

July 29, 2026

Eco Lake Homes Inc.
57 Rosehill Drive
Stouffville, ON
L4A 3X7

Re: Noise Brief for the Proposed Residential Subdivision
2 Wylie Lane, Stouffville
Project SE#: 1543.001

INTRODUCTION

Eco Lake Homes Inc. (the “Applicant”) retained SONAIR Environmental Inc. (“SONAIR”) to prepare a Noise Brief (the “Letter”) as part of its Zoning By-law Amendment (“ZBA”) application for a proposed residential development to be located at 2 Wylie Lane in Stouffville (the “Site”). The proposal will consist of a mix of single- and semi-detached dwellings, townhouses, cluster homes, and stacked apartment.

The purpose of the Letter is to evaluate nearby industrial facilities within the Site’s potential influence area and provide a screening-level assessment to determine if a detailed noise impact study will be required at later stages of the development approval process.

SITE DESCRIPTION

The Applicant is proposing to develop the property located at 2 Wylie Lane in Stouffville with a residential subdivision consisting of a range of housing types and lot sizes. Based on the Town of Whitchurch Stouffville’s Zoning By-law 2010-001-ZO, the Site is currently zoned as a mix of Residential Village (RV), Development Reserve (D), and Environmental (ENV). Lands to the immediate North and East of the Site are primarily zoned as Residential Village (RV), while lands to the immediate South and West are primarily zoned as Development Reserve (D), Environmental (ENV), and Oak Ridges Moraine Natural Core (ORM-NC).

The surrounding land can be characterized as:

Table 1 – Summary of Surrounding Immediate Land Use

Direction	Land Use
North	Musselman Lake Community Area
East	Musselman Lake Community Area
South	ORM Natural Core Area
West	ORM Natural Core Area

A copy of the Zoning Map and Land Use Map is enclosed at the end of the Letter.

MINISTRY D-SERIES LAND USE COMPATIBILITY GUIDELINES

The MECP developed the D-Series Guidelines in order to mitigate the effects of developments from incompatible land uses.

Guideline D-1 – Land Use Compatibility states that separation distances must be achieved for land usage. Although other environmental elements may be covered under the guideline, only the effects of incompatible land use on industrial facilities from a noise emissions perspective will be discussed as part of the Letter. It is recommended for facilities, and sensitive land uses to have appropriate separation distances to lessen the environmental impact based on incompatible land uses. If separation distances are not satisfied, further assessments and/or justifications may be warranted.

Guideline D-6 – Compatibility Between Industrial Facilities and Sensitive Land Uses, sets out three (3) distinct classes of facilities. The general criterion, from a noise perspective, is provided in Table 2 below.

Table 2 – Guideline D-6 Industrial Noise Categorization Criteria

Category	Description
Class I	- The facility is small in scale and fully self-contained. - Operations will be limited to daytime hours. - No materials will be stored outdoors. - Facility operations will not generate audible noise beyond the property boundary. - Operations will not produce ground-borne vibration

Class II	- The facility is medium in scale and designed for processing operations. - Waste materials can be stored outdoors. - Frequent daytime movement of products and heavy vehicles is expected. - Operational noise may occasionally be audible beyond the site boundary. - Ground-borne vibration is expected to be minimal
Class III	- Large-scale manufacturing and processing facility. - Outdoor storage of raw materials, finished products, and waste materials. - Extensive facility footprint with high production capacity. - Continuous movement of materials, products, employees, and heavy vehicles throughout operating shifts. - Operational noise is expected to be regularly audible beyond the site boundary. - Ground-borne vibration may be perceptible beyond the site boundary.

Depending on the Facility Class categorization of the facility, the Recommended Minimum Separation Distance (the “RMSD”) and Area of Influence (the “AOI”) will be as set out in Table 3 below.

Table 3 – D-6 Guideline RMSD and AOI

Class	RMSD (m)	AOI (m)
I	20	70
II	70	300
III	300	1000

IDENTIFIED FACILITIES WITH POTENTIAL CONCERN

Facilities in Ontario with operations that creates significant environmental impact from a noise perspective may generally be required to obtain Environmental Compliance Approvals (the “ECA”) and/or Environmental Activity and Sector Registries (the “EASR”) with the Ministry of the Environment, Conservation and Parks (the “MECP”) under the Environmental Protection Act (the “EPA”). A search in the MECP approval database returned no results for identified facilities of concern.

