



Noise Impact Study

	Comments & Explanation
Description	<ul style="list-style-type: none"> • A Noise Impact study is a technical report that provides a written description of the impact of noise generated by a proposed development on the surrounding environment. • A Noise impact report may also be used to assess the impact of noise from the surrounding environment on the proposed development. • Noise impact studies should include recommendations for mitigation techniques to reduce any negative impacts.
When required	<p>A Noise Impact Study may be required when:</p> <ul style="list-style-type: none"> • Undertaking residential development in proximity to rail operations. • Undertaking development in proximity to land designated for manufacturing purposes where a variance, rezoning, conditional use, subdivision is required. • At the discretion of the Planning Department, to assess the potential for nuisance that could arise from a proposed land use. • The proponent will be responsible for implementing any required mitigation measures identified in the Noise Study.
Rationale	<ul style="list-style-type: none"> • Development adjacent to or nearby Employment Districts should be appropriately designed, buffered and/or separated from potentially disruptive land uses as necessary to mitigate adverse effects including those from noise. • A Noise Impact Study may be required when sensitive land uses such as residences, educational and health facilities are proposed near potentially disruptive uses such as airports, rail corridors and yards, waste management facilities and heavy manufacturing uses. • A Noise Impact Study may also be required when a new use is being proposed which may impose a negative noise impact on existing adjacent land uses. • A Noise Impact Study will be used to identify impacts and develop mitigation strategies to limit potential nuisance. • The proponent may be required to prepare studies in accordance with municipal, provincial and federal guidelines.



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Required contents	<p>During pre-application consultation, the Urban Planning Division will work with the applicant's consultant to determine if such a report is required.</p> <p>If a Noise Impact Study is required, the scope of the study will be determined based on the nature of the proposed application and the context of the study area.</p> <p>The Study should include:</p> <ul style="list-style-type: none">• Identification and analysis of noise impacts from proposed development on adjacent streets, parks and properties.• Identification and analysis of noise impacts generated from the immediately surrounding area, including the operations of airports, transportation/rail corridors and yards, waste management facilities, heavy industries and other noise generating uses on the proposed development.• Recommendations for noise mitigation including adjustments to site plans and architectural designs, as necessary to comply with relevant regulations and standards. <p>*Note: The City may wish to hire an outside consultant to review selected technical reports submitted in support of a development application where there is no in-house expertise available*</p>
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