

Noise Control Study

Terms of Reference

1. Description

Environmental noise is characteristic of many human activities, and the proliferation of this noise has potential to negatively affect quality of life and human health.

The goal of environmental noise control is to provide guidance between land uses that are noise sensitive and land uses that are sources of noise such as roads, railways, employment areas and equipment for building facilities.

The objective of environmental noise control is to provide for improved and more liveable and healthy environments in the planning of new neighbourhoods, in development and intensification of older neighbourhoods.

Stationary sources of noise are defined as all sources of sound and vibration, whether fixed or mobile, that exist or operate on a premises, property or facility, the combined sound and vibration levels of which are emitted beyond the property boundary of the premises, property or facility, unless the source(s) is (are) due to construction

A Vibration Study, if required, could be combined with a Noise Control Study to be submitted under one report title.

2. When Required

Development proposals for new or expanded noise sensitive land uses in proximity to sources of stationary noise and transportation (air, train, roadway) noise shall require a noise feasibility study and/or detailed noise study pursuant to the Environmental Noise Control Guidelines in the following locations:

- a) Within 100 metres of:
 - i. The right of way of an existing or proposed arterial road or collector or major Collector Street identified on Schedules C4; or
 - ii. The right-of-way of a rapid transit or transit priority corridor identified on Schedule C2; or



- iii. Lands designated as Industrial and Logistics or Mixed Industrial identified on the B-series of schedules, or lands zoned for industrial use; or
 - iv. from an existing stationary noise source described in provincial certificate of approval under the Environmental Protection Act.
- b) Within 250 metres of:
- i. The right-of-way of an existing or proposed provincial highway, of Ottawa Highway 174, or of a secondary main railway line.
- c) Within 300 metres of a pit licensed under the Aggregate Resources Act or lands with a Sand and Gravel Resource Overlay; and
- d) Within 500 metres from the right-of-way of:
- i. A 400-series Provincial highway; or
 - ii. A Principal Main railway line; or
 - iii. A quarry licensed under the Aggregate Resources Act; or
 - iv. Lands with a Bedrock Resource Overlay.

And will require noise mitigation and a warning clause where necessary, as a condition of approval.

The City may require a vibration study for development:

- a) within 75 metres of a railway right-of-way ; or
- b) within 75 metres of an existing or proposed light rail transit corridor;
- c) within 750 metres of a TransCanada Pipeline compressor station

and shall require vibration mitigation and a warning clause where necessary as a condition of approval.

3. Contents

Section 3.0 Study Requirements of the City 's [Environmental Noise Control Guidelines](#), July 2017 describes what is required for a Noise Control Feasibility Study. These Guidelines are to be used by city staff and the development and consulting industries when dealing with issues involving all sources of environmental noise in the land use and transportation planning and development processes.



4. Roles and Responsibilities / Qualifications

All noise studies prepared in support of development shall be consistent with the City's Environmental Noise Control Guidelines and shall include noise mitigation and a warning clause where necessary, as a condition of approval

The City requires that noise studies of any type be prepared by qualified individuals. A qualified individual is a Professional Engineer with experience in acoustical engineering and noise studies as defined by the Ontario Society of Professional Engineers.

5. Resources / Background

- [City of Ottawa Environmental Noise Control Guidelines, July 2017](#)
- Guidelines for [new development in proximity to railway operations](#)
- The Ministry of the Environment and Climate Change (MOECC) - [Environmental Noise Guideline](#)
- City of Ottawa – Official Plan Section 10.2.1, 10.2.2 and 10.2.3