Table 4 below provides a summary of identified industries of concern, the nature of their operations, and if any potential impact exists.

Table 4 – Identified Major Facilities Surrounding the Proposed Development

Facility	Address	Distance to Project Site (m)	Operation	ECA / EASR	Class	Within RMSD?	Within AOI?
United Soils Management Ltd	14395 Ninth Line	690	Excess Soil Management	-	III	No	Yes
Stoney Ridge Industries Ltd	14547 Hwy 48	311	Equipment Storage and Topsoil Supplier	-	III	No	Yes
Waste Management of Canada Corp	14301 Hwy 48	651	Soil Receiving Site	-	III	No	Yes

United Soils Management Ltd

United Soils Management Ltd operates a soil management and large-scale fill site between the hours of 7am and 5pm, Monday to Fridays. Imported excess soil is received and used in the restoration of sand and gravel pits. Potential noise sources may include frequent heavy truck movements, soil unloading and placement and operation of mobile equipment. For the purpose of this screening-level assessment, the facility is anticipated to be a Class III industrial facility, with a separation distance of approximately 690m between property boundaries of the Site and the facility. Therefore, the facility is beyond the recommended minimum separation distance and within the area of influence.

Stoney Ridge Industries Ltd

Based on the review of publicly available information for Stoney Ridge Industries Ltd, the company operates in conjunction with its sister company, Dirt Boys Excavating & Soil Mixes Ltd. Together, the facility operates as an outdoor storage for construction equipment, and provides a variety of landscaping products, such as topsoil. The facility operates between the hours of 7:30am and 5pm, Monday to Fridays. For the purpose of this screening-level assessment, the facility is anticipated to be a Class III industrial facility, with a separation distance of approximately 311m between property boundaries of the Site and the facility. Therefore, the facility is beyond the recommended minimum separation distance and within the area of influence.

Waste Management of Canada Corp

Waste Management of Canada Corp operates a waste management site, where its current on-site operations include soil receiving with expected operations to occur during the daytime hours only. Potential noise sources may include frequent inbound and outbound dump truck movements. For the purpose of this screening-level assessment, the facility is anticipated to be a Class III industrial facility, with a separation distance of approximately 651m between property boundaries of the Site and the facility. Therefore, the facility is beyond the recommended minimum separation distance and within the area of influence.

Based on the anticipated nature and scale of operations for the identified facilities of concern, the facilities have been classified as Class III industrial facilities with a RMSD of 300m and an AOI of 1000m. All three facilities are beyond the RMSD, but are located within the AOI of the Site. Therefore, it is recommended that the potential noise impact from identified facilities towards the proposed development be assessed via a detailed noise impact study at later stages of the development approval process to determine if any mitigations would be required.

CONCLUSION AND RECOMMENDATIONS

SONAIR was retained by Eco Lake Homes Inc. to prepare a Noise Brief to evaluate if potential impact exists from surrounding facilities towards the proposed development to be located at 2 Wylie Lane in Stouffville. The purpose of the Letter is to identify nearby industrial facilities within the Site's potential influence area and provide a screening-level assessment to determine if a detailed noise impact study will be required at later stages of the development approval process.

Based on the review of the industrial facilities in the vicinity of the Site, facilities are located within the area of influence, where potential noise impact from industrial operations may exist. It is therefore recommended that a Noise Impact Study be completed at later stages of the development approval process to assess potential impacts and determine if any noise control measures are warranted.

SUBMITTED BY:

SONAIR Environmental Inc.



