

**Staff Report 2018-39**

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Meeting Date: Tuesday, May 1, 2018

Subject: Noise By-law Exemption Request – Caledon East Sewage Pump Station Upgrades (15897 Airport Road) Ward 3

Submitted By: Laura Hall, Manager, Regulatory Services, Corporate Services

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**RECOMMENDATION**

That Baseline Constructors Inc. be exempted from Section 15 of Table 3-1 of Noise By-law 86-110 to permit construction activity between the hours of 11:00 p.m. and 6:00 a.m. subject to the conditions outlined in Schedule B of Staff Report 2018-39; and

That the exemption expire on September 16, 2018.

**REPORT HIGHLIGHTS**

- Staff received a request for an exemption from the Town's Noise By-law to permit construction related equipment to operate outside of the permitted hours as set out in the By-law.
- Peel Region has retained the services of Baseline Constructors Inc. to carry out upgrades to the Caledon East Sewage Pumping Station.
- The purpose of the request is to permit the dewatering equipment related to the construction to operate twenty four (24) hours per day until September 16, 2018. Dewatering equipment is required to operate continuously until the underground construction work is complete.
- The Town's Noise By-law does not contain an exemption process with the exception of emergency situations, therefore anyone seeking to perform activities related to noise outside of the permitted times requires approval from Council.
- Approximately 50 properties may be directly impacted by the activity. The Noise By-law does not specify the measurement of impact; as a result, this is staff's best estimate.
- The Region has advised that measures have been taken to control any noise resulting from the operation of the dewatering equipment. Results from noise measurements around the site before and after the dewatering equipment was installed indicate average noise levels near the site did not increase. The Region has committed to monitor the site and the noise levels to ensure they do not create an adverse effect on neighbouring property owners. Adjustments will be made if any issues arise. Property owners in the area will be advised to contact the Region directly if they have any concerns.
- Staff are recommending the exemption request be approved subject to notification to impacted property owners and the Town prior to commencement of the work.

## **DISCUSSION**

Staff received a request for an exemption from the Town's Noise By-law to permit construction activity to occur outside of the permitted hours as set out in the By-law. The purpose of this report is to provide details of the request and receive approval for the exemption request.

### **Project Details**

Peel Region has retained the services of Baseline Constructors Inc. to carry out the upgrades to the Caledon East Sewage Pumping Station at 15897 Airport Road. The project is expected to be completed by September 16, 2018.

The contractor has requested approval to operate a dewatering pump seven days a week, 24 hours a day. The dewatering equipment is required for the underground excavation work related to the project. The contractor has indicated that construction work will not occur before 7 a.m. or after 7 p.m. with the exception of the operation of the dewatering equipment. The Region has advised that they will monitor the effectiveness of the noise mitigation measures to ensure neighbouring property owners are not impacted.

Measures have been taken on site to control noise resulting from the operation of the dewatering equipment. Results from noise measurements around the work site before and after the installation of dewatering equipment indicates average noise levels in close proximity to the property have not increased. At this time, the decibel level of the noise is 60. For comparison purposes noise emitted from traffic exceeds 85 decibels. The industry standard is set at 92 decibels for motor vehicle traffic. The current Noise By-law does not capture decibel levels with respect to construction activities only with sounds related to motor vehicles. The Region has advised that they are committed to addressing any concerns brought forward by the public regarding the noise (refer to Schedule A of this report for further details).

### **Exemption Details**

The contractor is requesting approval to operate the dewatering equipment outside of the permitted hours of the Town's Noise By-law. The Noise By-law prohibits noise related to construction activity to occur between the hours of 11:00 p.m. and 6:00 a.m.

The Town's Noise By-law does not contain an exemption process with the exception of emergency situations, therefore anyone seeking to perform activities related to noise outside of the permitted times requires approval from Council.



### **Potential Impact**

In reviewing the request and the particular location, staff have determined that approximately 50 properties may be directly impacted (attached as Schedule A to this report provides further details) by the noise of the dewatering equipment. The contractor has advised that the area has been hoarded with solid 12 foot walls to assist in localization of the sound inside the site. The contractor will also provide additional sound deadening covers over equipment intended to operate outside of the permitted times. The Noise By-law does not specify the measurement of impact; as a result, this is staff's best estimate. The Region has committed to addressing any concerns brought forward by property owners and will address those on a case by case basis.

