



Land Use Compatibility Study, Air Quality

Milton Link, Milton, Ontario

Tribal Development Management Services Inc. (doing business as "Matthews")

201-2700 Steeles Avenue W, Vaughan, ON L4K 3C8

Prepared by:

SLR Consulting (Canada) Ltd.

100 Stone Road West, Suite 201, Guelph, ON N1G 5L3

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Revision Record

Revision	Date	Prepared By	Checked By	Authorized By
0	June 11, 2026	Aaron K. Haniff	Nigel Taylor	Aaron K. Haniff



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Executive Summary

SLR Consulting (Canada) Ltd. (SLR), was retained by The Proponent, Tribal Development Management Services Inc. (doing business as "Matthews"), to prepare an air quality study in support of the proposed development. The Proponent is advancing the development lands located adjacent to the CN Logistics Hub in the Town of Milton. Official Plan and Zoning By-law Amendments are being pursued to designate the subject lands as Industrial Area to be included within the Sustainable Halton Plan (SHP) Urban Area Boundary. The site will seek the entitlements associated with the Employment Zone, with site-specific provisions to support the intended development.

The Project Site is generally located south of Britannia Road, east of Tremaine Road, west of Regional Road 25, and north of No. 2 Side Road. The current lands are mainly used for agricultural purposes. The current proposed design is for 11 warehouse buildings and will be developed in four (4) phases as broken down below:

- Phase 1 – three (3) buildings (labeled as buildings 1.A through 1.C);
- Phase 2 – three (3) buildings (labeled as buildings 2.A through 2.C);
- Phase 3 – four (4) buildings (labeled as buildings 3.A through 3.D); and
- Phase 4 – one (1) building (labeled as building 4.A).

Based on the review completed, there are no significant air quality sources emissions associated with Project Site warehousing uses. Project site is anticipated to be compatible with the surrounding land uses from an air quality perspective.



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Acronyms and Abbreviations

AADT	Average Annual Daily Traffic
EASR	Environmental Activity and Sector Registry
ECA	Environmental Compliance Approval
ECO	Environmental Commissioner of Ontario
EPI	Environmental Property Information
FOI	Freedom of Information
HVAC	Heating Ventilation and Air Conditioning
MECP	Ministry of the Environment, Conservation and Parks
MMAH	Ontario Ministry of Municipal Affairs and Housing
O. Reg. 419/05	Ontario Regulation 419/05
OPA	Official Plan Amendment
PPS	Provincial Planning Statement
ToR	Terms of Reference
ZBA	Zoning By-law Amendment



1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR) was retained by The Proponent, Tribal Development Management Services Inc. (doing business as "Matthews"), to prepare an air quality study in support the proposed development. The Proponent is advancing the development of lands located adjacent to the CN Logistics Hub in the Town of Milton. Official Plan and Zoning By-law Amendments are being pursued to designate the subject lands as Industrial Area to be included within the Sustainable Halton Plan (SHP) Urban Area Boundary. The site will seek the entitlements associated with the Employment Zone, with site-specific provisions to support the intended development.

In support of the Air Quality Study, SLR has reviewed the surrounding land uses in the area with respect to the following guidelines:

- The Provincial Planning Statement;
- The Ministry of the Environment, Conservation and Parks ("MECP") land use compatibility guideline (D-Series) including Guideline D-6 – Compatibility Between Industrial Facilities and Sensitive Land Uses (MECP, 1995);
- The MECP's draft policies on odour impacts and assessment;
- Ontario Regulation 419/05: *Air Pollution – Local Air Quality* and its associated air quality standards and assessment requirements; and
- The Halton Region's *Land Use Compatibility Guidelines, Regional Official Plan Guidelines*.

This report identifies existing and potential land use compatibility issues and identifies and evaluates options to achieve appropriate design, buffering and/or separation distances between the proposed industrial development and nearby sensitive uses.

2.0 Description of Development and Surroundings

2.1 Proposed Development

The Project Site is generally located south of Britannia Road, east of Tremaine Road, west of Regional Road 25, and north of No. 2 Side Road. The current lands are mainly used for agricultural purposes.

The current proposed design is for 11 warehouse buildings and will be developed in four (4) phases as broken down below:

- Phase 1 – three (3) buildings (labeled as buildings 1.A through 1.C);
- Phase 2 – three (3) buildings (labeled as buildings 2.A through 2.C);
- Phase 3 – four (4) buildings (labeled as buildings 3.A through 3.D); and
- Phase 4 – one (1) building (labeled as building 4.A).

A location and context plan is provided in Figure 1. The current development drawings are included in Appendix A.



2.2 Surroundings

The lands surrounding the development are dominated by agricultural lands, industrial lands, and residential lands. One and two storey single family homes are located adjacent to the Project Site. Proposed developments include residential uses up to approximately 13 storeys along Britannia Road.

A context plan of the Project site and surroundings is shown on Figure 1.

2.3 Land Use Designations in the Area

The sections to follow outline the current land use designations under the Town of Milton Official Plan (OP).

2.3.1 Town of Milton Official Plan

An excerpt from the Town of Milton Official Plan Map for the area is provided in Figure 2a. The area north of Britannia Road in the vicinity of the Project Site is designated as Urban Area, while the remainder of the area and surroundings is designated as a mixture of Agricultural Area, Employment Area, Halton Waste Management Site, and Natural Heritage Systems.

2.3.2 Town of Milton Zoning By-Law 016-2014

An excerpt from the Town of Milton Zoning Map (By-law 016-2014, urban zoning) for the area is provided in Figure 2b. The remainder of the area falls under the Town of Milton's Comprehensive Zoning By-law 144-2003 as provided in Figure 2c.

3.0 Assessment Framework

The intent of this report is to identify any existing and potential land use compatibility issues and to identify and evaluate options to achieve appropriate design, buffering and/or separation distances between the Project Site and the existing sensitive land uses, including residential.

The requirements of the Ontario planning regime are organized such that generic policy is informed by specific policy, guidance, and legislation, as follows:

- The Ontario Planning Act, Section 2.1 – sets the ground rules for land use planning in Ontario, whereby planning decisions have regard to matters of provincial interest including orderly development, public health, and safety; then
- The Provincial Planning Statement (“PPS”) sets out goals – making sure adjacent land uses are compatible from a health and safety perspective and are appropriately buffered; then
- The MECP D-series of guidelines set out methods to determine if assessments are required (Areas of Influence, Recommended Minimum Separation Distances, and the need for additional studies); then
- MECP and Municipal regulations, policies, standards, and guidelines then set out the requirements of additional air quality studies and the applicable policies, standards, guidelines, and objectives to ensure that adverse effects do not occur.



3.1 Ontario Planning Act

The Ontario Planning Act is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. “The purpose of the Act is to:

- provide for planning processes that are fair by making them open, accessible, timely and efficient;
- promote sustainable economic development in a healthy natural environment within a provincial policy framework;
- provide for a land use planning system led by provincial policy;
- integrate matters of provincial interest into provincial and municipal planning decisions by requiring that all decisions be consistent with the Provincial Planning Statement and conform/not conflict with provincial plans;
- encourage co-operation and coordination among various interests;
- recognize the decision-making authority and accountability of municipal councils in planning”¹

Section 2.1 of the Ontario Planning Act describes how approval authorities and Tribunals must have regard to matters of provincial interest including orderly development, public health, and safety.

3.2 Provincial Planning Statement

The PPS “provides policy direction on matters of provincial interest related to land use planning and development. As a key part of the Ontario policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.”

The PPS is a generic document, providing a consolidated statement of the government policies on land use planning and is issued under section 3 of the Planning Act. Municipalities are the primary implementers of the PPS through policies in their local official plans, zoning by-laws and other planning related decisions.

