

205 South Cayuga Street East

Proposed Residential Development Town of Dunnville

Project 118-0630

Between

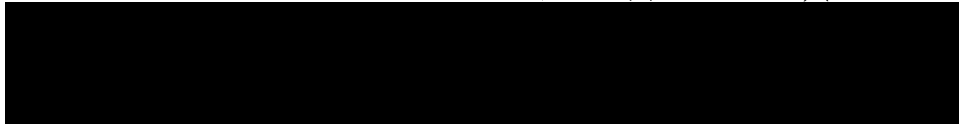
Dehaan Homes Inc.

And

Girling Auto Body

June 1, 2019

Rev. John Frederick Lupson, B.A., B.Ed., M.R.E., M.Ed., (PRIN. D & I) (PRIN. S & A)



Health and safety expert regarding noise pollution, heat exhaustion, and various industrial stresses causing harm to human health.

Having worked with the Ministry of Labour under the Hon. Dalton A. Bales, Q.C., MPP, Minister of Labour for the Government of Ontario (Ref. My documentation to the Hon. Dalton A. Bales dated November 1, 1968. ---labeled Personal and confidential --results of a seven year study which has led to Ontario environmental laws being updated from 1968 onward to present day.)

PREAMBLE

To All:

I wish to thank persons within the County of Haldimand and the Dehaan Homes Inc. for making the development of this property possible. Thanks also to the Girling family for their generous support of this project.

This is a major development bringing much needed living accommodation for persons wanting closer proximity to the downtown Dunnville shopping/business areas.

I wish to submit a few proposals for consideration regarding:

- A) the County of Haldimand,
- B) The Girling Auto Body business located on South Cayuga Street, Dunnville,
- C) Dehaan Homes Inc.

Please consider these suggestions as being in good faith. I am hoping the suggestions meet will be met with due consideration by all parties involved in this transaction.

Respectfully yours,

John F. Lupson

June 1, 2019

For Haldimand County to mitigate where possible:

* The surface of South Cayuga Street in front of the proposed condo buildings is and has been for many years, a source of water runoff which has posed problems for the Girling Auto business. .

That is to say, that in heavy rain storms, water flows to the front entrance of Girling Auto - to the extent that the dirt area in front of Girling Auto is reduced to water puddles and mud. I understand that the owners of Girling Auto have requested better water control for the street in front of their business, and as yet, nothing seems to reduce the mud and stagnant water puddles in front of their business. Mr. Dehaan is investing millions of dollars in this project and his investment requires the County of Haldimand invest in street, storm sewer, and curb upgrades worthy of Mr. Dehaan's multi million dollar investment which will result in increased property taxes etc.

Causes of this excess water in front of their business is attributable to several factors such as: Inadequate placement of storm sewers along the north side of Cayuga Street as well as the south side. There are no storm sewers on the north side of Cayuga street which would drain rain runoff from the proposed building site while in the meantime, the Girling Auto business has a permanent water flow directed to their business - due to insufficient water drainage along one half of that block along South Cayuga Street.

One sewer is on the north side of South Cayuga Street and it is located near one of the three story condo units already built by Silverthorne. Water drainage is a must all the way from the present two buildings built by Silverthorne Ltd. to the corner of Maple Street and South Cayuga Street. Needless to say the street slants and pavement slants may even be a partial problem in that the flow

of water may even be directing water to the Girling Auto building front.

* The corner of South Cayuga Street and Maple Street has no curbs. Many drivers will take a short cut using Maple Street to Cedar Street--and vice versa--with the unintended effect that the sidewalk at that corner sometimes has autos cutting that corner too close to the properties of residents and the autos will periodically actually drive over the corner of the sidewalk which is currently the same level as the road surface.

Needless to say, the irony of this is that the once grand house of the former Minister of Highways of Ontario/also the Former Treasurer of Ontario, the deceased, Hon. James Allan's former family home is located at that same corner I speak of. I knew Jim Allan personally. My son cut his property lawns. My son Karl and Jim's grandson, Jeff, are best friends. Jim Allan would be ashamed of the street conditions along South Cayuga Street.

* Does Haldimand County have a plan to examine where, if at all, low-streaming, sensor street lighting will be required for the many vehicles that will be using the development parking lot and extra parking spaces?

