

June 20, 2021

Chris Matson
Matson Planning and Development Inc.
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Re: Addendum, Bronte Green former Region Lands Draft Plan, Oakville, Ontario

Dear Chris,

As requested, this addendum has been prepared to review the Draft Plan and latest grading information for the Former Region Lands identified as Block 7 and Lots 1 – 6 as shown on the Draft Plan, attached. The former Region lands are adjacent to the larger Bronte Green subdivision. This addendum has been prepared to support a draft plan approval application.

Our latest noise report is titled, “Traffic Noise Feasibility Study, Proposed Bronte Green Residential Development, Oakville, Ontario” dated September 9, 2016. In this report, the subject lands are shown as a SWM pond. Our latest stationary noise report is titled, “Stationary Noise Feasibility Study, Proposed Bronte Green Residential Development, Oakville, Ontario” dated September 22, 2016. In this report, a 4.0 m high acoustic wall is recommended around the Region’s Operations Centre. A letter reviewing the latest grading plans for acoustic barrier refinement is dated August 10, 2017 and the subject lands are shown as a SWM pond. A 4.0 m high acoustic wall is recommended for the Operations Centre.

For the current review, the following drawings were reviewed:

- Draft Plan Former Region Lands prepared by Korsiak Urban Planning dated March 31, 2021
- Grading Plan RL-7 prepared by DSEL dated 19-03-29
- Grading Plan RL-6 prepared by DSEL dated 19-03-29
- Block Elevations prepared by Fernbrook dated April 2019
- Elevation Drawings for 36’ single detached dwellings prepared by Q4A Architects dated 02/19/21

In summary, after reviewing the latest grading information and building façade elevations of the proposed 2-storey dwellings (2-storey townhouses on Block 7 and 2-storey single detached dwellings on Lots 1 – 6), the acoustic barrier height around the Region’s Operations Centre lands is acceptable at a height of 4.0 m in height.

Traffic Noise

Block 7 and Lots 1 – 6 are at a significant distance from Bronte Road such that there are no specific acoustic requirements such as acoustic barriers, ventilation or upgraded building constructions for the dwelling units. Any building construction meeting the minimum requirements of the Ontario Building Code will provide sufficient acoustic insulation for the proposed dwellings on Block 7 and Lots 1 – 6.

Block 8 (Commercial Block)

A commercial block is proposed along Bronte Road. At this time, the location of the commercial building or its uses are not known. Some dwellings near this block may be impacted by the activities of the commercial block. A noise study should be conducted by the commercial developer when siting information is available to determine the impact of its activities on the existing and future residential uses nearby. Typically, noisy sources such as rooftop mechanical equipment or trucking activities will need to be considered. A noise study is required to ensure that the noise emissions from the facilities complies with MECPC guidelines limits contained in NPC-300.

Noise Warning Clauses

The following noise warning clause should be included in the property and tenancy agreements of the lots/block (Lots 1 – 6 and Block 7) with exposure to the future commercial block and the Region's Operations Centre.

Suitable wording for dwellings near the commercial block and Region's Operations Centre is given below.

Purchasers are advised that due to the proximity of the commercial block and Region's Operations Centre, sounds from these facilities may at times be audible.

We trust this information is sufficient for your present purposes. Please call if you have any questions.

Yours truly,

HOWE GASTMEIER CHAPNIK LIMITED



Sheeba Paul, MEng, P. Eng



DRAFT PLAN OF SUBDIVISION

PART OF LOT 30
CONCESSION 2, SOUTH OF DUNDAS STREET

GEOGRAPHIC TOWNSHIP OF TRAFALGAR
NOW IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

ARGO - BRONTE GREEN REGION LANDS

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KORSIK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED _____ DATE _____
Gord Buck
Bronte Green Corporation
4900 Palladium Way, Suite 105
Burlington, Ontario L7M 0W7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE _____
Ron Querubin, OLS, OLIP
J.D. BARNES SURVEYING
LAND INFORMATION SPECIALISTS
401 WHEELER AVENUE, SUITE A, MILTON, ON L9T 1K1
T: (905) 875-9953 F: (905) 875-9956 www.jdbarnes.com

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)

- A) SHOWN ON PLAN
- B) SHOWN ON PLAN
- C) SHOWN ON PLAN
- D) SHOWN ON PLAN
- E) SHOWN ON PLAN
- F) SHOWN ON PLAN
- G) SHOWN ON PLAN
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) CLAY LOAM
- J) SHOWN ON PLAN
- K) SANITARY AND STORM SEWERS TO BE PROVIDED
- L) SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Lots/Blocks	Lot / Block Total	Area (ha)	Units
Single Detached (11.6 m)	1-6	6	0.20	6
Street Townhouses (7.62 m)	7	1	0.14	6
Commercial Block	8	1	0.92	
Residential Reserve	9, 10	2	0.10	
Road Widening	11	1	0.06	
17 m ROW (86 m)			0.14	
19-22 m ROW (161 m)			0.32	
Totals	11	11	1.88	12

24T- SDE CALCULATIONS

Unit Type	Blocks	Units	SDE*
Single Detached	1-6	6	6
Townhouse	7	6	4.6
Total	1-7	12	10.6

* SDE Factors:
Detached - 1.00
Townhouse - 0.76

31/03/2021	Original Submission	A	KC
DATE [D.M.Y]	REVISION	DWG	BY

- NOTES:**
- Pavement illustration is diagrammatic
 - Collector to Arterial daylight triangle = 15 m
 - Local to Collector daylight triangle = 3.5 m



SCALE 1:1500 March 31, 2021
DRAWN BY: KC CHECKED BY: CM

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