



Land-Use Planning Assessments

Provincial planning directives emphasize the need for urban intensification and for “optimizing” the use of existing land supply. Consequently, there has been an ever-increasing number of planning applications placing potentially incompatible land uses near each other. At the same time, the Regulatory regime is changing as well, with constant changes to air quality, noise and odour guidelines, regulations and policies. Sustainable design requirements for energy use, and water management are becoming the norm.

Novus can help you and your clients navigate through these changes.

At Novus, our focus is on air quality, wind & climate, sound & vibration and sustainable water. We use our knowledge to understand our client’s needs and to develop feasible, working solutions, with the goal of harmonizing the built and natural environments. Our experts have decades of experience in dealing with industrial approvals and land-use planning approval issues.

We have the knowledge to understand your needs, and the experience to meet them.



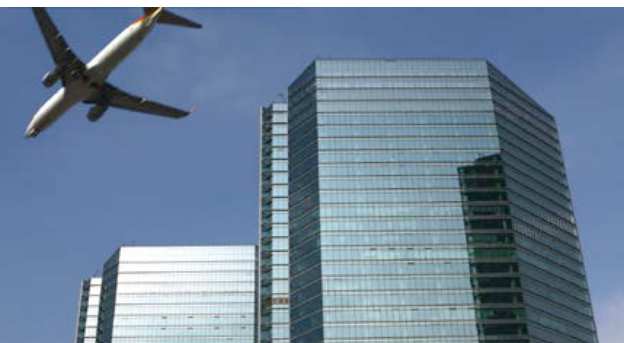
SERVICES:

- Air Quality, Dust and Odour
- Noise and Vibration
- Pedestrian Level Winds
- Community Health
- Sustainable Water Use strategies and design
- Regional Air Quality and Climate Change
- Expert Witness Testimony

TYPES OF SOURCES:

- Industrial
- Roadways
- Transit (Buses and Light Rail)
- Rail (Freight and Passenger)
- Aircraft





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Through offering integrated services we insure consistency in assessments, and are better able to explain the significance and potential implications to the public, to regulators, and Boards. Recognized for our expertise, we have participated in the development of ground-breaking land use compatibility bylaws pertaining to air and noise impacts.

WHY NOVUS:

- Extensive experience conducting assessments for land use planning applications
- Wide-ranging experience with industrial and energy facilities and transportation systems
- Extensive experience working with developers, architects, planners, lawyers, industry and municipalities
- Qualified expert witnesses
- Direct access to senior specialists in noise, vibration, air quality and climate



Noise Models Used:

STAMSON / ORNAMENT
 STAMINA
 STEAM
 TNM
 INM
 MicroNEF
 Cadna/A

Air Quality Models Used:

CALPUFF
 AERMOD
 CAL3QHCR
 ASHRAE
 CMAQ
 MM5
 WRF
 REG346

Health Models Used:

AQBAT
 BENMAP

Our team members have appeared before tribunals as diverse as the Local Planning Appeal Tribunal, LPAT (formerly Ontario Municipal Board), the Ontario Energy Board, Ontario and Quebec provincial courts, the Alberta Energy Resource Conservation Board, the National Energy Board, and joint review panels under the Canadian Environmental Assessment Act.



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