The Province of Ontario approved PPS came into effect on October 20, 2024. Policy direction concerning land use compatibility is provided in the following sections of the PPS.

“Policy 2.8.3: In addition to Policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the longterm economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

Policy 3.5.1: Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

¹ <https://www.ontario.ca/document/citizens-guide-land-use-planning/planning-act>



Policy 3.5.2: Where avoidance is not possible in accordance with Policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

The goals of the PPS are implemented through Municipal and Provincial policies, as discussed below. Provided the Municipal and Provincial policies, guidelines, standards, and procedures are met, the requirements of the PPS will be met.

3.3 D-Series of Guidelines

The D-series of guidelines were developed by the MECP in 1995 as a means to assess Recommended Minimum Separation Distances and other control measures for land use planning proposals in an effort to prevent or minimize 'adverse effects' from the encroachment of incompatible land uses where a facility either exists or is proposed. D-series guidelines address sources including sewage treatment (Guideline D-2), gas and oil pipelines (Guideline D-3), landfills (Guideline D-4), water services (Guideline D-5) and industries (Guideline D-6).²

For this assessment, the applicable guideline is Guideline D-6 - *Compatibility between Industrial Facilities and Sensitive Land Uses*.

Sensitive Land Use is defined in the D-Series Guidelines as:

"A building, 'amenity area' or outdoor space where routine or normal activities occurring at reasonably expected times would experience 1 or more 'adverse effect(s)' from contaminant discharges generated by a nearby 'facility'. The 'sensitive land use' may be a part of the natural or built environment. Depending upon the particular 'facility' involved, a sensitive land use and associated activities may include one or a combination of:

- I. residences or facilities where people sleep (e.g. single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.). These uses are considered to be sensitive 24 hours/day.
- II. a permanent structure for non-facility related use, particularly of an institutional nature (e.g. schools, churches, community centres, day care centres).
- III. certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive (e.g. trailer park, picnic area, etc.).
- IV. certain agricultural operations (e.g. cattle raising, mink farming, cash crops and orchards).
- V. bird/wildlife habitats or sanctuaries."

Adverse effect is a term defined in the Environmental Protection Act and "means one or more of

- impairment of the quality of the natural environment for any use that can be made of it,
- injury or damage to property or to plant or animal life,
- harm or material discomfort to any person,

² <https://www.ontario.ca/page/environmental-land-use-planning-guides>



- an adverse effect on the health of any person,
- impairment of the safety of any person,
- rendering any property or plant or animal life unfit for human use,
- loss of enjoyment of normal use of property, and
- interference with the normal conduct of business”.

3.3.1 Guideline D-6 Requirements

The guideline specifically addresses issues of air quality, odour, dust, noise, and litter. To minimize the potential to cause an adverse effect, Areas of Influence and Recommended Minimum Separation Distances are included within the guidelines. The Areas of Influence and Recommended Minimum Separation Distances from the guidelines are provided in the table below.

Table 1: Guideline D-6 - Potential Areas of Influence and Recommended Minimum Separation Distances for Industrial Land Uses

Industry Classification	Area of Influence	Recommended Minimum Separation Distance
Class I – Light Industrial	70 m	20 m
Class II – Medium Industrial	300 m	70 m
Class III – Heavy Industrial	1000 m	300 m

Industrial categorization criteria are supplied in Guideline D-6, and are shown in the following table:

Table 2: Guideline D-6 - Industrial Categorization Criteria

Category	Outputs	Scale	Process	Operations / Intensity	Possible Examples
Class I Light Industry	• Noise: Sound not audible off-property • Dust: Infrequent and not intense • Odour: Infrequent and not intense • Vibration: No ground-borne vibration on plant property	• No outside storage • Small-scale plant or scale is irrelevant in relation to all other criteria for this Class	• Self-contained plant or building which produces/ stores a packaged product • Low probability of fugitive emissions	• Daytime operations only • Infrequent movement of products and/ or heavy trucks	• Electronics manufacturing and repair • Furniture repair and refinishing • Beverage bottling • Auto parts supply • Packaging and crafting services • Distribution of dairy products • Laundry and linen supply



Category	Outputs	Scale	Process	Operations / Intensity	Possible Examples
Class II Medium Industry	- Noise: Sound occasionally heard off-property - Dust: Frequent and occasionally intense - Odour: Frequent and occasionally intense - Vibration: Possible ground-borne vibration, but cannot be perceived off-property	- Outside storage permitted - Medium level of production allowed	- Open process - Periodic outputs of minor annoyance - Low probability of fugitive emissions	- Shift operations permitted - Frequent movements of products and/ or heavy trucks with the majority of movements during daytime hours	- Magazine printing - Paint spray booths - Metal command - Electrical production - Manufacturing of dairy products - Dry cleaning services - Feed packing plants
Class III Heavy Industry	- Noise: Sound frequently audible off property - Dust: Persistent and/ or intense - Odour: Persistent and/ or intense - Vibration: Ground-borne vibration can frequently be perceived off-property	- Outside storage of raw and finished products - Large production levels	- Open process - Frequent outputs of major annoyances - High probability of fugitive emissions	- Continuous movement of products and employees - Daily shift operations permitted	- Paint and varnish manufacturing - Organic chemical manufacturing - Breweries - Solvent recovery plants - Soaps and detergent manufacturing - Metal refining and manufacturing

3.3.2 Requirements for Assessments

Guideline D-6 requires that studies be conducted to assess impacts where sensitive land uses are proposed within the Potential Area of Influence of an industrial facility. This report is intended to fulfill this requirement.

The D-series guidelines reference previous versions of the air quality regulation (Regulation 346). However, the D-Series of guidelines are still active, still represent current MECP policy and are specifically referenced in numerous other current MECP policies. In applying the D-series guidelines, the current policies, regulations, standards, and guidelines have been used (e.g., Regulation 419).



3.4 Halton Region Regional Official Plan Guidelines

As a result of Bill 23, the *More Homes Built Faster Act* (2022), several upper-tier municipalities, including Halton Region, no longer have planning authority, and local municipalities are now responsible for managing development approvals. Halton Region has several Official Plan Guidelines related to land use compatibility assessment. While no longer reviewed by Halton Region, lower-tier municipalities including Milton still refer to these guidelines when reviewing development proposals.

3.4.1 Halton Region Regional Official Plan Guidelines – Land Use Compatibility Guidelines

The purpose of Land Use Compatibility Guidelines development by the Region (LUCG) is to “identify how land use compatibility issues may be addressed by municipalities during a development proposal...” The LUCG were developed by the Region in consideration of the Provincial D-Series of Guidelines, prepared by the MECP in 1995 for planning guidance in evaluating land use compatibility. Section 2 of the LUCG identifies the relevant provincial guidelines and regulations which are to be considered in conducting air quality assessment in Ontario:

“The D-Series are used for development applications that require the re-designation (Official Plan Amendment) or rezoning of land uses (Zoning By-law amendment). The MOE’s D-Series are only applicable when a:

- *New sensitive land use requires a land use amendment and is proposed to be located within the influence, or potential influence, area of an impacting use, such as an existing industrial land use; or when a*
- *New industrial use requires a land use amendment and is proposed to be located near an existing sensitive residential use.”³*

Included in the summary by the Region is a discussion of the “potential areas of influence” approach, as presented in the D-series of guidelines when assessing compatibility of industrial uses with more sensitive uses such as residences.

