

The site is not significantly impacted by the roads surrounding the development. However, it is impacted by the stationary noise sources at the commercial/industrial facilities adjacent to the site. The proposed development is considered to be feasible, as predictions indicate that it will comply with the applicable noise guidelines (NPC-300) for both stationary and road traffic noise sources if the following noise screens are implemented at the west and north end of the properties:

- Install a 4.5 m noise screen in the backyards of Block 7 and Lot 1 of the developing property;
- Install a 2.4 m noise screen in the backyards of Block 8, Block 9, Lot 2 and Lot 3 of the developing property; and
- Install a 2.4 m noise screen north side of the developing property for Lot 3 and Block 10.

The noise screens should be constructed without any gaps and they should be made of materials with a minimum face density of 20 kg/m².