

April 26, 2024

772 Winston Nominee Inc.  
2275 Upper Middle Road East, Suite 700  
Oakville, Ontario  
L6H 0C3



Attention: Mark Sim

**VIA E-MAIL**  
[mark.sim@fengate.com](mailto:mark.sim@fengate.com)

Re: Preliminary Environmental Noise Report and  
Land Use Compatibility Report  
Version History  
Proposed Industrial Development  
700 and 750 Winston Churchill Boulevard  
Town of Oakville  
Our File: 21-051-01

As requested, Jade Acoustics Inc. (Jade) is providing this letter to summarize the deliverables prepared by our office in support of the subject development application for the proposed industrial development located at 700 and 750 (formerly 772) Winston Churchill Boulevard, in the Town of Oakville.

Table A, below, has been prepared outlining the list of deliverables and sequence of report revisions while also indicating the general scope of applicable agency comments on each respective iteration. The respective agency comments and associated responses should be reviewed separately for completeness and understanding.

The work completed for Jade File Number 21-051 was prepared on behalf of 772 Winston Churchill GP Inc. The work completed for Jade File Number 21-05-01 and 21-051-02 was prepared on behalf of 772 Winston Nominee Inc.

**TABLE A**

**PRELIMINARY ENVIRONMENTAL NOISE REPORT AND LAND USE  
COMPATIBILITY REPORT DELIVERABLES VERSION HISTORY**



Report/Letter Title	Report/Letter Date	Jade Job Number	Notes on Cycle/Agency Responses
Preliminary Environmental Noise Report	25-Jun-21	21-051	In support of first submission.
Preliminary Environmental Noise Report and Land Use Compatibility Report	15-Dec-21	21-051	Addressed agency review comments received through the Town of Oakville in the Draft Site Plan Comments Report dated August 30, 2021.  LUC was included in the report as required by the Region, through their comments. The updated report included more detailed design information re. mechanical equipment, as available.
Preliminary Environmental Noise Report and Land Use Compatibility Report	13-Dec-22	21-051-01	Updated report addressing agency review comments circulated in the following: <ul style="list-style-type: none"> <li>- Conditions of Site Plan Approval</li> <li>- 3rd Submission Comments Matrix.</li> </ul> The 3 <sup>rd</sup> submission comments noted above reflect the comments in the following documents: <ul style="list-style-type: none"> <li>- Peer Review Memo prepared by Dillon Consulting, dated April 18, 2022 (on the Preliminary Environmental Noise Report and Land Use Compatibility Report dated December 15, 2021, prepared by Jade Acoustics Inc.)</li> <li>- Region of Halton Comments - 2nd Submission-Updated letter dated May 25, 2022, prepared by the Region of Halton.</li> </ul>

**TABLE A - Continued**

**PRELIMINARY ENVIRONMENTAL NOISE REPORT AND LAND USE  
COMPATIBILITY REPORT DELIVERABLES VERSION HISTORY**




Report/Letter Title	Report/Letter Date	Jade Job Number	Notes on Cycle/Agency Responses
Trip Generation Memo Review	30-Aug-23	21-051-01	Proxy site work was undertaken by the traffic consultants on the project in order to satisfy the comments and conditions related to the request for an assessment of the full build-out scenario, due to unknown final use and unavailable associated information. This proxy site work confirmed the noise analysis with respect to truck activities on site is therefore conservative.
Preliminary Environmental Noise Report and Land Use Compatibility Report	18-Dec-23	21-051-01	<p>No new comments on the PENR and LUC Report dated December 13, 2022, prepared by Jade Acoustics Inc. were included in the Town comments included in the Draft Site Plan Comments Report dated March 10, 2023. The Report indicates that at the time a peer review of the report was outstanding.</p> <p>The Schedule A Conditions (Item 12) require the preparation of a vibration study related to the sanitary sewer works associated with the development. The Zone of Influence vibration review will be prepared and the client has retained Jade/Monir regarding the assessment, survey, and monitoring work.</p>
Construction Vibration – Zone of Influence	April 26, 2024	21-051-02	Prepared to satisfy conditions of approval issued by the Town of Oakville in their updated <i>Appendix B: Conditions of Approval SP.1601.029/01</i> letter last dated March 7, 2024.

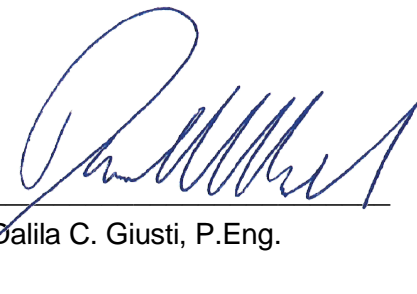
If there are any questions or if additional information is required, please contact us.

Yours truly,

JADE ACOUSTICS INC.



Per:   
Michael Bechbache, P.Eng.

Per:   
Dalila C. Giusti, P.Eng.

c.c.: Elanya DeJesus, Arcadis ([elanya.dejesus@arcadis.com](mailto:elanya.dejesus@arcadis.com))