

Land Use and Air Quality: Land Use Compatibility Considerations

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2026 Upwind Downwind Conference:
Addressing Environmental Racism and Inequity

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Caveats: These are complex and changing circumstances,
for detailed advice obtain qualified expertise and legal advice.

During preparation of this presentation, I consulted and thank Mark Dorfman and David Donnelly for their comments.

However, the opinions expressed are my own as well as any errors or omissions.

What is land use compatibility?

Compatible Use: as one that involves no change to the culturally significant fabric, changes that are substantially reversible, or changes with a minimal impact. (Source: The Dictionary of Urbanism, Robert Cowan, 2005)

D-6 Compatibility between Industrial Facilities

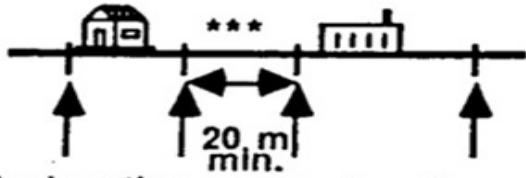
This guideline is intended to be applied in the land use planning process to prevent or minimize future land use problems due to the encroachment of sensitive land uses and industrial land uses on one another...

The ministry shall not be held liable for municipal planning decisions that disregard Ministry policies and guidelines. Where there is a contravention of Ministry legislation. Ministry staff shall enforce compliance.

Source: D-6 Guideline

CLASS I INDUSTRIAL:

70 m. potential influence area

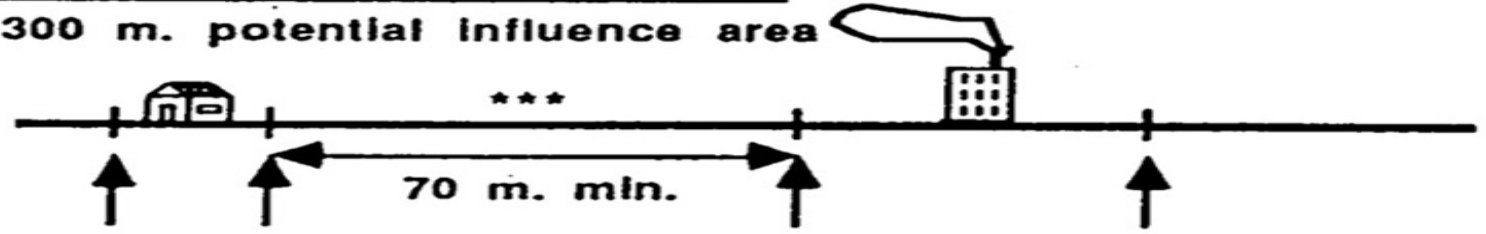


designation, zoning or property lines** of closest existing, committed or proposed Sensitive Land Use

designation, zoning or property lines* of closest existing, committed or proposed Class I Industrial Use

CLASS II INDUSTRIAL:

300 m. potential influence area

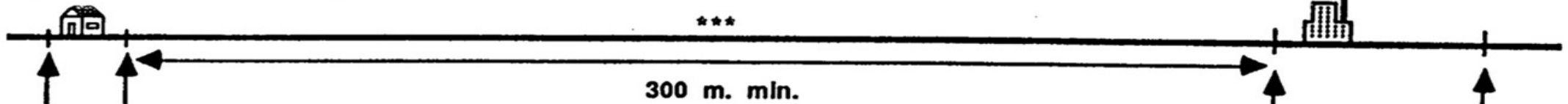


designation, zoning or property lines** of closest existing, committed or proposed Sensitive Land Use

designation, zoning or property lines* of closest existing, committed or proposed Class II Industrial Use

CLASS III INDUSTRIAL:

1000 m. potential influence area



designation, zoning or property lines** of closest existing, committed or proposed Sensitive Land Use

designation, zoning or property lines* of closest existing, committed or proposed Class III Industrial Use

AOIs and MSDs for classes of major facilities

Class	Description of Major Facility	AOI	Examples of Major Facility	MSD
Class 1	Operations with known smaller adverse effects.	500 m	Food Manufacturing; Sewage Lagoons; Various EASR activities	200 m
Class 2	Operations with moderate effects. May include some outdoor operations.	750 m	Manufacturing Metal and Glass Parts	300 m
Class 3	Operations with moderate to significant adverse effects that may be difficult to mitigate. May include larger outdoor operations	1,000 m	Aggregate Operations (in relation to sensitive land use proposals only)	500 m
Class 4	Operations with significant adverse effects that may be difficult to mitigate. May include larger outdoor operations.	1,500 m	Meat and meat product processes (slaughterhouses and rendering)	500 m
Class 5	Operations with the most significant adverse effects that may be difficult to mitigate. May include larger outdoor operations	2,000 m	Chemical product manufacturing	500 m

Source: Land Use Compatibility Guideline (Update to D-Series) Municipal Session June 2, 9, 16, 2021

- The following provides a comparison of existing AOIs and MSDs in D-6 vs. proposed AOIs and MSDs in the Guideline.