In preparing the LUCG, the Region has clarified an aspect concerning recommended minimum separation distances. In the LUCG, it is understood that areas of influence of various industrial processes will be site specific. Actual areas of influence are determined through appropriate studies allowing for industrial activities to be compatible with more sensitive land uses within the area of influence and within recommended minimum separation distances which are presented in Table 1. Appropriate studies can provide mitigation strategies, if required.

4.0 Land Use Classification of the Proposed Use

The proposed warehousing use has the following characteristics:

- Outputs: No dust or odours off property;
- Scale: Potential outside container storage; no production;
- Process: Closed process, self-contained plant, low probability of fugitive emissions; and

³ <https://www.halton.ca/Repository/Land-Use-Compatibility-Guidelines>



- **Operations/ Intensity:** Shift operations permitted, frequent movements of products and/ or heavy trucks with the majority of movements during daytime hours.

Based on the proposed facility description, the potential for air quality impacts on the surrounding sensitive land uses exists. According to the D-6 Guidelines, the facility could be classified as a Class I or II industry. Due to minimal air quality sources being proposed, a Class I has been deemed appropriate for this site, with a 20 m Recommended Minimum Separation Distance, and a 70 m Area of Influence.

4.1 Guideline D-6 Summary

The Guideline D-6 potential Area of Influence and Recommended Minimum Separation Distance for the Project Site can be seen in Figures 3a and 3b.

As shown in Figures 3a and 3b, there are existing, approved, and planned residential uses within the 70 m Potential Area of Influence of the Project Site. As such, Guideline D-6 requires the completion of an assessment to determine the potential for air quality impacts due to the proposed site operations.

5.0 Air Quality, Dust and Odour Assessment

5.1 Industrial Sources

5.1.1 Guidelines and Regulations

Within Ontario, facilities which emit significant amounts of contaminants to the environment are required to obtain and maintain an ECA from the MECP or submit an EASR. Facilities with an ECA/EASR should meet the MECP standards and guidelines for air quality contaminants at their property line.

5.1.1.1 Air Quality

Under O.Reg. 419/05, a facility is required to meet prescribed standards for air emissions at their property boundary line and any location off-site.

5.1.1.2 Odour

There are a select few compounds that are provincially regulated from an odour perspective; however, there is no formal regulation with respect to mixed odours. Impacts from mixed odours produced by industrial facilities are generally only considered and regulated by the MECP in the presence of persistent complaints (ECO 2010).

The MECP assesses mixed odours, in Odour Units, following draft guidelines. One odour unit (1 OU) has been used as a default threshold. This is the concentration at which 50 % of the population will just detect an odour (but not necessarily identify/recognize or object to it). Recognition of an odour will typically occur between 3 and 5 odour units.

The following factors may be considered:

- **Frequency** – How often the odour occurs. The MECP typically allows odours to exceed 1 OU with a 0.5 % frequency.
- **Intensity** – The strength of the odour, in odour units. 1 OU is often used in odour assessments in Ontario.



- **Duration** – How long the odour occurs.
- **Offensiveness** – How objectionable the odour is.
- **Location** – Where the odour occurs. The MECP assesses at odours where human activity is likely to occur.

The MECP has decided to apply odour-based standards to locations “where human activities regularly occur at a time when those activities regularly occur,” which is generally accepted to be places that would be considered sensitive such as residences and public meeting places.

5.1.1.3 Dust

Ontario Regulation 419/05 also provides limits for dust, including limits for suspended particulates and dust fall. Under Reg. 419/05, these air quality limits must be met at the property line and all points beyond.

5.1.1.4 Cumulative Assessments

Cumulative impact assessments, examining the combined effects of individual industries, or the combined effects of industry and roadway emissions, are generally not required. Neither the PPS, the D-Series of guidelines, Regulation 419/05, or the current MECP odour assessment protocols require an assessment of cumulative impacts.

Which is not to say that such assessments are never warranted; rather, the need to do so is considered on a case-by-case basis, depending on the nature and intensity of the industrial operation(s), and the nature of the pollutants released. A cumulative assessment has not been considered necessary for this study.

5.1.1.5 Local Meteorology

Surface wind data was obtained to generate a wind rose from data collected at the Pearson International Airport in Toronto from 1991 through 2020, as shown in Figure 4. As can be seen in the wind rose, predominant winds are from the north, west and southwest quadrants, while winds from the northeast and southeast quadrants may be the least frequent.

5.1.2 Site Visits and Odour and Dust Observations

A site visit was conducted to the area on February 25, 2026, by SLR personnel to identify existing residences or other sensitive land uses.

5.1.3 Assessment of Potential Air Emissions

There are no significant sources of air quality dust, odour or litter emissions associated with warehousing uses. The primary sources of air emissions are:

- Rooftop heating, ventilation, and air conditioning (HVAC) units for the office areas; and
- Emissions from moving and idling trucks.

As previously discussed in Section 5.1.1.1, facilities which emit significant amounts of contaminants to the environment are required to obtain and maintain an ECA from the MECP or submit an EASR. However, O.Reg. 524/98 sets out ECA approval exemptions for source which are known to have negligible impacts and a low probability for adverse effects.

These exemptions include:

- Air conditioning units (O.Reg. 524/98, Section 1. (1) 5.);



- General ventilation exhausts (O.Reg. 524/98, Section 1. (1) 7.);
- HVAC systems (O.Reg. 524/98, Section 1. (1) 25.); and
- Moving motor vehicles (*Environmental Protection Act*, Section 9(3)).

Therefore, under MECP regulations, the air quality sources at the Project Site are exempt from ECA or EASR requirements according to the four bulleted items above which cover the source types at the proposed facility.

A wind frequency distribution diagram (a wind rose) is provided in Figure 4. Prevailing winds are from the predominant winds are from the north and southwest quadrants. These types of winds would generally direct air quality emissions from Phases 1 and 2 operations (if present) away from the urbanized areas along the northwesterly side of Britannia Road. Phase 4 would have a similar situation, with the air quality emissions (if present) being mainly blown towards the agricultural fields to the east.

Considering the above, adverse air quality impacts from the Project Site sources are not anticipated at the nearby sensitive receptors. Therefore, further study related to air quality is not warranted.

5.2 Summary of Air Quality, Dust and Odour Conclusions And Recommendations

The potential air quality emissions from the Project Site, including dust and odour, have been assessed.

The proposed use has characteristics of both Class I Light and Class II Medium scale industries. For this assessment focussed on air quality related matters, the Project site is considered a Class I Light Scale Industry, with a 20 m Recommended Minimum Separation Distance, and a 70 m Potential Area of Influence.

There are no significant air quality sources associated with Project Site warehousing uses. Based on the review completed, the Project Site is anticipated to be compatible with the surrounding land uses from an air quality perspective.

6.0 Conclusions

A compatibility/mitigation assessment has been completed, examining the potential for air quality, dust and odour impacts from the proposed development Project Site and the effects on its surroundings.

SLR has reviewed the surrounding land uses in the area with respect to the following guidelines:

- The Provincial Planning Statement;
- The Ministry of the Environment, Conservation and Parks (“MECP”) land use compatibility guideline (D-Series) including Guideline D-6 – Compatibility Between Industrial Facilities and Sensitive Land Uses (MECP, 1995);
- The MECP’s draft policies on odour impacts and assessment;
- Ontario Regulation 419/05: *Air Pollution – Local Air Quality* and its associated air quality standards and assessment requirements; and
- The Halton Region’s *Land Use Compatibility Guidelines, Regional Official Plan Guidelines*.



Based on the review completed, there are no significant air quality sources emissions associated with Project Site warehousing uses. The Project Site is anticipated to be compatible with the surrounding land uses from an air quality perspective.

