

# Development Application Guideline

## Terms of Reference – Noise Impact Study



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### Description

A Noise Impact Study is an analysis used to determine the projection of sound resulting from a proposed development onto surrounding sensitive land uses, as well as the impacts of noise from stationary sources and uses on properties in the vicinity, and/or transportation sources on the subject site. The objective of the study is to estimate the feasibility of the proposal in the context of site design and should also propose mitigation measures for reducing noise to allowable limits from identified noise sources. The noise impact study should also assess the site layout including the roadways and orientation of the buildings, as well as allow for consideration of the appropriate zoning. The study should alert the proponent and the City of potential land use conflicts as well as determine the practicality and economic feasibility of physical noise control measures, in conjunction with the selected site design. Furthermore, the study should provide a clear direction regarding the need for additional studies and the timing associated with the implementation of required control measures. This Terms of Reference document is intended to be applied in conjunction with all other applicable guidelines, such as the City of Kingston's Site Plan Control Guideline and the City of Kingston's Subdivision Development Guideline and Technical Standards.

### Rationale

The requirement of a Noise Impact Study will help staff in assessing the compatibility of the proposed development with the existing and/or future land uses in the surrounding area. From a health and safety perspective, the reduction of noise impacts on sensitive land uses is important for protecting residents' health.

The City of Kingston's Official Plan policies outline noise impacts as a matter of land use compatibility:

#### Land Use Compatibility Matters

2.7.3. Land use compatibility matters that ought to be considered upon review of development and/or land use change include, but are not limited to:

c.) increase levels of light pollution, noise, odour, dust or vibration

In addition, Section 5 of the Official Plan, Protection of Health and Safety, specifically discusses noise studies and some of the criteria required for undertaking these studies

based on differing scenarios of development, noise sources, and the Ministry of Environment and Climate Change's guidelines.

## **When Required**

The City of Kingston may require the completion of a Noise Impact Study for the following applications:

- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance Application
- Plan of Subdivision
- Plan of Condominium
- Consents (only upon request by the City)
- Site Plan Control
- Or any other development application deemed appropriate by council or delegate

Generally a Noise Impact Study is required when a sensitive land use is proposed in the vicinity of a stationary and/or transportation noise source (e.g. a residential subdivision near a railway or major highway, airport) or where a potential noise source is proposed in the vicinity of existing sensitive land uses.

## **Applicable Legislation**

The Planning Act gives Council the authority to request other information or material that it deems necessary in order to evaluate and make a decision on a proposed planning application.

Section 9.12.3 of the City's Official Plan contains a list of additional information (such as a Noise Impact Study) which may be required upon request.

Furthermore, the Provincial Policy Statement also identifies adverse noise impacts as a land use compatibility matter. Section 1.2.6 states:

### **Land Use Compatibility**

Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long term viability of major facilities.

The D-6 Compatibility Between Industrial Facilities guidelines produced by the Province of Ontario provide specific contexts for when noise impact studies should be conducted.

## **Qualified Persons**

Noise impact studies should be prepared by a qualified individual, preferably a Professional Engineer with experience in environmental acoustics.

## **Required Contents**

### **1. Introduction & Background**

- 1.1. Provide a summary of the proposed development, which should include the following:
  - Description of the subject site and the proposed development including details on the location, type and operation times of the site's facilities.
  - Identification of adjacent land uses, structures, and any other potential sources of noise in the area (e.g. railway, highway, industrial operations, etc.)

### **2. Noise Assessment**

- 2.1. Discuss the guidelines applicable to this assessment (e.g.: Ministry of Environment and Climate Change's Environmental Noise Guideline NPC-300, Ministry of Transportation's Environmental Guide for Noise, etc.).
- 2.2. Identify individual noise source, noise levels and their impacts on the proposed development for existing uses, structures, and/or noise sources on site and on adjacent properties.
  - 2.2.1. Assessment procedure and methodology should clearly be outlined.
  - 2.2.2. Results should also be presented in a table or diagram.
- 2.3. Forecast noise levels and impacts of the proposed development both during construction and when operational on the surrounding area and adjacent land uses.
  - 2.3.1. Assessment procedure and methodology should clearly be outlined.
  - 2.3.2. Results should also be presented in a table or diagram.
  - 2.3.3. This assessment should include any impacts that may be caused by the addition of roads and traffic to the area.
- 2.4. All calculations, assumptions, and rationales for the noise assessments should be included, and completed to accepted industry standards for traffic noise analysis and outdoor sound propagation.

### **3. Recommendations & Conclusion**

- 3.1. Based on the results of the noise assessments, if noise impacts generated by the proposed development are deemed to be excessive, mitigation measures should be proposed.
  - 3.1.1. The discussion on potential mitigation measures should also include priority and feasibility of the proposed measures.

- 3.2. For any predicted noise disturbance during the construction period, a temporary noise reduction strategy should be proposed. Please note that temporary construction activities are not considered stationary noise sources in NPC-300
- 3.3. Provide a brief conclusion of the Noise Impact Study's findings and recommended mitigation measures.

### **Submission Requirements**

All development applications and accompanying studies and reports should be submitted through the City of Kingston's **DASH Development and Services Hub** which can be accessed online at: [City of Kingston DASH](#)

### **Additional Information**

For additional information, please contact the City of Kingston Planning, Building and Licensing Services Department at:

1211 John Counter Boulevard, Kingston  
613-546-4291 ext. 3180  
[planning@cityofkingston.ca](mailto:planning@cityofkingston.ca)

For more information visit the Ministry of Environment and Climate Change's Environmental Noise Guideline: [Environmental Noise Guideline](#)