* Is there a plan for Haldimand County to have curbs and sidewalks put into place on both sides of South Cayuga Street? If so, when and at what distance from streets and developments.

* Does Haldimand County know of the existence of many handicapped persons who live in the former cheese factory? Walkers and motorized wheelchairs use that street and that area daily. Will the County post signage protecting the slow moving pedestrians and seniors pushing walkers? The Cedar Street variety store is convenient to those renters.

For Girling Auto:

* I commend the owners of Girling Auto for their willingness to work with Mr. Dehaan.

The Girling Bros. have expressed their willingness to make this condo development possible for Dunnville.

I can personally vouch for the honesty and integrity of the Girling family as can both my two adult sons who have known the Girlings since they were all younger students in school. These are good people and they are helpful to everyone in the neighbourhood.

They do have a few business concerns that can be resolved to their satisfaction. I will let them speak for themselves regarding their concerns; however, having said that, I will state emphatically that the owners of Girling Auto would like to help Mr. Dehaan proceed with his major capital investment in Dunnville.

Regarding the noise at that site:

Having read the scientific analysis of the noise issues and the mitigation proposals I am of the opinion the study is excellent and fair to both parties..The report is extensive and scientific. Even though it centres on Parks and Environment standards, the report does an exhaustive investigation of the issues along South Cayuga Street. It is to be accepted as is.

For background information: That site is bounded by Cedar Street which is within 1.5 short streets of the proposed development. Incoming small trucks and traffic from rural Diltz Road and other distant areas are directed to use Cedar Street. The purpose of directing traffic onto Cedar Street is for vehicles to avoid the John Street subdivisions and John Street playground area

and the John Street public parking lot --all of which have multiple playgrounds and the additional ball playing areas ---thus Cedar Street has been made to direct traffic along that street.....
----Cedar Street is within 100 yards/metres of the development proposal.

Located nearby on the opposite side of the development is Tamarac Street which is a Designated Truck Route. Silverthorne Industries has several industrial factory type buildings that receive and ship materials from the locations just off Tamarac Street.

Tourism may or may not affect the noise volume at that site. Dunnville is a tourist town and as such the population increases by thousands every spring, summer, and early autumn. There will be additional automobile and vehicles hauling boats and large trailers all spring and summer and early autumn.

Dunnville area is occupied in tourist season by vacationers who stay in the dozens and dozens and dozens of trailer parks, Provincial Parks, Private parks located all across the north shore of Lake Erie all the way to Cayuga. Dunnville is the preferred place of commerce and shopping for literally thousands and thousands of vacationers and travelers.

For myself, noise has never been an issue. I live in Brelus Woods and have little street traffic in front of my house --a very quiet area. My bedrooms are on the second floor. If I open my windows at night, I will hear distant highway traffic such as trucks or light traffic several miles in the distance. Not a concern to deal with by anyone.

Closing the windows and using central a/c solves any outside noise for me in my quiet area of town.

SUGGESTIONS?

In so far as helping mitigate a solution favourable to all parties in this business transaction, the few proposals I am able to think about have already been suggested and apparently agreed upon.

The Girlings may have a few ideas they need clarified for their business needs. Again, they have indicated their wish to be helpful to Mr. Dehaan.

The following needs to be put in writing:

1. Triple glass on a minimum of three sides of the condo units.
2. Solid doors on exterior and interior of every condo unit.
3. Every unit to be made as sound proof as possible as indicated by Valcoustics Canada Ltd.
4. Central A/C or individual central A/C to be installed for every unit. A/C to be of high quality to ensure buyers are not faced with having to decide not to repurchase newer a/c units and thus leave the possibility of complaining about street noise from downtown at night --when Girling Auto would be closed.
5. Water runoff not to be directed in such a manner that it ends up on the Girling Auto property creating excess water and mud and creating an unsightly business front--and possible loss of business investment in property value by the Girling Bros. This street upgrade to new code will be required by the County of Haldimand
6. Each and every agreement and future enactment to be legally signed by all parties including the County of Haldimand County.
7. Girling Auto business owners cannot be held responsible for any condo purchaser who acts or attempts to act in a malicious or spiteful manner toward the Girling Auto being a business in front of the condo development--to the extent that one or more

of those condo owners seek to remedy their grievances by having Girling Auto removed from that present site of South Cayuga Street.

