

**COMMITTEE OF THE WHOLE JANUARY 20, 2003**

**WASTE TRANSFER STATION CERTIFICATE OF APPROVAL – 131 DOUGHTON ROAD**

**Recommendation**

The Commissioner of Engineering and Public Works recommends that:

1. The Ministry of Environment be advised that the proposed wood waste transfer and processing facility at No. 131 Doughton Road is not a permitted use under the existing zoning; and,
2. A copy of this report be sent to Mr. Andrew Neill, Senior Waste Evaluator, Ministry of the Environment, Environmental Approvals and Assessment Branch, Floor 12A, 2 St. Clair Avenue West, Toronto, Ontario, M4V 1L5

**Purpose**

To advise Council of an application to the Ministry of the Environment (MOE) to allow a facility to be operated at No. 131 Doughton Road, for the transfer and processing of wood wastes.

**Background - Analysis and Options**

The Ministry of the Environment has received an application from *Vaughan Transfer and Recycling Inc.* for a Provisional Certificate of Approval to operate a wood waste transfer and processing facility located at No. 131 Doughton Road in Vaughan.

The applicant has indicated that the facility is being sized to handle a maximum of 300 tonnes of wood waste per day. The vehicles will enter the site from Doughton Road, and will proceed to a weigh scale. From there, the vehicles will move to the rear of the property and back into an enclosed building. Inside the building, the wood waste will be unloaded, sorted, and processed. The processed material will then be loaded into trucks and will leave the building. The processed materials will then be weighed, and will go to final market/end uses. Should any non-wood waste be found in a load, it will be segregated, and placed into containers for either recycling or disposal.

The applicant has indicated that outside storage on the site would be limited to empty containers, and processed wood that would be stored in covered containers.

The applicant has requested the MOE allow them to operate 24 hours per day, commencing Monday morning at 6:00 a.m., and ending Saturday evening at 6:00 p.m. In speaking with the applicant's consulting engineer, it is not expected that the site would receive materials in the night, but material would be shipped out in the evening.

The applicant has also indicated that there will be no discharge of liquids into the sanitary sewer system as a result of the operations. The waste materials are dry by nature, and if any liquid accumulated in the building, (eg. from rain water in the containers), it would be absorbed by the incoming material.

The applicant has indicated that litter should not be a problem, as all loading and unloading is done inside the building. In addition, they have indicated that a daily litter program will be in place that will include an inspection of the site and all immediate adjacent properties, and any litter generated from the waste wood processing would be cleaned up immediately.

It should be noted that his application does not address the noise or dust concerns from this site. A separate application addressing noise and air emissions will be submitted to the MOE, by the applicant, at a later date.

Based on the maximum volume of 300 tonnes per day, it is estimated that no more than 30 trucks would be entering the site per day. The processed material is usually hauled out on larger tractor trailers, and it would be estimated that 10-12 loads would be exiting the site on a daily basis.

A letter has been sent to the MOE by CBM, a division of St. Mary's Cement Inc., in which they express concerns with the amount of truck traffic this facility would generate. They indicate that they themselves generate over 100 loads of material run in and out of their plant at Highway 7 and Maplecrete Road, and indicated Doughton Road is used at times by their vehicles. As such, they feel that this site may add to the traffic congestion in the area.

Notwithstanding all of the above, staff of the Building Standards Department advise that the property is currently zoned as EM1 and EM2, with the EM1 zoning being on the north part of the property, and the EM2 zoning being on the southern part of the property. Neither zoning currently allows for the operation of a waste processing or transfer facility, and a site specific zoning by-law and/or Official Plan Amendment may be required in order to allow this facility to operate on this site.

### **Conclusion**

With the closure of the Keele Valley Landfill site, more and more emphasis will be placed on the reduce, re-use and recycling aspects of waste management, including the building of private waste processing and transfer facilities by the private sector. However, the current zoning of No. 131 Doughton Road does not permit such uses.

Until such time as the zoning issues have been resolved, it is recommended that Council inform the MOE that a wood waste transfer and processing facility is not a permitted use at No. 131 Doughton Road.

