

**CRITERIA # 32 Air Quality**  
**Weight: 3**

**Assessment Definition:** The Facility should not be downwind of any noxious fume generator or subject to other flows of effluent. The site should be free of designated substances.

**Scale Factors:** Impact of local conditions:

- "10": Low Impact
- "7": Little Impact
- "5": Moderate Impact
- "3": High Impact
- "0": Significant Impact

	Vendor Response	Stantec Response	Notes	Scale
<b>Site A</b>	There are no noxious fume generators in the area. The Zoning of any industrial facilities in this area requires that all industry be non-effluent producing. As such, there is no negative impact from the industrial park. Also, there are no intensive agricultural activities in the area; therefore the agricultural area does not negatively impact the Site. The impact of local conditions on air quality would be considered to be very low.			
<b>Site B</b>	In the recent environmental reports that the owner is in possession of, indicating that the site is free of designated substances. □			
<b>Site C</b>	There are no substances on or near that site that would affect the air quality of the subject site. There is a possibility of emissions from Highway 401 traffic.			
<b>Site D</b>	The subject land is not located downwind from any noxious fume generating use nor is the site subject to other flows of odour generating effluent. There are no designated substances to report. The lands at the proposed site are grassland at present.			
<b>Site E</b>	The subject site is free of designated substances and is not downwind of any noxious fume generating activities. This response is applicable to all three (3) parcels of land that form the subject site.			
<b>Site F</b>	To the best of our knowledge the Site is free from any designated substances on or under the Site.			
<b>Site G</b>				
<b>Site H</b>	There are NO FACILITIES UPWIND OF THE SUBJECT SITE THAT GENERATE OR RELEASE NOXIOUS FUMES.			
<b>Site I</b>	The Site has been used for farmland and is free of any designated substances on or under the lands. There are no significant issues with neighboring facilities to the Vendor's knowledge.			
<b>Site J</b>	The Site has been used for farmland and is free of any designated substances on or under the lands. There are no significant issues with neighboring facilities to the Vendor's knowledge.			
<b>Site K</b>	There are no known sources of noxious fumes or effluent within 3km of the Subject Site. Given its former use as a manufacturing facility, the Subject Site underwent a Phase II Environmental Site Assessment (ESA) in 2012. The resulting ESA report noted high concentrations of petroleum hydrocarbons and VOCs in the soil, sodium impacts in the local groundwater, and the presence of light non-aqueous phase liquid (hydraulic oil) in monitoring wells around a former mechanic's area. It is anticipated that some site remediation works will be required prior to any re-development. Notwithstanding the above, the ESA also documented an extensive soil sampling and ongoing groundwater monitoring program that has been carried out on the site over the last 5 years. Thus, the scope and extent of required site remediation works are well-defined and well-documented.			
<b>Site M</b>	A previous detailed environmental baseline report conducted in 1997 confirmed that the proposed site was clear of any designated substances and or contaminants at that time, under the applicable criteria. The use of the site has not changed since these studies were conducted. Therefore, the vendor is not aware of any designated substances or contaminants that are currently present on the proposed site. The air quality around the site is acceptable and a report is available which provides further detail to this effect.			
<b>Site N</b>	There are no designated substances on or near the site.			
<b>Site O</b>	The site is Greenfield and has only been used as farmland continuously. FOR DETAILS & INSERTS SEE INDEX TAB 32			
<b>Site P</b>	To the best of our knowledge, opinion and beliefs there are no designated substances on or under the site.			

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<b>Site Q</b>	The Site is not downwind from any noxious fume generator.			
<b>Site R</b>	The site is not downwind of any noxious fume generator and is free of designated substances.			
<b>Site S</b>	The site is not downwind of any noxious fume generator and is free of designated substances.			
<b>Site T</b>	Although the Lou Romano Water Reclamation Plant is about 2.7 km from the Site it has never been a factor and to the best of our knowledge, opinion and belief the Site is not downwind of any noxious fume generator or subject to other flows of effluent. A section of a vacant structure on the Site contains a small amount of asbestos based insulation but it is anticipated this structure will be removed prior to sale of the hospital lands and to the best of our knowledge, opinion and belief there will be no designated substances on or under the Site at the time of completion of the sale on July 21, 2017.			
<b>Site U</b>	No response provided			

Signature \_\_\_\_\_

Date \_\_\_\_\_