Girling Auto owners have stated to me they wish to assist Mr. Dehaan and they appreciate his suggestions. Possibly any windows on the Girling Auto that face onto South Cayuga Street could also have triple glass if Mr. Dehaan felt that was necessary for him to do ---to mitigate as much noise as possible.

Conclusions:

I see several concerns needing remedy.

- Water runoff onto Girling Auto. (eliminate)
- Sewers along the north side of South Cayuga Street from the existing two condo building all the way to the corner of Maple Street and South Cayuga Street. South Cayuga Street must be brought to today's roadway/storm sewer/curb code.

Water has to go somewhere--and not onto the Girling Auto or onto the house beside the Girling Auto which is owned by Mark Girling.

No one wants a muddy swamp for a front yard. Haldimand County has a duty to exercise in this matter on behalf of Mr. Dehaan and Mark Girling, Kevin Girling, and Girling Auto.

This is a very generous development by Dehaan Homes Inc.

The County of Haldimand will be wise to assist Mr. Dehaan as much as possible in this matter regarding water and street and lighting and signage.

From a citizen viewpoint and long time resident of Dunnville, I applaud Mr. Dehaan for his investment in the Town of Dunnville.

Strategically, the County of Haldimand will receive increased property tax revenues and increased interest by other builders.

It is a major multi-million dollar investment that will encourage further development and further growth of Dunnville as more and more GTA retirees look for small town retirement places which also have lower house prices--enabling seniors to retire more adequately on capital gains of the sale of housing in the GTA area.

Congratulations to all who have made this business investment possible.

Respectfully yours,
Rev. John Frederick Lupson



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Megasorber FG Lightweight Acoustic Foam Panel with Fireproof Sound-Absorbing Facing



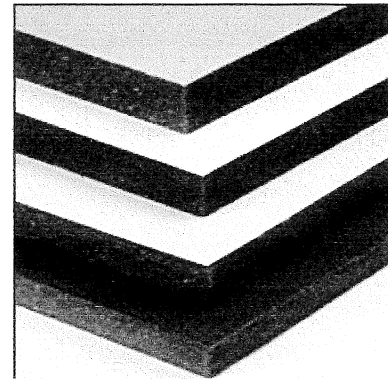
Features	Architectural Applications	Engineering Applications	Tech Specs	Installation Instructions	Re Pro
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Features

Megasorber FG acoustic foam panels utilise a patented fireproof sound-absorbing facing material Soundmesh® G8 (U.S. Patent No. 8167085, Canada Patent No. 2674986, Australia Patent No. 2009206197) to provide maximum sound absorption especially at low to mid frequencies.

The unique facing material Soundmesh® G8 has high temperature resistance up to 550°C and Building Code Australia (BCA) Group 1 Fire Classification. It complies with IMO Resolution A653(16) requirements.

Hear how Megasorber FG50SS effectively reduced the reverberation noise in a large hall:

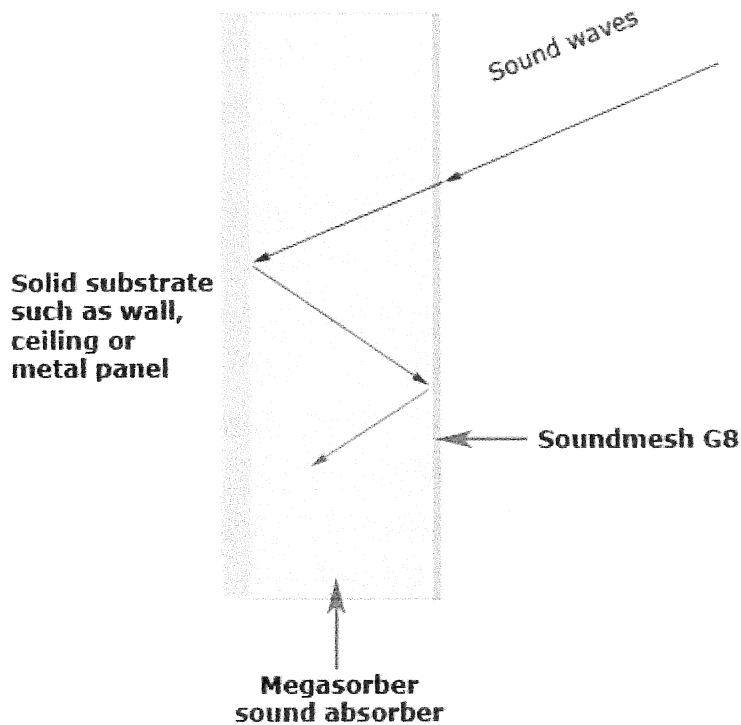


Reverberation Noise Reduct...



