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April 27, 2023

The Town of Blue Mountains  
32 Mill Street  
Thornbury, ON  
N0H 2P0

### **Request for Relief from the Provisions of The Noise By-Law**

Dear Council.

On behalf of (Astec) Breaker Technology Ltd., we are requesting relief from the noise by-law in order to operate our business. As we have some new members to council I will reiterate some key points from previous deputations and actions the company has initiated since the temporary by-law was approved on May 10, 2022.

Our manufacturing facility has been at the current location, 35 Elgin St., N for over 65 years. During this period we have not altered or changed much of our manufacturing methods. We have invested millions over the years in upgraded equipment, building renovations and environmental initiatives. We operate two shifts with the 2nd shift ending at 2:00 a.m. Monday through Thursday and limited production Friday to Sunday.

We employ over 130 people which are comprised of skilled trades, technicians, engineering, customer service, accounting and administrative. These jobs pay high wages, and offer excellent benefits.

The work we perform inside our plant is heavy industrial manufacturing. We cut, form and weld heavy steel. We also paint, assemble and test the equipment produced. Products manufactured at this site are best in the class and exported around the world.

There is noise generated outside the plant from time to time. Much of this is in our outside storage yard at the east end of the facility. This work activity generally involves retrieving parts to bring into the plant, assembling and testing equipment on our test pad, retrieving sheet steel from our outside storage area, as well as shipping and receiving. There are times when this may require us to use equipment such as lift trucks and power tools.

In January of 2021, we received a noise complaint for noise in our storage yard to the west side of our facility. I have worked at the plant for over 26 years, and recall one complaint for noise prior to this date. At that time, we had some road grading that was occurring along our driveway. Since January of 2021 we received additional complaints.

In October of 2021, we made an official request for an exemption to the noise by-law to extend the time period Monday to Friday from 7:00 a.m. to 11:00 p.m. Currently section 3 allows us to work outside between 7:00 a.m. and 7:00 p.m. Monday to Sunday. Our reason for the exemption was and continues to be for the safety of our employees and to accommodate production. (please refer to our deputation request to council October 4, 2021).

We made another deputation to council in April of 2022 (please refer to our deputation request to council April 20, 2022). At that time we were granted a temporary exemption, with conditions, for a one year period to May 9, 2023. The conditions were:

1. That Astec (BTI) install noise detection equipment, and to retain the records of same, that can be provided to By-law Enforcement, on request in response to a noise complaint;
2. That Astec (BTI) establish a Community Engagement Committee and that minutes of the Community Engagement Committee, are provided to Council, through correspondence, Carried.

Since we received temporary relief from the by-law, we have initiated the following actions:

1. Purchased and installed sound monitoring equipment to document and investigate any noise issues.
2. Established a regular bi-monthly Neighbourhood Meeting in order to engage and work with our neighbours to discuss issues related to our operations. We took minutes at the meeting and distributed same to the attendees and the town.

We feel the actions above fulfil our obligation as outlined in the temporary by-law amendment.

During the one year exemption period the company took the following actions to address noise issues raised at the meetings:

- Installed white noise back up signals on all forklifts
- Added light deflectors on outside lights.
- Installed outside cameras.
- Restricted delivery truck schedules from 7:00 a.m. to 7:00 p.m.
- Contracted a crane to rearrange barriers along our property line to deflect noise.
- Communicate with our employees through postings and in monthly meetings about noise issues affecting the neighbourhood i.e. headlights on houses, loud mufflers leaving the parking area at night, refraining from discussions in parking areas at night, etc.
- We posted signs at exits advising our employees to be respectful of our neighbours when working in outside areas of the facility.
- Purchased and installed noise monitoring equipment.
- Retained an Acoustic Engineer to consult on noise mitigation efforts including placement of the noise monitor, consulting on baghouse cladding, and recommending sound barrier options.
- Purchased a new racking system for our warehouse to increase storage capacity in order to move parts from the storage yard into the warehouse.
- Purchased a new modified forklift to extract parts given the new warehouse configuration with tighter aisleways
- Constructing a building with additional sound insulation adjacent to our storage yard to warehouse materials. (planned completion August 2023) The result will be decreased lift truck traffic in the open storage yard area.
- Installed insulation and an enclosure on our baghouse to reduce noise.
- Installed a muffler system at one bulk loading station.
- Install a larger tank (planned completion June 2023) to decrease the frequency of bulk loading operations.