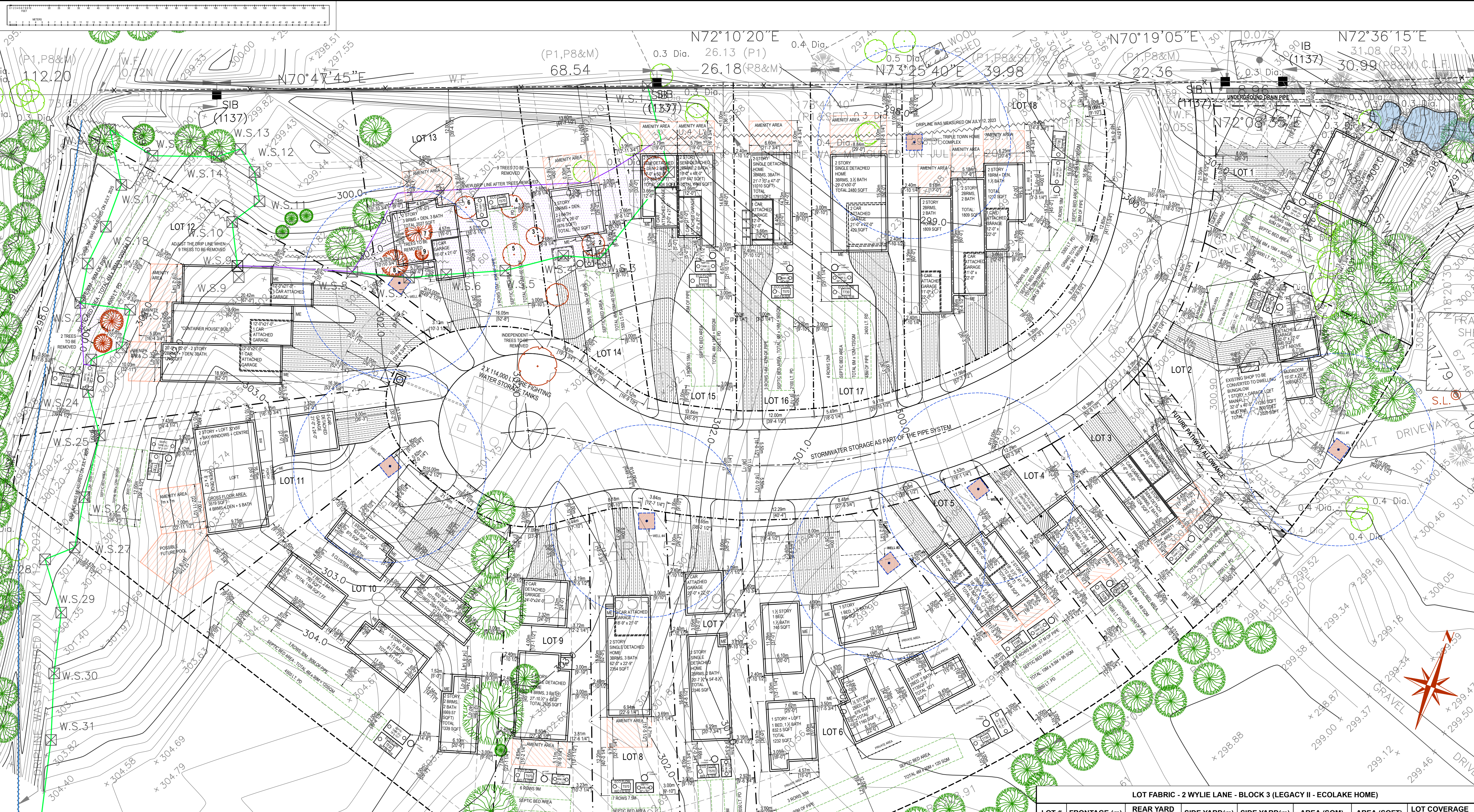
Karina Tailor
Project Technologist
ktailor@SONAIRenviro.com



Thomas Li, MEPP, P.Eng
Principal Consultant
tli@SONAIRenviro.com

Enclosed:

- Site Plan
- Zoning Map
- Land Use Map



LEGACY II RE-IMAGINED

MIXED SIZE HOME SUBDIVISION PLAN
AFFORDABLE HOMES TO MODEST ESTATES

4 WYLIE LANE,
WHITCHURCH-STOUFFVILLE, ON L4A 7X3

57 ROSEHILL DR., STOUFFVILLE, ON, L4A 2Y3
E: JAMESTOTHENET@GMAIL.COM
P: (647) 987-7871

eco lake homes

DATE: SCALE: 3:1 DRAWN BY:
FILE: REV: CHECKED BY:
DRAWING TITLE: LEGACY II - SITE PLAN
DRAWING #: SP-1

KEYS TO SUCCESSFUL 35-36 HOME PLAN

- 17 METER ROAD ALLOWANCE (NOT 20) TOWN STILL ADOPTS ROAD
JUSTIFICATION: NO TOWN WATER OR SEWERS REQUIRED, 20m NOT NEEDED
RESULT: ADDS 2 LOTS AND 3 HOMES
- FIRE FIGHTING TANKS UNDER TRAFFIC OVAL, AND STORM WATER INLINE WITH ROAD ALLOWANCE
JUSTIFICATION: IT IS COMMON PRACTICE AND IS USED BY MANY TOWNS
RESULT: SAVE 1 LARGE LOT (#1) 2 ADDITIONAL HOMES