Traditional fireproof faced materials and sound reflecting film facings (such as aluminium foil, mylar film and polyurethane film) have little or zero acoustic properties and tend to block noise from being absorbed by the underlying foam. In contrast, Soundmesh[®] G8 is engineered and tuned to maximise sound absorption.

The Unique Sound Absorption Mechanism of Megasorber FG



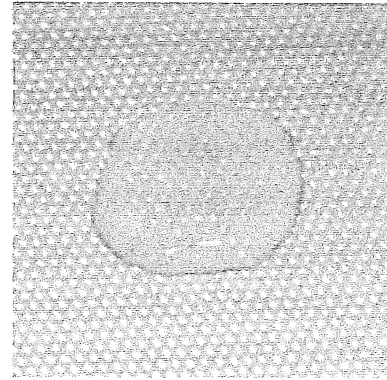
The Soundmesh G8 facing allows the noise through, breaks down the sound waves into little components and traps the noise inside where it is absorbed by Megasorber's acoustic foam panel.

Megasorber FG uses hydrolysis resistant acoustic foam and has high durability (long service life) in hot and humid conditions such as marine and tropical environments. The foam is capable of operating continuously from -40°C to +120°C and intermittently to 140°C. Megasorber FG meets the requirements of GM Holden Australia Specifications HN 2483 - Acoustic Insulator.

The built-in fluid / water repellent property of Soundmesh G8 provides for easy cleaning and maintenance of the facing

and makes it suitable for outdoor applications. A non fluid-repellent G8 facing option is also available.

Soundmesh G8 has four standard colours of white (W), black (B), grey (G) and sandstone (S). It can also be colour-matched to any specific colour, however a minimum order quantity will apply.