### **Attachments**

Location Map

### **Report prepared by:**

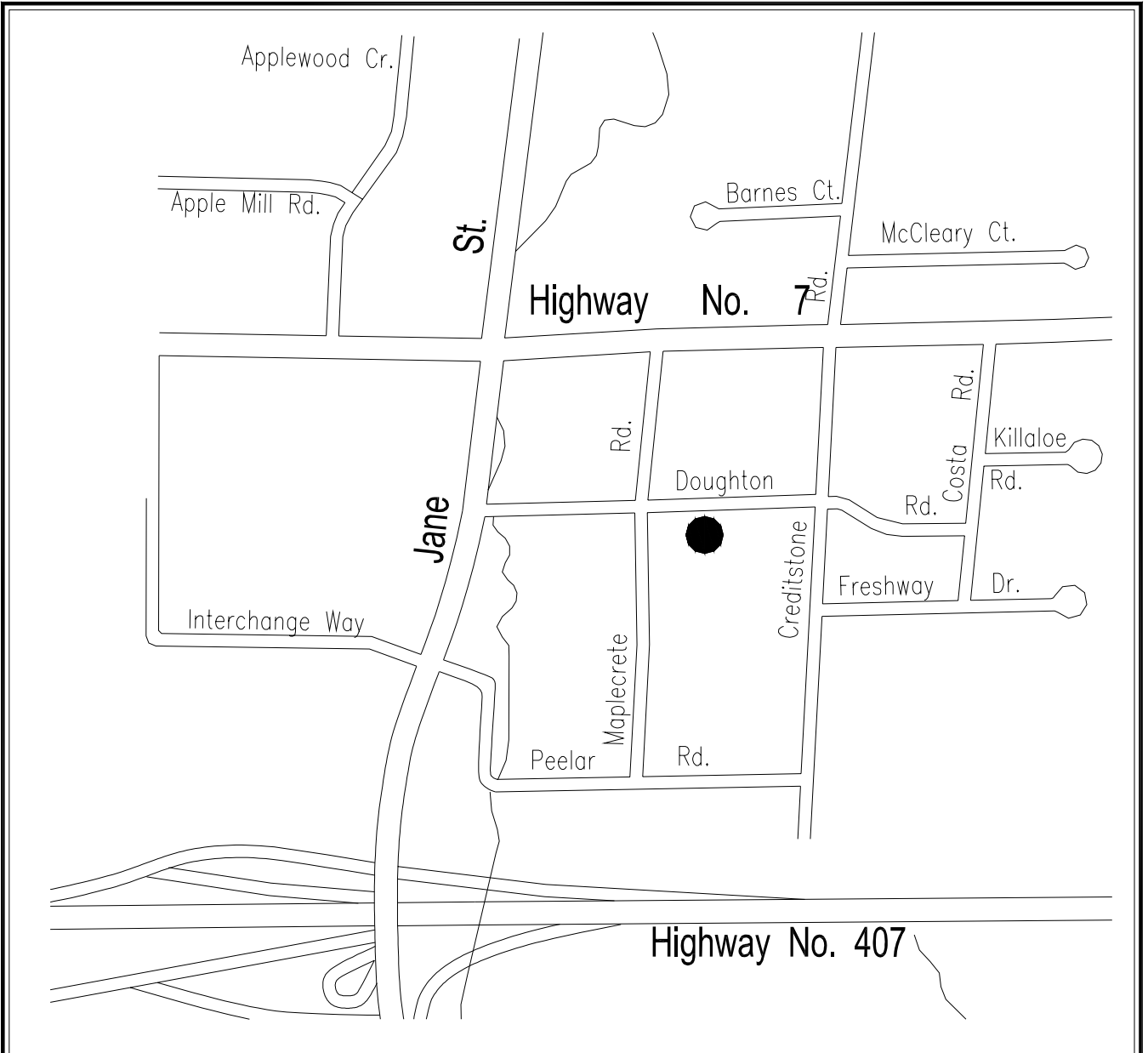
Brian T. Anthony, CRS-S, C. Tech  
Director of Public Works

Respectfully submitted,

Bill Robinson, P. Eng.  
Commissioner of Engineering and Public Works

Brian T. Anthony  
Director of Public Works

# ATTACHMENT No. 1



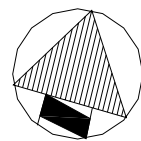
## 131 DOUGHTON ROAD

### LEGEND



SUBJECT LANDS

LOCATION : Part of Lots 5  
Concession 4



NOT TO SCALE