- CLUSTER HOMES
2 ESTATE SIZE LOTS
5 SMALL CONDO CLUSTER
HOMES WITH COMMON PARKING

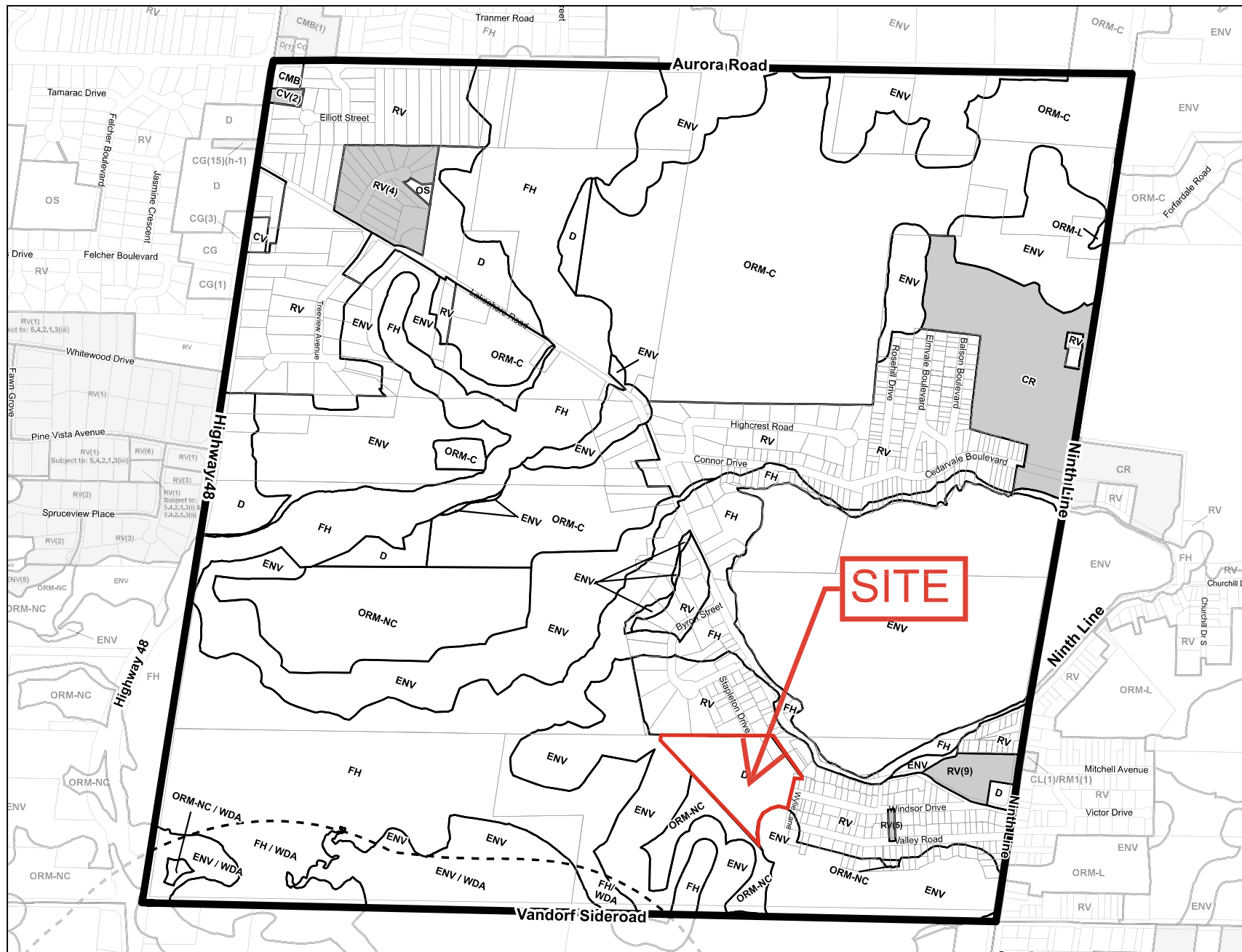
JUSTIFICATION: OPPORTUNITY TO SAVE ON INFRASTRUCTURE AND BUILDING COST
RESULTING IN 5-6 ADDITIONAL AFFORDABLE HOMES

* FINAL KEY, THIS PLAN ALLOWS LESS LOTS OF RECORD WHILE HELPING SEPTIC LOADING APPROVALS

- USE NEW O.P.A ALLOWANCE FOR SHARED WELLS UP TO 5 HOMES PER WELL. PRIVATE ROAD PORTAL CONDO WILL MAINTAIN WELLS.