*Fluid-repellent
Soundmesh® G8 facing*

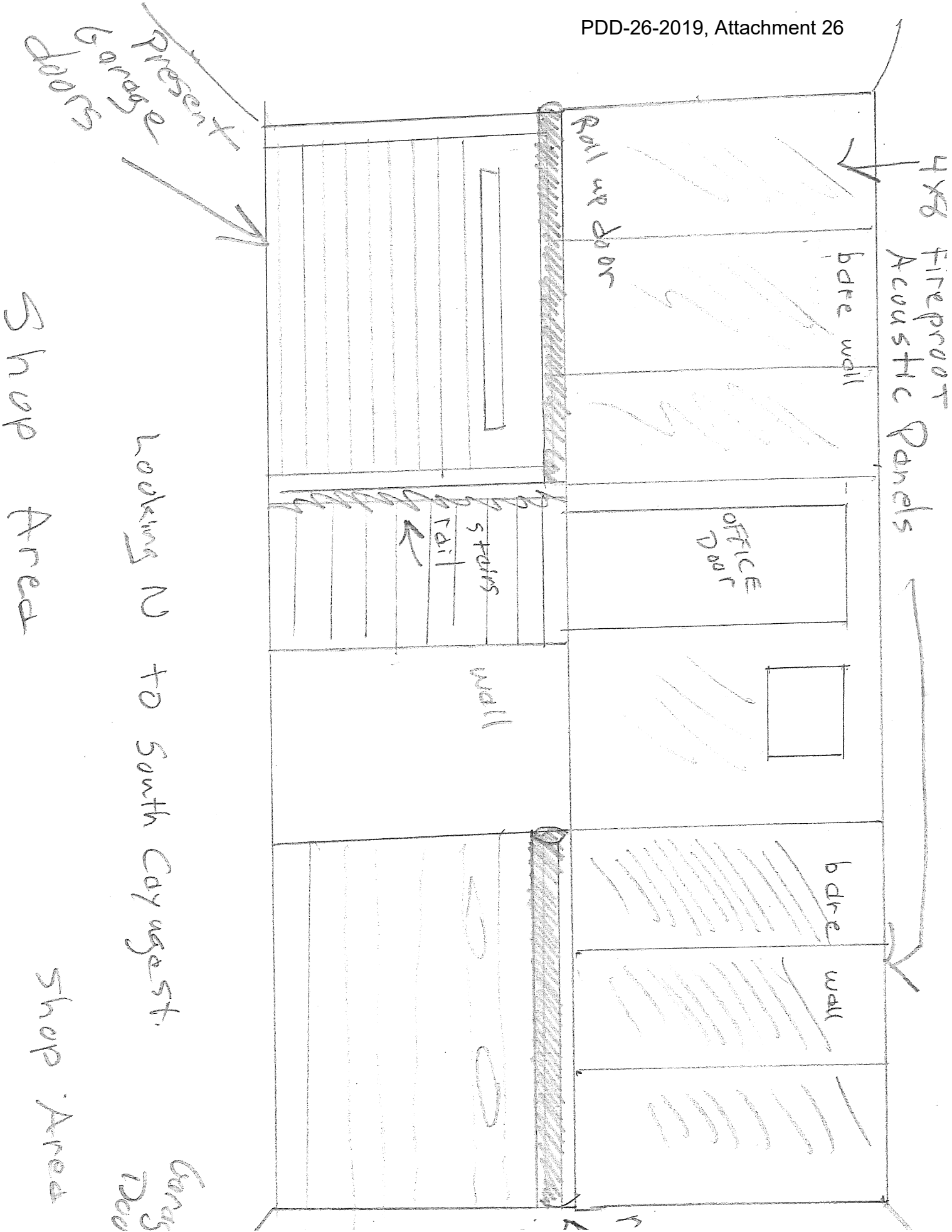
Key Features

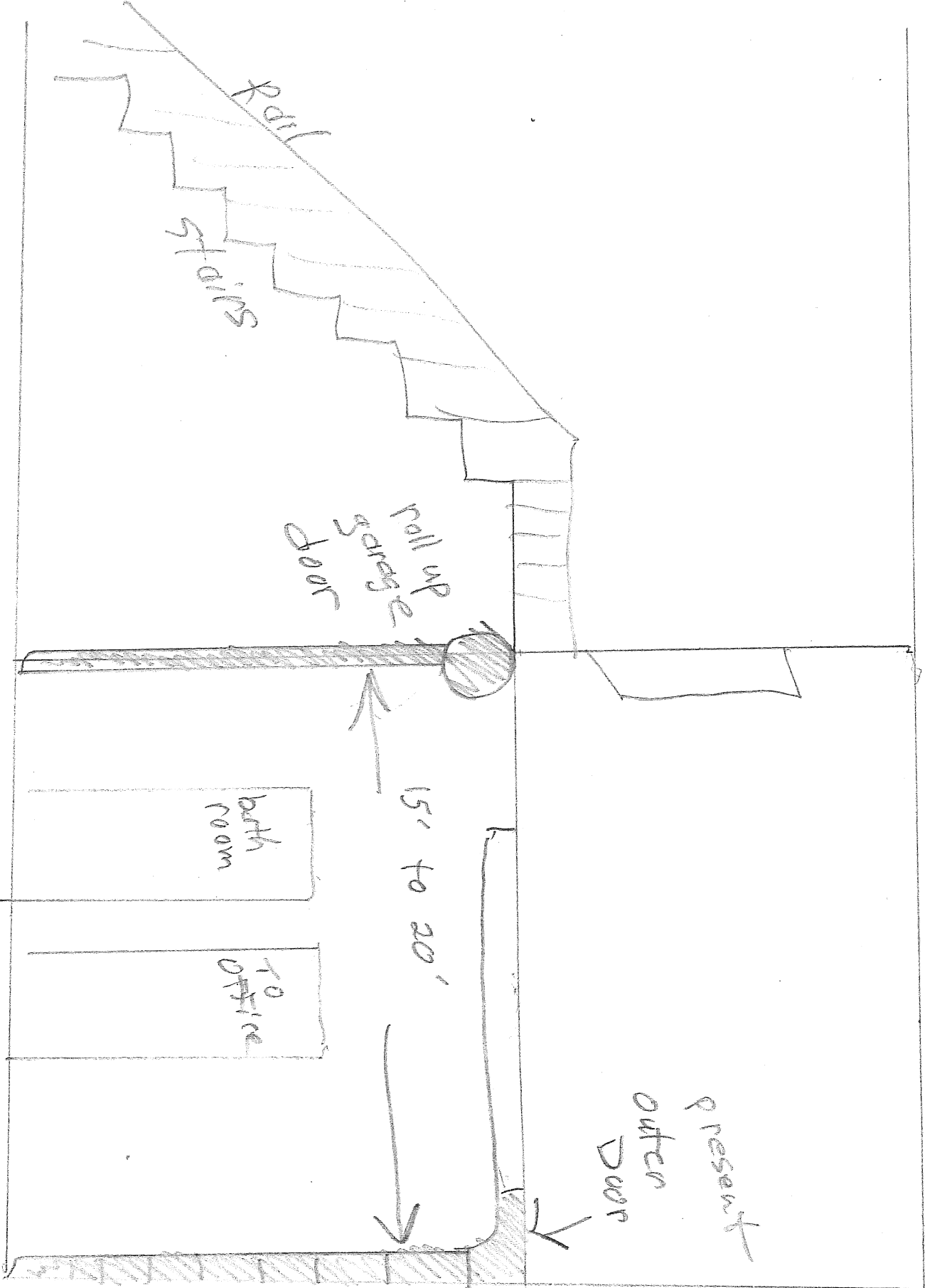
- Fireproof sound absorbing facing - non combustible, will not ignite
- 100% opening for sound absorption and engineered for maximum sound absorption at mid to low frequencies
- Lightweight and self-supporting
- Tough and durable facing
- Resistant to dust and fluid splash
- Hydrolysis resistant
- Environmentally friendly
- Ease of application



