacant	

Column1	Address	Longitudel	Latitudel	Company Name	Classification	Notes
184	8323 STANLEY AV	-79.087627	43.056034	Vacant Land	Vacant	
185	8455 STANLEY AV	-79.084137	43.054176	Empty lot	Vacant	Empty lot with small vacant building
186	5795 DON MURIE ST	-79.088024	43.050044	Vacant Land	Vacant	
187	MARINELAND PY	-79.090298	43.067728		Vacant	
188	DON MURIE ST	-79.094388	43.050581	Empty lot	Vacant	Building for Lease (looks like it used to be ES Fox)
189	6178 KISTER RD	-79.092628	43.057215	Vacant Lot	Vacant	
190	MONTROSE RD	-79.122672	43.042462	Empty lot	Vacant	
191	8073 STANLEY AV	-79.084276	43.059491	Vacant Land	Vacant	
192	5836 RAMSEY RD	-79.089631	43.058814	Empty lot with Container	Vacant	
193	5574 RAMSEY RD	-79.084666	43.059637	Vacant Land	Vacant	For Sale
194	CANADIAN DR	-79.126942	43.063631	Empty lot	Vacant	seems like an empty lot
195	OAKWOOD DR	-79.117661	43.072545	Empty lot	Vacant	seems like an empty lot
196	DON MURIE ST	-79.096811	43.051583	Empty lot	Vacant	
197	STANLEY AV	-79.084246	43.058934	Vacant Land	Vacant	
198	8113 STANLEY AV	-79.084255	43.059071	Vacant Land	Vacant	
199	STANLEY AV	-79.084238	43.058797	Vacant Land	Vacant	
200	KISTER RD	-79.096344	43.057823	Vacant Land	Vacant	
201	STANLEY AV	-79.085516	43.060885	Vacant Land	Vacant	
202	MARINELAND PY	-79.100828	43.058621	Vacant Land	Vacant	
203	MONTROSE RD	-79.122893	43.045228	Vacant Land	Vacant	
204	LINCOLN ST	-79.115565	43.048726	Empty lot	Vacant	
205	STANLEY AV	-79.084196	43.058112	Vacant Land	Vacant	
206	STANLEY AV	-79.084204	43.058249	Vacant Land	Vacant	
207	STANLEY AV	-79.084229	43.05866	Vacant Land	Vacant	
208	STANLEY AV	-79.084213	43.058386	Vacant Land	Vacant	
209	STANLEY AV	-79.084221	43.058523	Vacant Land	Vacant	
210	MCLEOD RD	-79.116023	43.060636	Vacant Land	Vacant	
211	DON MURIE ST	-79.097025	43.050728	Empty lot	Vacant	
212	CHIPPAWA PY	-79.094663	43.049923	Vacant Land	Vacant	
213	DORCHESTER RD	-79.115735	43.049829	Empty lot	Vacant	
214	DORCHESTER RD	-79.115375	43.049981	Empty lot	Vacant	
215	PROGRESS ST	-79.095333	43.053514	Vacant Land	Vacant	