LOT FABRIC - 2 WYLIE LANE - BLOCK 3 (LEGACY II - ECOLAKE HOME)

LOT #	FRONTAGE (m)	REAR YARD (m)	SIDE YARD(m)	SIDE YARD(m)	AREA (SQM)	AREA (SQFT)	LOT COVERAGE (%)
1	21.50	12	13.46	2.4	963.80	10374.19	13.24
2	20.84	12	2.73	2	948.42	10208.73	19.90
3	16.39	12	3	2.4	590.52	6356.26	20.47
4	12.29	12	3	2.4	451.27	4857.41	15.16
5	17.55	12	3	2.4	681.00	7330.17	20.77
6	20.77	12	3	2.4	1634.26	17591.01	21.84
7	11.65	12	3	2.4	658.17	7084.51	21.81
8	12.02	12	3	2.4	781.53	8412.26	16.27
9	12.53	12	3	2.4	825.66	8887.27	20.06
10	21.33	12	3	2.4	1703.79	18339.46	19.70
11	10.11	12	3	2.4	1214.52	13072.95	13.46
12	10.28	12	3	2.4	1727.04	18589.68	19.69
13	16.05	12	3	2.4	930.53	10016.10	11.64
14	17.79	11	3	2.4	598.36	6440.63	10.50
15	13.84	11	3	2.4	841.27	9055.37	17.10
16	12	11	3	2.4	613.00	6598.30	15.42
17	14.6	11	3	2.4	704.08	7578.69	19.13
18	62.92	11	3	2.4	1202.23	12940.63	22.10
TOTAL					17069.43	183733.62	



2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	32	33	34	35	36
37	38	39	40	41	42	43
44	45	46	47	48	49	50
51	52	53	54	55	56	57

ZONE DESCRIPTION

Section 4

AG - Agricultural
 ENV - Environmental
 FH - Flood Hazard
 ORM-C - Oak Ridges Moraine Countryside
 ORM-L - Oak Ridges Moraine Linkage
 ORM-NC - Oak Ridges Moraine Natural Core

Section 5

RPS - Residential Private Services
 RV - Residential Village
 R1 - Residential 1
 R2 - Residential 2
 R3 - Residential 3
 R4 - Residential 4
 RM1 - Residential Multiple 1
 RM2 - Residential Multiple 2

Section 5A

RN1 - New Residential 1
 RN2 - New Residential 2
 RN3 - New Residential 3
 RN4 - New Residential 4
 RN5 - New Residential 5

Section 6

CM1 - Downtown Mixed Commercial
 CM2 - Western Approach Mixed Commercial
 CMB - Commercial Residential Mixed - Ballantrae
 CG - General Commercial
 CL - Local Commercial
 CV - Village Commercial
 CR - Recreational Commercial

Section 7

EBP/EBP-G - Employment Business Park / - Gormley
 EH/EH-G - Employment Heavy / - Gormley
 EL/EL-G - Employment Light / - Gormley
 ED - Employment Disposal
 EX - Employment Extraction

Section 8

I - Institutional
 OS - Open Space
 D - Development Reserve

Section 2

h - Holding Symbol
 f - Flood Vulnerable
 t - Temporary Use
 w - Water Restriction
 WDA - Waste Disposal Area

0 37.5 75 150 225 300 m
 Town of Whitchurch Stouffville
 Zoning By-law 2010-001-ZO
 Revised: December 2025