Key Benefits

- Reduces potential fire hazard with fireproof acoustic facing
- Reduces air-borne noise very effectively
- Product will not rot or powderize in hot and humid conditions
- Long service life
- Clean to handle and easy to cut
- Resists liquids, dusts and fluid splashes or sprays
- Low installation costs

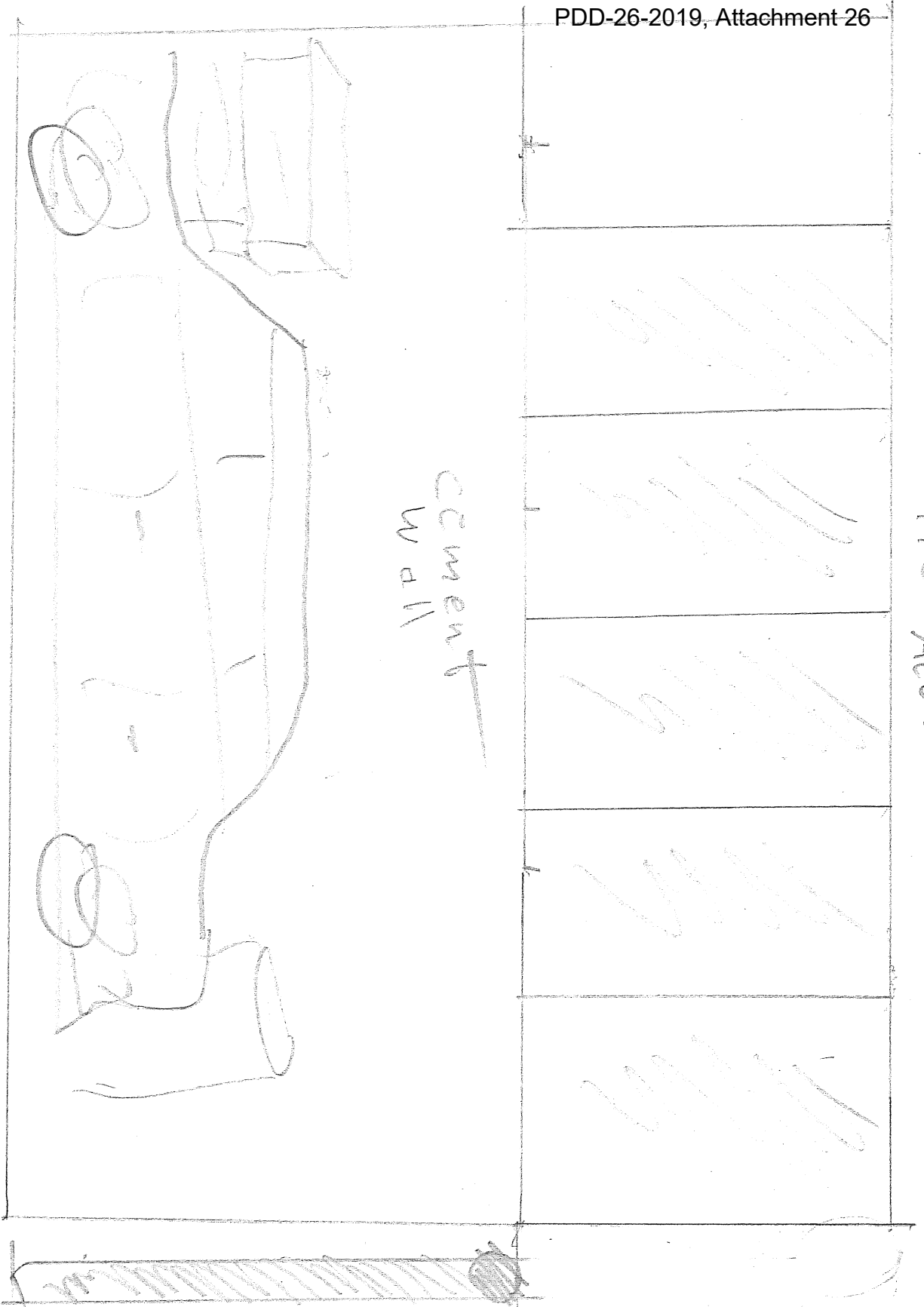




Side view

Hand-drawn sketch

4x8 Fireproof Acoustic Rods

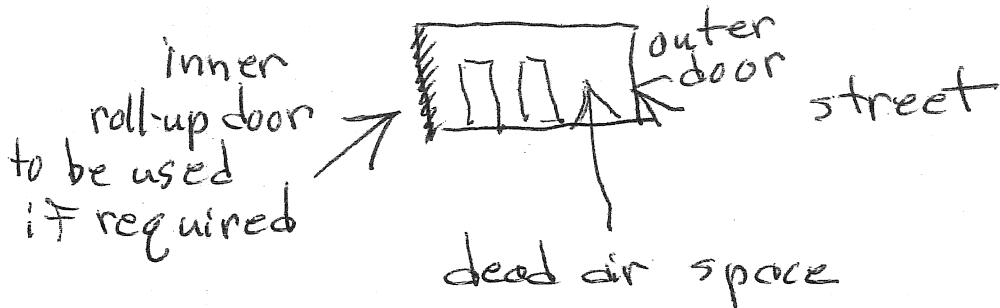


Cement Wall

Empty Space Buffer Zone when needs

Interior of Girling Auto

- 2 Industrial made to measure roll-up garage doors



Both entrance garage doors will be capable of lowering a second inner garage door - a roll-up door.

Not necessary 90% of the time, but does provide excellent noise reduction for specialized auto work which might be a bit noisy.

- The interior areas (3 areas only) can also be made to absorb sound by installation of 4x8 Fireproof Acoustical wall boards
 - about 16 panels would provide excellent additional sound absorption inside the shop



News

Canada introduces new energy efficiency rules for HVAC equipment

Canada's Ministry of Natural Resources, James Gordon Carr, announced proposed updates to the Energy Efficiency Regulations for 20 HVAC, refrigeration and lighting products on April 30.

The updates are part of a series to be introduced over the next five years to increase minimum energy performance standards on residential, commercial and industrial mechanical and electrical equipment to help reduce climate change. Also, the announcement says the higher standards will help to align Canada's energy efficiency standards with those of the U.S. by 2020 "as agreed upon by Prime Minister Trudeau and President Obama in the joint Statement on Climate, Energy and Arctic Leadership recently signed in Washington, DC."

