

(106H) – Since the lands are classified as a Class 4 Area as defined in the Ministry of the Environment Conservation and Parks Noise Guideline NPC-300, within the lands zoned SGA-1, SGA-2, SGA-3, and SGA-4 and shown as affected by this provision on Zoning Grid Schedules 146, 169, 170, 171, 197, 198, 218, and 219 of Appendix A, a *day care facility, dwelling unit, home occupation, lodging house, school, large residential care facility, small residential care facility* shall not be permitted in any *building* except where:

- a) A Noise Feasibility Study compliant with the MECP's NPC-300 guidelines and to the satisfaction of the *City* is completed as early as possible in the land use planning process to demonstrate acoustic feasibility between the proposed sensitive land uses and/or nearby existing industrial uses and rail yard uses.
- b) A Noise Impact Study compliant with the MECP'S NPC-300 guidelines and to the satisfaction of the *City* is completed which updates the Noise Feasibility Study based on the approved site plan to recommend appropriate noise attenuation measures to ensure MECP sound level limits are not exceeded, and any necessary agreement has been entered into, between the *City* and the owner of the property, providing for the implementation of any recommended noise attenuation measures.

(By-law 2025-049, S.23 – May 5, 2025)