

May 1, 2023

Mayor and Members of Council
C/O Town Clerk Corrina Giles
32 Mill Street, Thornbury, ON N0H 2P0

Dear Madam Mayor and Members of Council,

**Re: Astec Noise By-law Relief
One Year Lapse May 10, 2023
Comments From Manorwood Homes**

Council will recall that Manorwood Homes will be constructing a residential project at the south-west corner of Huron Street and Elgin Street in accordance with existing Zoning By-law provisions (R2-75). One of those provisions calls for a large front yard setback of 41.4m off Elgin Street. The reason for this unusual setback is to maintain a separation distance from the Astec operation on the east side of Elgin Street in order to help ameliorate noise and other operational matters inherent in the Astec business. From a land use point of view, the residential nature of our development has been entrenched in the Town's Official Plan and zoning By-law for well over two decades.


We are aware that Astec requested relief from a 7pm noise limit provision of the Town's Noise By-law and a one year relief was granted in May, 2022. We also understand that Astec will be approaching Council with a request to have a more permanent extension to the 7pm limit.

We are concerned that further relief from the 7pm limit will result in an unanticipated noise impact on our residential development. When we purchased the land and engaged our consulting team, we were aware of Astec and the reason for the large front yard setback referred to above. Over the past two years our consulting team selection and design approach was based on the known operational characteristics of Astec. Our studies and the town's peer reviews of our studies were based on known conditions and By-laws.

We acknowledge that Astec is a valued corporate citizen and provides an array of employment opportunities. We also acknowledge that Astec has an excellent location having proximity to Highway 26 and is in a municipality with a skilled work force. However, we cannot ignore the fact that Astec is adjacent to an existing neighbourhood and one that will grow with our planned project. It is reasonable to expect that every effort must be made to reduce operational nuisances. We therefore ask that Council not endorse any further noise By-law exemptions.

Respectfully Submitted,




CARLOS LOPEZ – President
Manorwood Homes