

Terms of Reference: Noise and Vibration Studies

Effective Date: December 1, 2025

1.0. Purpose

The purpose of this Terms of Reference (ToR) is to outline the minimum requirements for preparing Noise and Vibration Studies in support of development applications within the Town of Innisfil. These studies are intended to assess the potential noise and vibration impacts associated with proposed developments and ensure that appropriate mitigation measures are identified to maintain compatibility with surrounding land uses and provincial standards.

2.0. Applicability

Noise and Vibration Studies are required for developments where noise-sensitive land uses are proposed in close proximity to:

- Major transportation corridors (e.g., highways, arterial roads, rail lines, etc.)
- Industrial facilities or aggregate operations
- Existing or proposed stationary noise sources
- Other locations as deemed necessary by the Town's Planning and Development Engineering Services

This requirement applies to the following development applications;

- Zoning By-law Amendments
- Official Plan Amendments
- Plan of Subdivision
- Plan of Condominium
- CPPS By-Law
- Site Plan Control Applications
- As determined necessary by the Town's Planning and Development Engineering Services.

3.0. Study Scope and Content

Noise and Vibration Studies shall conform to the latest Town of Innisfil Engineering Design Standards and Specifications. The studies must include the following sections;;

1. Introduction
2. Site Description, project description, referenced background studies
3. Description of Proposed Development
4. Existing Noise and Vibration Conditions
5. Noise Level Criteria, Applicable Guidelines, and Standards Modeling Assumptions and Methodology

6. Assessment of Future Noise and Vibration Levels
7. Recommended Mitigation Measures, Implementation, and Monitoring Plan
8. Summary, Conclusions, and Recommendations

If any of the above sections are not relevant to an application, a brief explanation under the section stating why it is not applicable must be provided.

4.0. Study Methodology and Standards

The Noise and Vibration studies shall be prepared in accordance with the latest version of the following guidelines and standards:

- Ministry of the Environment, Conservation and Parks (MECP) NPC-300 guidelines
- Town of Innisfil Engineering Design Standards and Specifications Manual
- Applicable CSA and ISO standards for vibration
- Industry-accepted modeling software
- Best practices in acoustic and vibration assessments

5.0. Submission Requirements

All Noise and Vibration studies must be prepared and signed by a qualified acoustical engineer licensed in the Province of Ontario. All drawings must be stamped, signed, and dated by a Professional Engineer. The submission package shall include:;

- Digital copy of reports
- Computer modeling files
- All supporting documentation, model inputs/outputs, and figures
- The Town may require a peer review at the applicant's expense.

6.0. Consultation

Early consultation with Town staff and external review agencies (e.g., MECP, CN Rail, Metrolinx, etc.) is encouraged to confirm the scope and study area.

7.0. Validity and Updates

Noise and Vibration Studies are valid up to three (3) years from the date of publication unless there are significant changes to the surrounding environment or proposed development.