We have incurred substantial hard costs as well as administrative/project management time to mitigate noise from the facility.

As far as noise issues that have arisen in the last year since the temporary exemption was granted:

- Thursday July 7th , 2022– There was a complaint about vehicle noise / truck noise. It was determined that there was roadway construction and replacement on King St., and Elgin St., Response time from complaint - same day.
- November 4 and 7, 2022. - We had a concrete slab being installed adjacent to our storage yard for the new building. The contractor was using a Roller Compactor to compact soil. Response time from complaint – same day.
- Monday January 23rd – There was a complaint about truck noise in the early a.m. It was found to be snow removal. Response time from complaint – same day.

- Friday March 3rd – Noise complaint at 6:45 a.m. – We received a phone message however it was not retrieved until April 12th. We investigated directly and found the waste disposal company arrived early and started emptying recycle bins at this time. Once we were aware of the issue we investigated, followed up with TBM and left a message with them on the same day. These bins would normally be picked up at the roadway by the waste management company that services the TBM.
- Sunday April 9th at approximately 9:30 a.m. – A complaint of lift truck noise. We had a lift truck working in the storage yard moving material (spring clean-up). Reported Monday April 10 – Response time – same day.
- Sunday April 16 at approximately 11:07 a.m. – A complaint of lift truck working in the storage yard moving material (spring clean-up). Reported Saturday April 22 – Response time – Sunday April 23.

Although we've had some procedural issues in our neighbourhood meetings, we respond to complaints promptly and work in good faith to minimize the impact we have on our neighbours.

Lastly, I would like to reiterate some points made in a previous deputation:

- We have conducted our business in the same manner at the same location for over 65 years. We only began receiving complaints in January of 2021.
- We support local businesses for company celebrations and when hosting domestic and international customers who visit our site.
- Our employees and visitors support local businesses by buying lunches, dinners, clothes, hardware, parts, and services. They also access many other services such as legal, recreation, and personal services.
- Our company purchases goods and services from a variety of local businesses such as hardware, industrial parts and supplies, plumbers, electricians, construction, cleaning, landscaping and snow removal to name a few.
- We support local youth through apprenticeship and cooperative education. We even won an award from the Ontario Ministry of Training Colleges and Universities as being one of the best companies in Ontario for providing these types of opportunities to youth.
- We work with the local high schools to provide credit worthy experiential learning for youth interested in working in skilled trades.
- We also use and support local facilities and events such as the Marsh Street Centre (Children's Christmas Party) and the community Centre (family skating, Christmas party, BTI pick up hockey) and sponsor Music in the Park.
- We provide great jobs with excellent pay and benefits to people who live in town and the surrounding communities. They are mechanics, millwrights, machinists, engineers, accountants, professionals, and specialists and yes, they are your neighbours.
- We have fathers, mothers, sons, daughters, cousins, uncles, aunts who have worked or currently work here. There are multiple generations working in the plant as we speak. The jobs we provide give young people a chance to live and raise families in the area they grew up in by giving them excellent pay and benefits. They also support the community by buying local goods and services.

Our request for a change to the current noise bylaw is not to "push the boundary of what is permitted". Our intention is to operate our business and support the community as we have for the past 65 plus years.

Restricting our access to the storage yard / building will hamper our ability to manufacture and ship our products, and most importantly impacts the safety our workers by creating congestion in manufacturing areas and entryways at access points to the facility when the doors are closed.

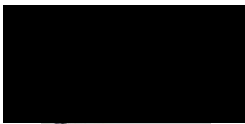
We also have no intention to foster bad relations with our neighbours. In fact, we are committed and will continue to make improvements to the facility, as demonstrated, to minimize any impact we have on them. We also plan to continue our neighbourhood engagement committee meetings to hear their concerns and keep them abreast of activities on site.

We have, and always will, invite direct contact from our neighbours with Brad Dickinson, General Manager, or any of our management team on issues or concerns.

I've been in this community for 26 years and personally, me, my family, and many others would not be here if it were not for Astec / Breaker Technology.

**We thank you for considering our request to revise the by-law to accommodate our business past 7:00 p.m. to 11:00 p.m. Monday through Friday. If Council requires additional time to consider our initial request, we would appreciate consideration for an extension to the current exemption so that we can operate our business.**

Yours truly,



Brad Forrest, CHRL  
Manager Human Resources  
Astec Industries, Thornbury