7.0 Closure

Should you have questions on the above report, please contact the undersigned.

Regards,

SLR Consulting (Canada) Ltd.



Aaron K. Haniff, P.Eng.
Principal, Acoustical Engineer

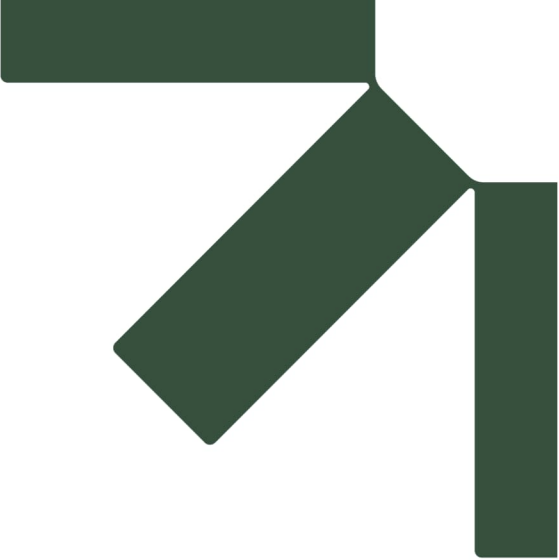
Nigel Taylor, M. Sc., EP
Principal, Air Quality



8.0 References

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- Ontario Ministry of the Environment, Conservation & Parks (MECP, 2008), *Technical Bulletin, Standards Development Branch, Methodology For Modelling Assessments Of Contaminants With 10-Minute Average Standards And Guidelines Under O. Reg. 419/05*, April 2008.
- Ontario Regulation 419/05: *Air Pollution - Local Air Quality* under *Environmental Protection Act*, R.S.O. 1990 c. E. 19.





Figures

Land Use Compatibility Study, Air Quality

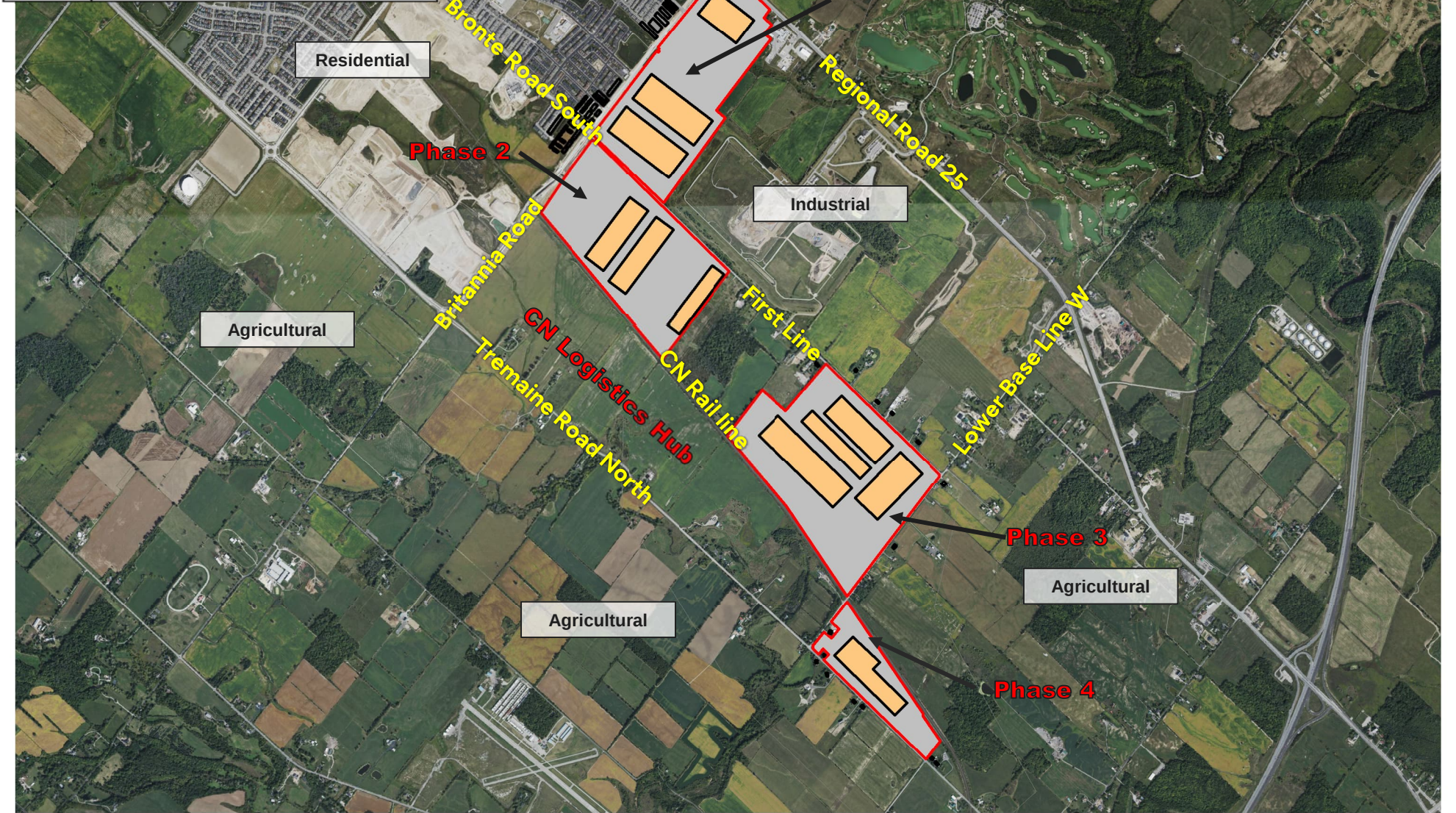
Milton Link, Milton, Ontario

Tribal Development Management Services Inc. (doing business as "Matthews")