Introduced as Amendment 13 to the regulations, the updates affect 20 product categories. Most are for residential equipment, but seven are for commercial and industrial equipment, including: packaged terminal air conditioners and heat pumps, chillers, commercial refrigeration and electric motors. Lighting is also affected, specifically fluorescent lamp ballasts, general service fluorescent and general service incandescent reflector lamps.

In 2017 the government intends to introduce 15 more product categories for updates as Amendment 14. These will include packaged and large air conditioners and heat pumps, commercial refrigeration, dry-type transformers, and more lighting equipment.

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The government has said it will undertake consultations with provincial and territorial governments, industry, non-government organizations and the public through the release of product specific technical bulletins. The input will be considered as the regulations are drafted. The Amendment 13 proposed changes are open for a 75-day comment period, to end on July 14.

The energy efficiency regulations are enforced under Canada's Energy Efficiency Act, which was passed in 1992. It provides for making and enforcing regulations, product labelling, and the collection of data on energy use.

The governments of Quebec, Ontario, B.C., Nova Scotia and New Brunswick also regulate energy-using products. Federal regulations do not take precedence over provincial regulations.

For more information, click here.

<http://www.nrcan.gc.ca/energy/regulations-codes-standards/18318>

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John F. Lupson

From: "John F. Lupson" [REDACTED]
Date: June 3, 2019 4:13 AM
To: "John Lupson" [REDACTED]
Subject: Waterdown Energy

Refrigeration Energy Solutions Ltd.

658 5th Concession West, R.R. #2
Waterdown, ON

L8B 1L6

[REDACTED]

New Construction & Renovation

RES takes pride in offering exceptional customer service. Our installation department is qualified to take on a wide array of construction projects; from small retrofits to large scale construction projects.

John F. Lupson

From: "John F. Lupson" [REDACTED]
Date: June 3, 2019 3:53 AM
To: "John Lupson" [REDACTED]
Subject: ventilation/a/c

<http://www.southampton-industrial.com/automation/#manufacturers>

Contact

- **Southampton Industrial Mfg. Inc.**

Technical Support

To request service or technical assistance please visit our support page or contact us by phone at 403-930-9299.

- **5605 48th Street SE**
Calgary, AB T2C 4X8
Canada
- **403-930-9299**

Ventilation

Ventilation systems form an important part of many industrial HVAC projects. Custom ventilation solutions can be manufactured in accordance with critical control and safety system narratives for general purpose and classified areas.

Innovative ventilation units are available for higher temperature applications where mechanical cooling is not required. Mixed air controls provide the right amounts of return and outdoor air to maintain a constant supply air temperature when 100% outdoor air is not required. Mixed air ventilation units can also be provided with energy recovery options.

AUTOMATION

Southampton Industrial's automation capabilities make the company clearly unique among HVAC equipment manufacturers. Our engineers design and program control panels in accordance with specifications, P&ID drawings and control narratives. Each control panel manufactured is thoroughly tested in our ETL certified facility to ensure every HVAC system operates as intended.

This depth of automation expertise allows our customers to realize several major benefits (below) when automation is included as part of a complete HVAC system.

VENDOR NEUTRAL

Programmable controllers from all of the major manufacturers are incorporated into our control panel and HVAC equipment designs. Manufacturers include Allen Bradley, Siemens, Distech, Schneider, GE, Trane and others. This vendor neutral approach enables our clients to select their preferred controls manufacturer to maintain consistency with existing systems and simplify their operations.

THE SINGLE SOURCE ADVANTAGE

HVAC system designers and project managers are familiar with the difficulties that commonly emerge at the job site when using different vendors to supply their HVAC and automation equipment. Project delays and additional expense are often

the result due to numerous issues that can arise:

- communication and configuration errors
- programming and functionality issues
- incomplete sequences of operation
- lack of clarity on the scope of each company (either gaps or duplication in scope)
- incorrect sensors or mounting locations
- difficulty assigning responsibilities when issues arise

Additionally, reviewing and coordinating wiring diagrams and sequences of operation from different companies can be difficult and lead to overlooked components or features.

By taking full responsibility for the operation of both the automation and HVAC equipment, a complete Southampton Industrial system avoids all of these challenges. In the event an issue requires resolution, there is no need to investigate to determine where to assign responsibility among multiple vendors, Southampton Industrial has the solution.