### **Conditions of Approval**

Staff is recommending the exemption request be approved subject to the following conditions intended to mitigate potential impacts to area property owners:

1. Written notification be provided to each property captured in Schedule A of Staff Report 2018-39 with the following information included in the notification:
  - a. Project scope
  - b. Timeline of activity, including dates when the work is expected to performed between the hours of 11:00 p.m. and 6:00 a.m.
  - c. What type of noise or nuisance i.e. lighting, vibrations, etc. may occur
  - d. Contact information for questions and to report any disturbances
2. Notify the Town at least 24 hours in advance of each occurrence.
3. A sign posted at the property capturing the above information.

### **FINANCIAL IMPLICATIONS**

There are no immediate financial implications associated with this report.

### **COUNCIL WORK PLAN**

Growth – To plan for complete communities as required under growth plan

Customer Service – to adopt an innovative approach that adapts to the changing needs and expectations of our community while supporting best practices

**ATTACHMENTS**

Schedule A – Letter from the Region of Peel

Schedule B – Map demonstrating the properties directly impacted by the exemption request

Schedule C – Conditions of the Exemption





April 20, 2018

The Corporation of the Town of Caledon  
6311 Old Church Road  
Caledon, ON L7C 1J6

Attention: Caledon Town Council

**Public Works**

10 Peel Centre Dr.  
Suite B  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**Re: Caledon East Sewage Pumping Station Upgrades, Ward 3  
Noise By-law Exemption Request**

The purpose of this Noise By-law exemption request is to permit the contractor to run their dewatering pumps 24hrs/day, and not for the allowance of excessive noise.

Noise data has been collected at several locations around the perimeter of the Caledon East SPS construction site. Average background noise level at the SPS property line was determined to be 60 dB, with no active construction, and excluding peaks caused by passing vehicle traffic on Airport Road and Mountcrest Road.

Measurements were repeated with the dewatering equipment active, and no impact to the baseline noise level of 60 dB was detected. For reference, 60 dB is often quoted as being the noise level of a typical conversation between two people.

The following measures have been put in place to mitigate noise produced by the dewatering equipment, which have noise emitted by the equipment to measured ambient levels.

- Tall plywood construction hoarding installed around perimeter of construction site
- Dewatering equipment located behind existing pumping station building
- Construction of enclosure around dewatering pumps
- Use of electrical service in lieu of diesel powered generator

We believe that measures currently in place will effectively mitigate any noise impacts from the operation of the dewatering equipment. If these measures prove insufficient, we are committed to increase noise mitigation measures to achieve an acceptable result.

The contact info for Grace Krasowski, P.Eng., the project manager for the construction of upgrades to the Caledon East SPS has been communicated to the residents by several public notices advising of construction progress. It is expected that residents will contact her directly, should the noise from the operation of dewatering equipment affect them. We will investigate any complaints carefully and implement measures mitigating the issue.

Please let me know if any additional information is required. I can be reached at 907-791-7800, ext. 7808 or by e-mail: [simon.hopton@peelregion.ca](mailto:simon.hopton@peelregion.ca)

Yours truly,

Simon Hopton, P.Eng.  
Manager, Capital Works  
Wastewater Division





0 20 40 60 80 100 Metres

★ Subject Property  
— Impacted Property

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Date: 3/19/2018



**Schedule C to Staff Report 2018-39**  
**Conditions of Exemption to Noise By-law 86-110, as amended**

The following conditions shall be imposed onto Baseline Constructors Inc. as part of the exemption of the Town's Noise By-law 86-110, as amended:

1. Written notification be provided to each property captured in Schedule A of Staff Report 2018-28 with the following information included in the notification:
  - a. Project scope
  - b. Timeline of activity, including dates when the work is expected to performed between the hours of 11:00 p.m. and 6:00 a.m.
  - c. What type of noise or nuisance i.e. lighting, vibrations, etc. may occur
  - d. Contact information for questions and to report any disturbances
2. Notify the Town at least 24 hours in advance of each occurrence.
3. A sign posted at the property capturing the above information.