SLR Project No.: 241.032665.00001

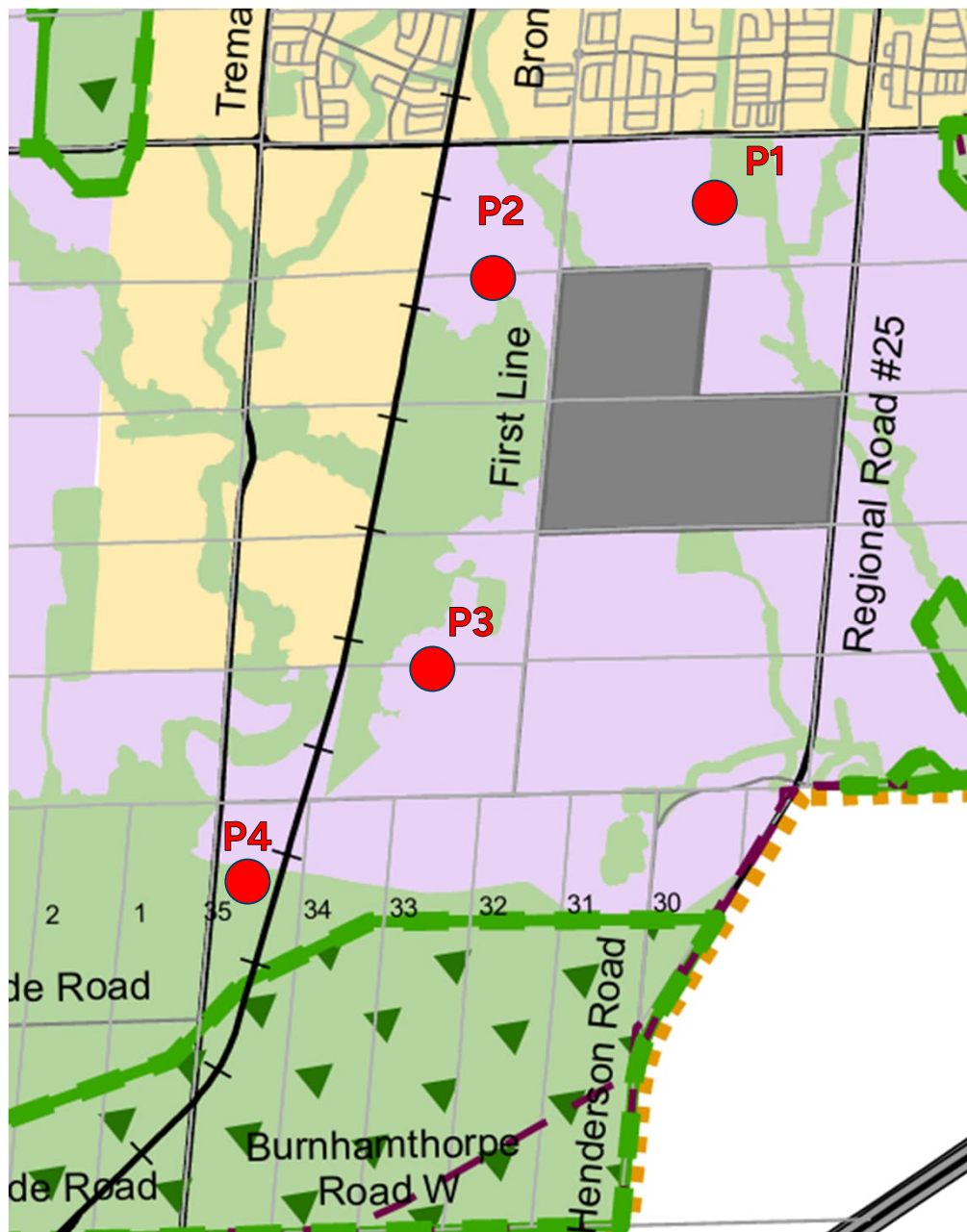
June 11, 2026

Legend	
	Proposed Development – Building
	Project Property Line (approx.)



Background Aerial Imagery from Bing Satellite – QGIS Version 3.40

TRIBAL DEVELOPMENT MANAGEMENT SERVICES INC.	True North 	Scale: 1:35,000		METRES	
MILTON LINK - MILTON, ONTARIO		Date: June 2026	Rev 0	Figure No. 1	
SITE AND CONTEXT PLAN		Project No. 241.032665.00001			



Legend

- Greenbelt Natural Heritage System
- Greenbelt Plan Protected Countryside Boundary
- Agricultural Area
- Urban Area
- Natural Heritage System
- Mineral Resource Extraction Area
- Municipal Boundary
- Niagara Escarpment Plan Boundary
- Rail
- Proposed Major Arterial
- Highway
- Major Road
- Hamlet
- Lot and Concession Line
- Halton Waste Management Site
- Area Under Appeal: Subject to OPA 31
- Parkway Belt West Plan Boundary

TRIBAL DEVELOPMENT MANAGEMENT SERVICES INC.

MILTON LINK - MILTON, ONTARIO

Excerpt of Official Plan Schedule A

<https://www.milton.ca/en/business-and-development/resources/official-plan/january-2024-consolidation/schedules-1---d1-december-2024.pdf>

True North



Scale: n/a

Date: June 2026 Rev 0

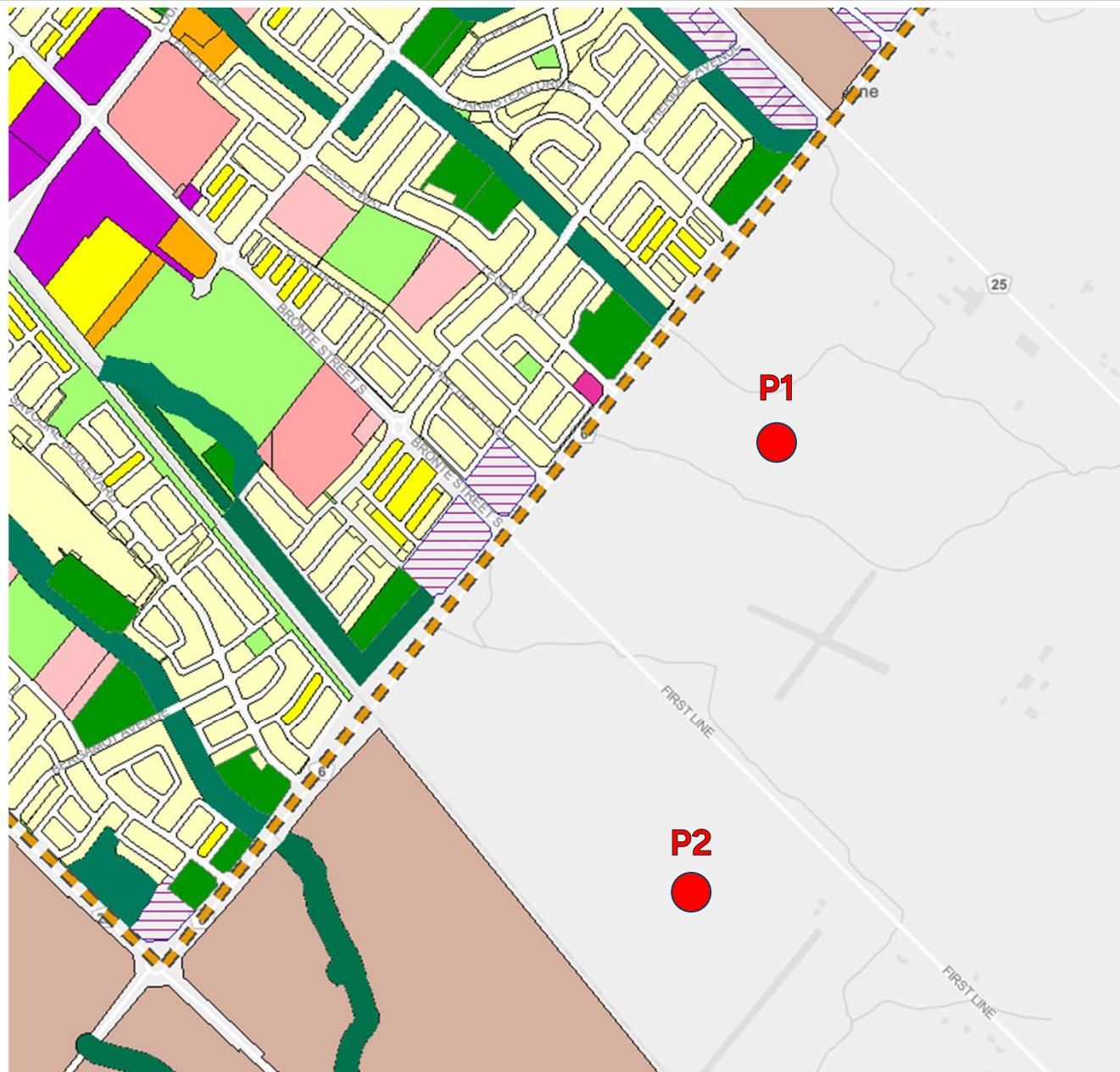
Project No. 241.032665.00001

METRES

Figure No.

2a





Legend

- OS
- OS-2
- RLD
- RLD1
- RLD2
- RLD3
- RLD4
- RLD5
- RLD6
- RLD7
- I-A, IA
- I-B
- I-B-SP
- FD, T16-FD
- NHS, NHS, NHS
- MU
- Urban Area
- RMD2, MEV-RMD2

TRIBAL DEVELOPMENT MANAGEMENT SERVICES INC.