Class	Existing AOIs	New AOIs	Existing MSDs	New MSDs
1	70m	500m	20m	200m
2	300m	750m	70m	300m
3	1000m	1000m	300m	500m
4		1500m		500m
5		2000m		500m

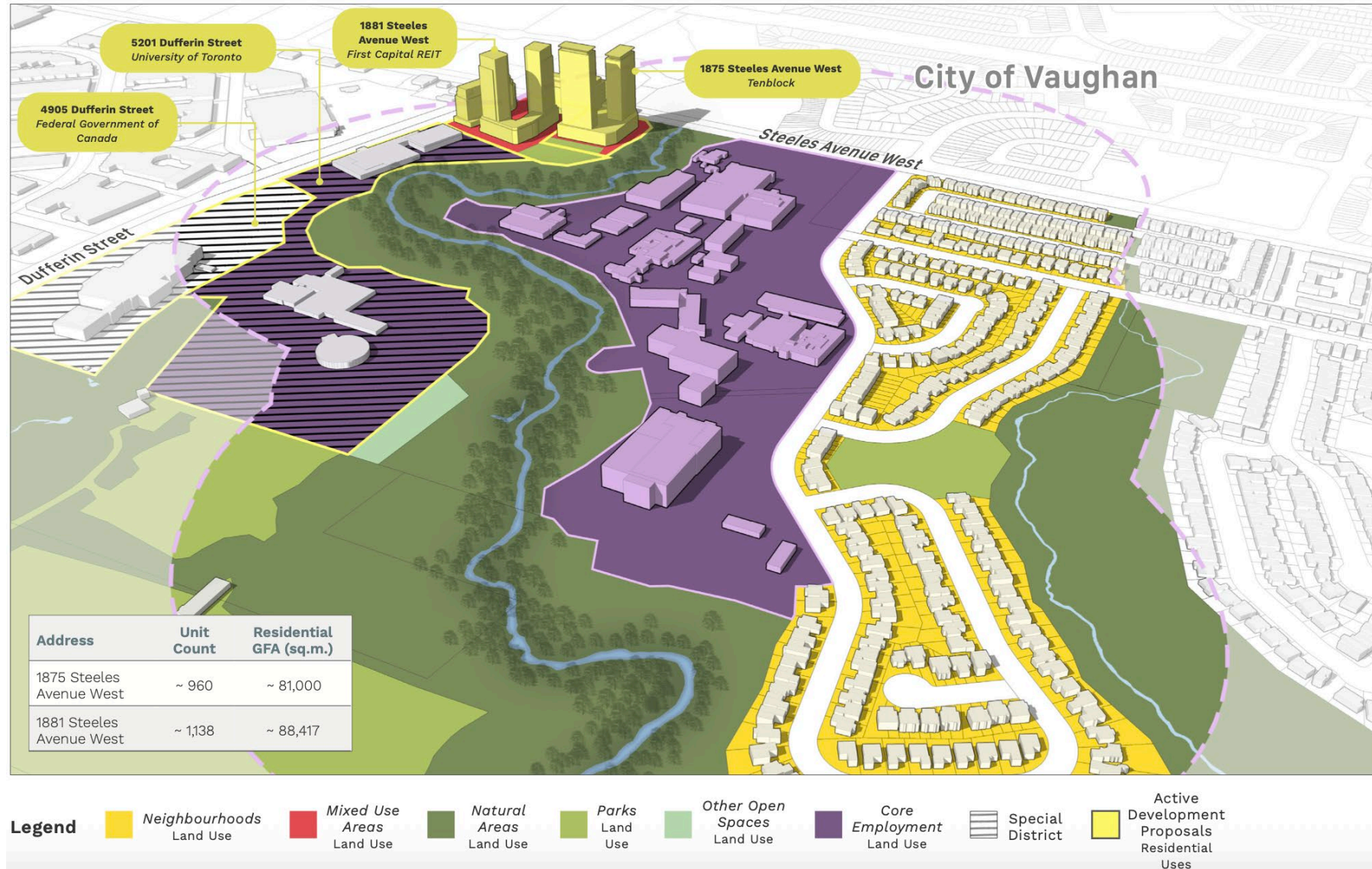
Source: Land Use Compatibility Guideline (Update to D-Series) Municipal Session June 2, 9, 16, 2021

Planning Act and Provincial Planning Statement Amendments in 2024

1. The Planning Act defines “areas of employment” as “clusters of business and economic uses” e.g., manufacturing uses, research and development, warehousing and uses that move goods, associated retail and office uses and ancillary uses. Nothing else although recognition of previous non-compliant uses recognized.
2. Provincial Planning Statement defines employment area as “clusters of business and economic uses” e.g., manufacturing uses, research and development, warehousing and uses that move goods, associated retail and office uses and ancillary uses plus “areas of employment” but nothing else.
3. Employment areas are to be buffered from sensitive uses
4. The D-6 Guidelines still have to be applied to protect industrial uses
5. If an industry is within an area of employment holds an environmental compliance approval, that industry is a “specified person” within the meaning of the Planning Act and can appeal an application within 300 metres provided the issue is land use compatibility and the 300 metres is measured from the facility covered by the compliance approval.

Block Context Plan 1875 Steeles Avenue West Toronto ON

Development Activity (View Looking Northwest)



Source: Goodman's Letter t City of Toronto Council,, July 8, 2024

Viewshed – 1875 Steeles Ave. West – 6th Floor



Viewshed – 1875 Steeles Ave. West – 10th Floor



Viewshed – 1875 Steeles Ave. West – 37th Floor



Christopher Alexander: Harvard Design School Presentation (November 17, 1982)

There is a concept of wholeness outside whatever science may have to say. Our science cosmology has contributed to the elimination of that sense of 'goodness' to the point where we are unable to articulate it.

What can we learn?

1. Finish the work undertaken in 2021 to update the D-6 Guidelines.
2. Focus on finalizing the industrial classifications and Minimum Distance Separations.
3. Use “AI” and risk analysis to supplement that above analysis.
4. The planning professions needs to develop a practice to complement the D-Series Guideline Update.

Thank you!