SCHEDULE 28

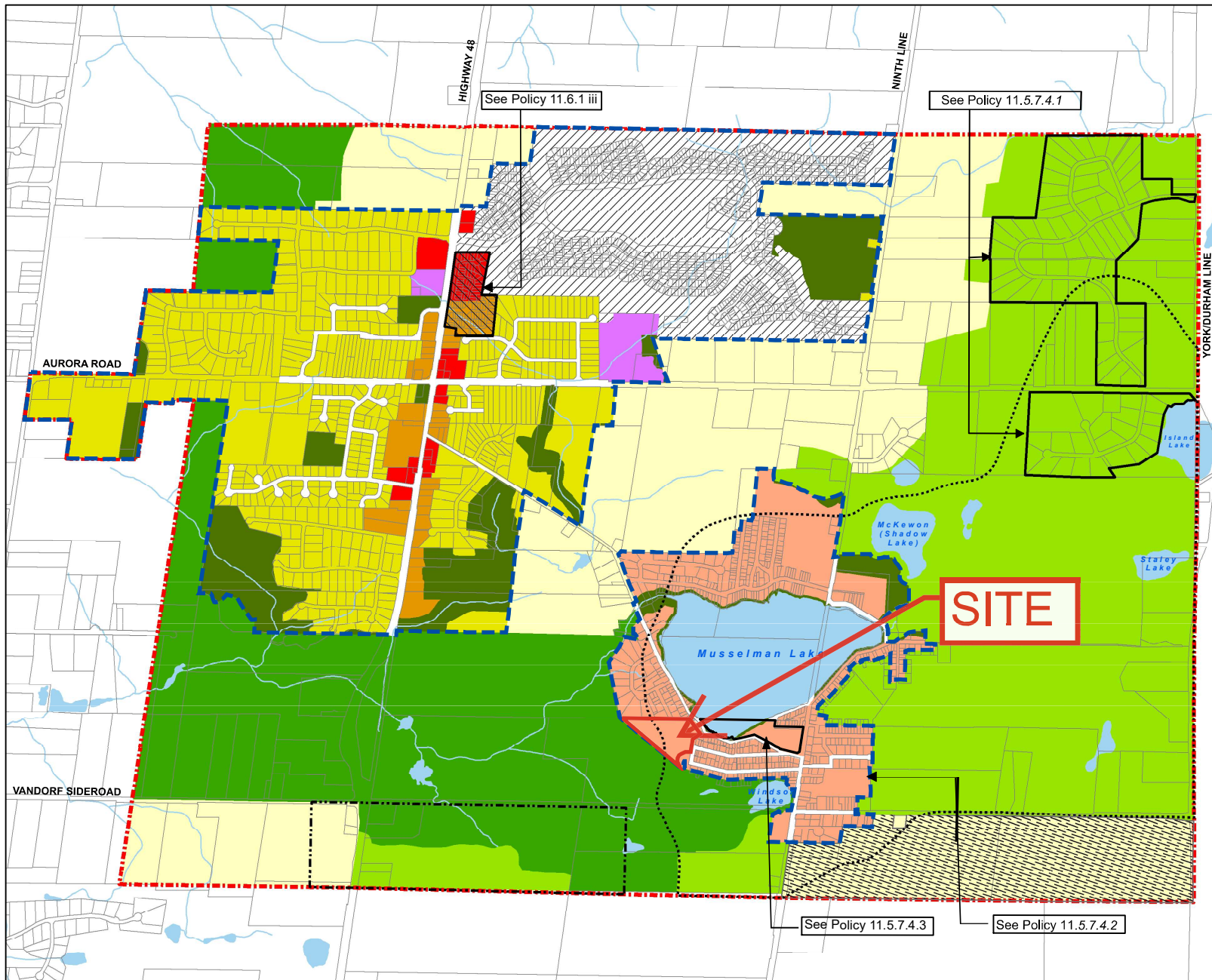
BALLANTRAE-MUSSELMAN'S LAKE AND ENVIRONS SECONDARY PLAN

Land Use Plan

Schedule "E"

Legend

-  Secondary Plan Area Boundary
-  Lakes and Watercourses
-  ORM Natural Core Area
-  ORM Natural Linkage Area
-  ORM Countryside Area
-  Natural Heritage System Area
-  Ballantrae Residential Area
-  Hwy 48 Corridor Residential Area
-  Hwy 48 Corridor Commercial/Mixed Use Area
-  Institutional Area
-  Ballantrae Residential Golf Course Area
-  Potential Sanitary Service Extension Area (See Policy 11.6.1 iii)
-  Moraine Aggregate Resource Area
-  Musselman Lake Community Area
-  Waste Disposal Area of Influence
-  Kettle Lake Drainage Area Boundary
-  Settlement Area Boundary



0 125 250 500 750 1,000 m

Office Consolidation April, 2025