MILTON LINK - MILTON, ONTARIO

Zoning By-Law Map (016-2014) – Town of Milton

True North



Scale:

n/a

METRES

Date:

June 2026

Rev 0

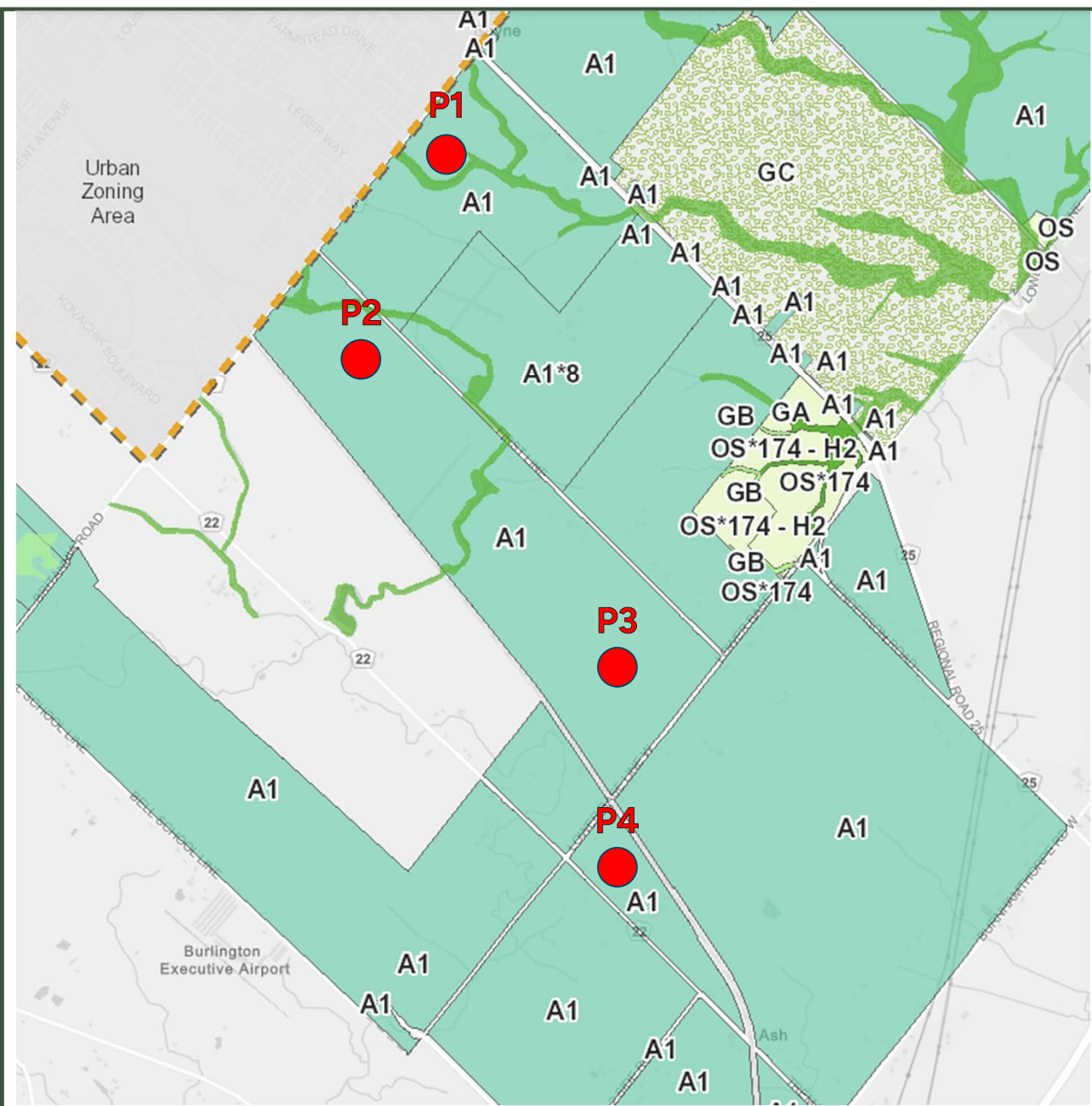
Figure No.

Project No.

241.032665.00001

2b

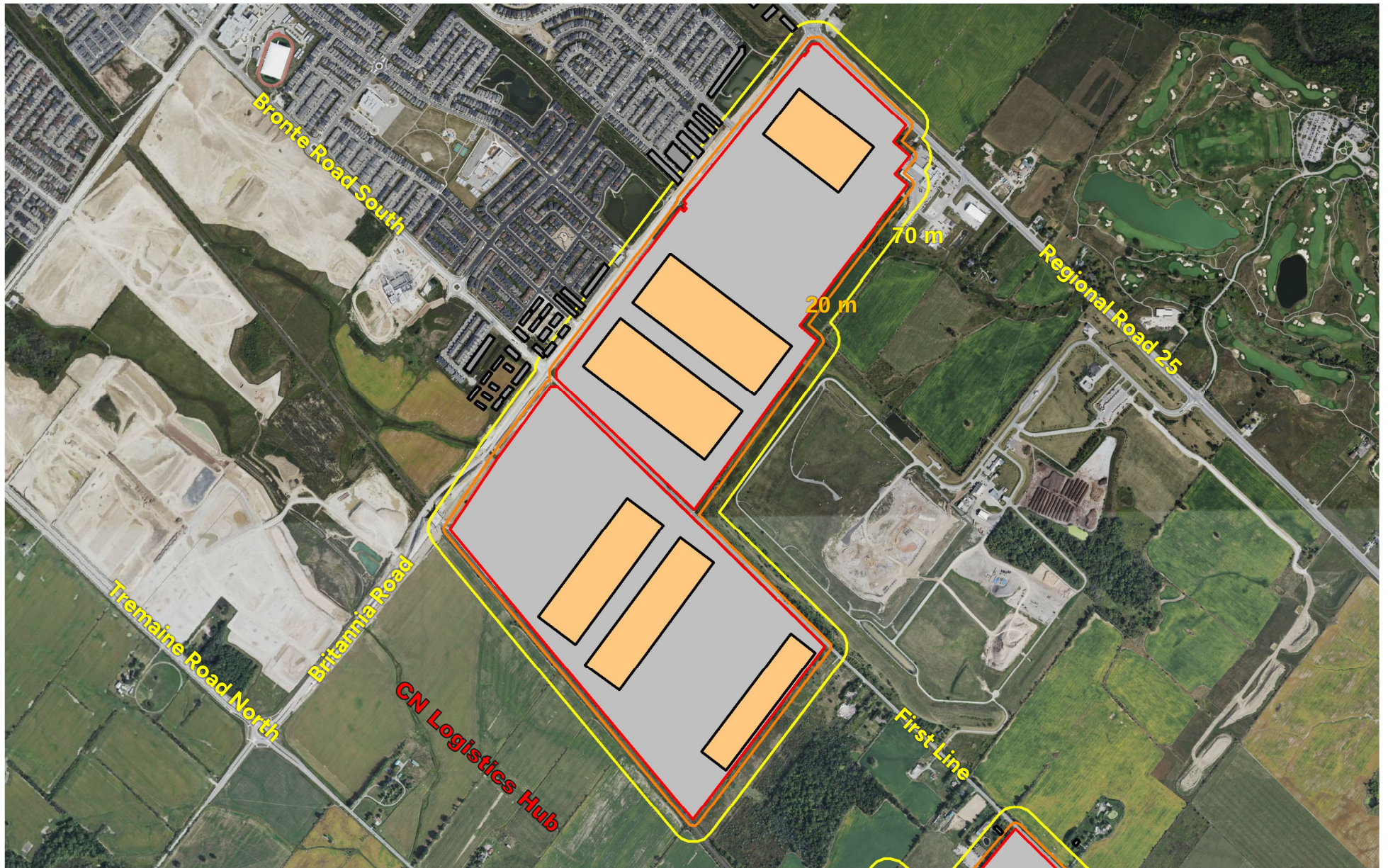




Legend

- A1
- A2
- C2
- C3
- C4
- C5
- C6
- EMP
- FD
- GA
- GB
- GC
- I-A
- I-B
- M1
- M2
- MX
- OS
- RE
- RHD
- RLD
- RMD1
- RMD2
- RO
- RV

