

May 16, 2023

Attention: Ms. Nazy Majidi
Flato Developments Inc.
3621 Highway 7 East, Suite 503
Markham, ON, L3R 0G6

SLR Project No.: 209.40363.00000

**RE: Environmental Noise Study – Proposed Dundalk McDonald’s Restaurant
Revised Site Plan and Response to Review Comments**

SLR Consulting (Canada) Ltd. (“SLR”) was retained by the Flato Developments Inc. to conduct a noise study for the future McDonald’s restaurant on Phase 11 of the Edgewood Greens development in Dundalk in Dundalk Ontario.

The Phase 11 Edgewood Greens development includes a combination of single detached homes and townhouse blocks. Highway 10 is located along the east side of the development. The location of the proposed McDonald’s restaurant will be along the west side of Highway 10, approximately 700 metres south of Main Street East. Detached single family homes and/or townhouse blocks of the Edgewood Green development are located along the north, south and west sides of the proposed McDonald’s restaurant.

A “stationary source” noise study was completed by SLR examining potential effects from the McDonald’s restaurant on the nearby residences. Our work was documented in the following report:

- SLR Report “Environmental Noise Study, Proposed Dundalk McDonald’s Restaurant, Flato Developments Inc.”, dated January 17, 2023.

After the filing of report, a modified site plan has been developed, and comments from peer reviewers received. The purpose of this letter is to provide comments and responses to these issues.

Revised Site Plan

The revised site plan dated April 24, 2023 has been reviewed. The location of relevant noise sources associated with the McDonald’s restaurant are unchanged, including the location of the building, speaker box and idling cars in the drive-through.

The access to the site has shifted from Milliner Avenue to Symington Street. As a result, Lots 375 through 378 in the former site plan, which are located to the southwest of the McDonald’s, are replaced with three lots, which remain at the same setback distances from the restaurant and drive-through. The remaining residential lots, which are closer to the McDonald’s restaurant, remain in the same locations.

Based on our review the modifications to the site plan do not affect the results or conclusions of the January 2023 noise report. The applicable Ministry of the Environment, Conservation and Parks (“MECP”) Publication NPC-300 “Class 1 Area” noise guideline limits will be met. No additional noise mitigation measures are required.

Peer Review Comments

Peer Review Comments on behalf of the Township and County, were received from Triton Engineering Services Ltd. (“Triton”), in a memorandum dated March 3, 2023. The only comment regarding noise is as follows:

1.10 *Acoustic Study is to be expanded to include the mitigation provided by the 1.8m wood privacy fence.*

Due to the gaps between the boards, privacy fences do not provide significant acoustical attenuation, and are therefore conservatively not included in noise modelling. The applicable noise guideline limits are met without the effect of privacy fences being included. Therefore, no additional assessment is required.

Closure

Based on our assessment work, noise levels from the proposed McDonald’s restaurant will comply with the applicable MECP Publication NPC-300 noise guidelines. We trust that the above information is helpful. If any additional questions or concerns arise, please do not hesitate to contact us.

Regards,

SLR Consulting (Canada) Ltd.



R.L. Scott Penton, P.Eng.
Principal/ Acoustical Specialist
spenton@slrconsulting.com

Aaron Haniff, P.Eng.
Principal Acoustical Engineer
ahaniff@slrconsulting.com

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