TRIBAL DEVELOPMENT MANAGEMENT SERVICES INC.	True North 	Scale: n/a	METRES	
MILTON LINK - MILTON, ONTARIO		Date: June 2026 Rev 0	Figure No.	
Comprehensive Zoning By-Law Map (144-2003) – Town of Milton		Project No. 241.032665.00001	2c	



Background Aerial Imagery from Bing Satellite – QGIS Version 3.40

TRIBAL DEVELOPMENT MANAGEMENT SERVICES INC.

MILTON LINK - MILTON, ONTARIO

GUIDELINE D-6 SEPARATION DISTANCES (NORTH)

True North



Scale:

1:17,000

METRES

Date: June 2026

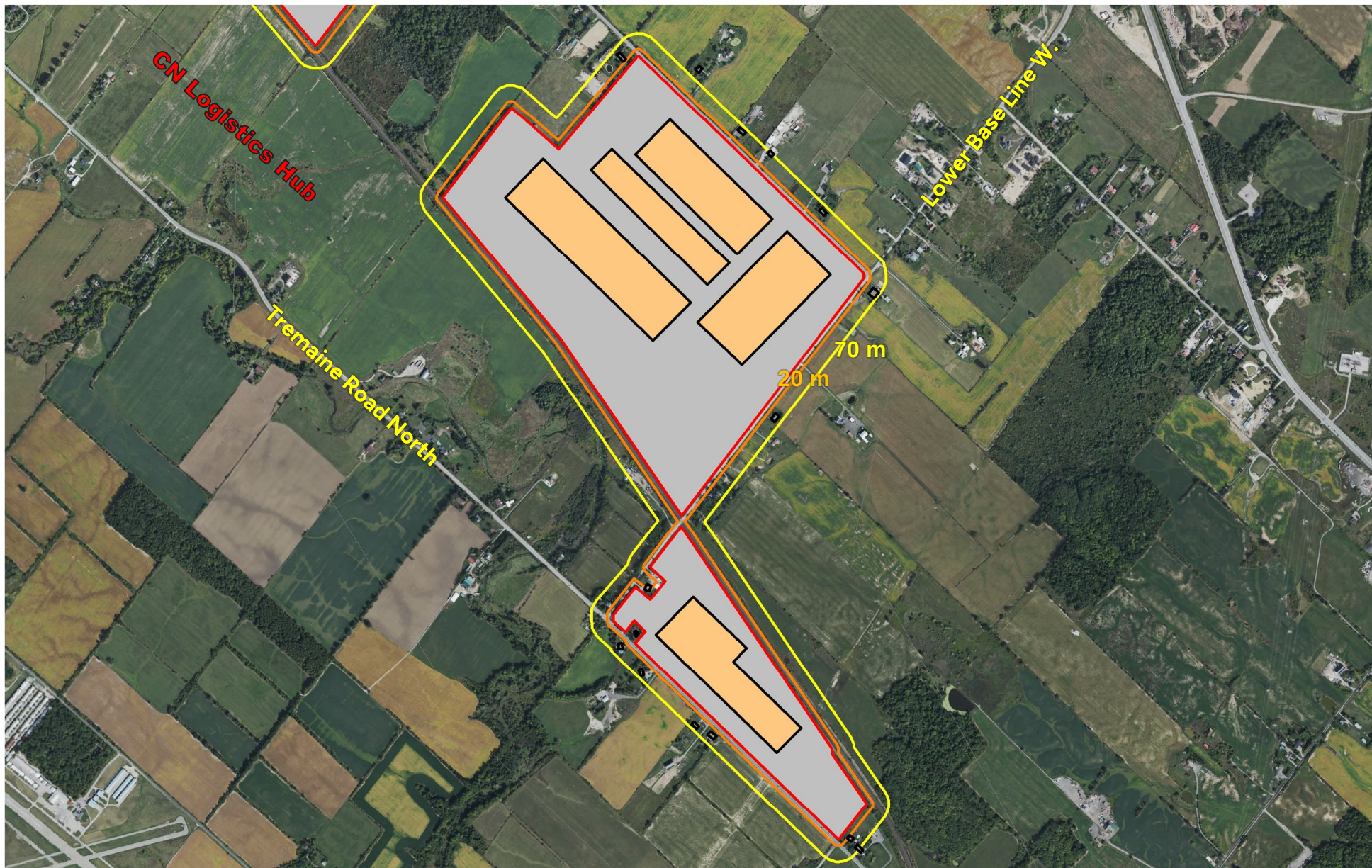
Rev 0.0

Figure No.

3a

Project No. 241.032665.00001





Background Aerial Imagery from Bing Satellite – QGIS Version 3.40

TRIBAL DEVELOPMENT MANAGEMENT SERVICES INC.

MILTON LINK - MILTON, ONTARIO

GUIDELINE D-6 SEPARATION DISTANCES (SOUTH)

True North



Scale:

1:17,000

METRES

Date: June 2026

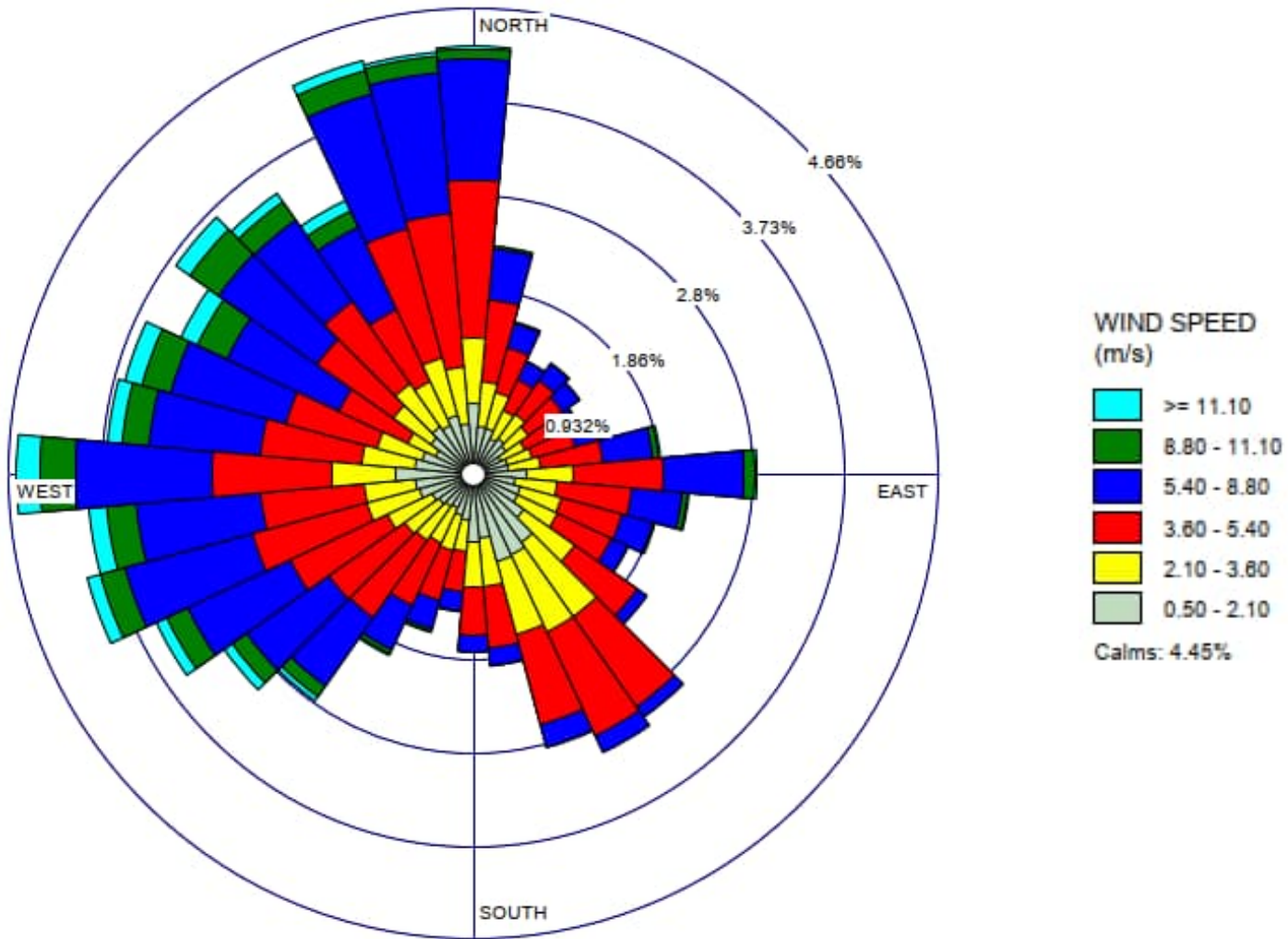
Rev 0.0

Figure No.

3b

Project No. 241.032665.00001





TRIBAL DEVELOPMENT MANAGEMENT SERVICES INC.

MILTON LINK - MILTON, ONTARIO

Wind Frequency Distribution Diagram (Wind Rose)
TORONTO LESTER B PEARSON INTERNATIONAL AIRPORT 1991-2020

True North



Scale: n/a

Date: June 2026 Rev 0

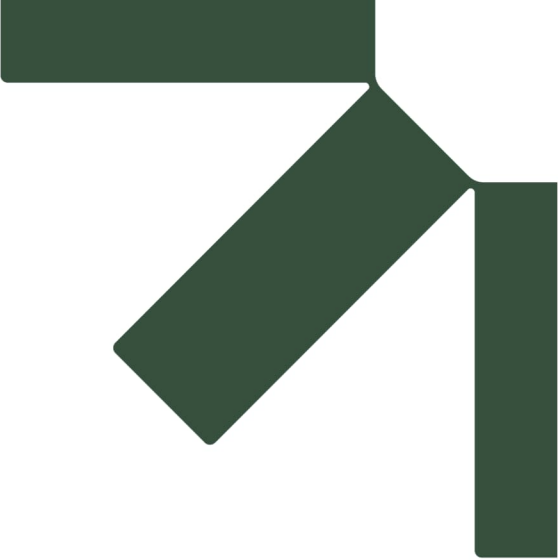
Project No. 241.032665.00001

METRES

Figure No.

4





Appendix A Drawings

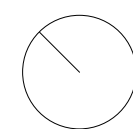
Land Use Compatibility Study, Air Quality

Milton Link, Milton, Ontario

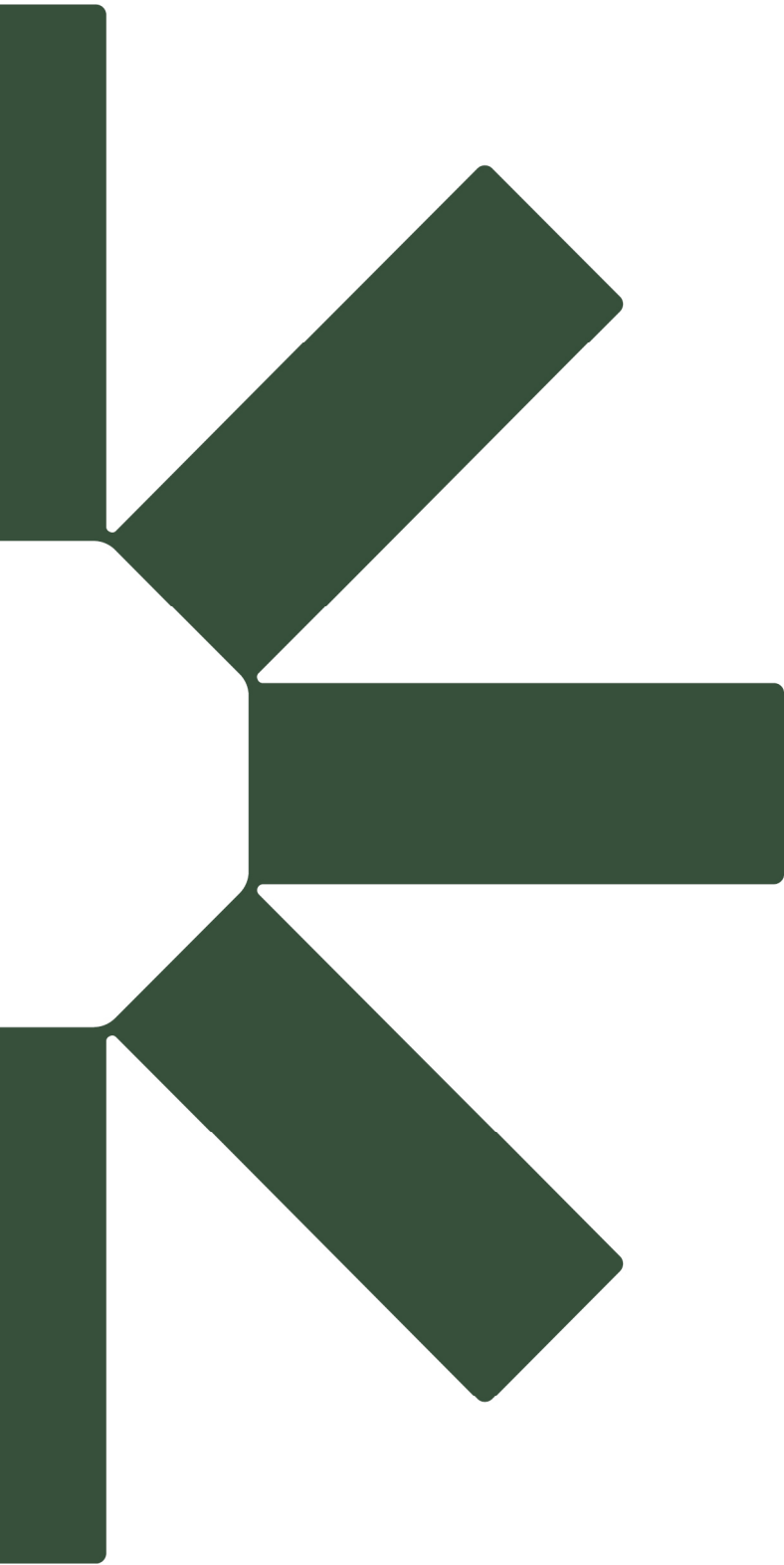
Tribal Development Management Services Inc. (doing business as "Matthews")

SLR Project No.: 241.032665.00001

June 11, 2026



0 100 200 400



Making Sustainability Happen