

COMMITTEE OF THE WHOLE OCTOBER 4, 2004

CDS / WOLFBREATH PROPERTIES INC.– CERTIFICATE OF APPROVAL AMENDMENT

Recommendation

The Commissioner of Engineering and Public Works recommends that:

1. With respect to the application made by CDS/Wolfbreath Properties Inc. for an amendment to their Certificate of Approval to allow for increased tonnage to be processed at their 10 Freshway Drive facility, any concerns regarding access, increased litter, and debris be forwarded to the Ministry of Environment for consideration in review of this application; and,
2. Copies of this report and the Council resolution be sent to: Ms Heather Brown, Special Project Officer, Environmental Assessment and Approvals Branch, Ministry of the Environment, 2 St. Clair Avenue West, Floor 12 A, Toronto, Ontario, M4V 1L5, as well as Mr. Ian Parrot, P. Eng., Director, Section 39, Environmental Protection Act, 2 St. Clair Avenue West, Floor 12A, Toronto, Ontario M4V 1L5, as soon as possible.

Purpose

To advise Council of the application by CDS / Wolfbreath Properties Inc. to amend their Certificate of Approval to allow for an increased amount of material to be received and processed at their current site on Freshway Drive, and to seek comments and direction with respect to the application so that they may be forwarded to the appropriate Ministry of Environment staff.

Background - Analysis and Options

CDS / Wolfbreath Properties Inc. has applied to the Ministry of Environment (MOE) to increase the amount of waste processed at their waste transfer and processing facility located at No. 10 Freshway Drive. The MOE has requested comments on this most recent application by CDS / Wolfbreath Properties Inc. by September 30. As staff only received the request for comments on September 21, the MOE was advised that a report would be presented to Committee of the Whole as soon as possible so that the process would not be delayed.

The site is approximately 2.9 hectares in size, and is located west of the CNR freight yard, south of Highway 7 between Keele and Jane Streets. It houses a processing building, an office building, a maintenance garage, a scale house, a welding shop and storage areas. Since 2000, CDS / Wolfbreath have made improvements to the property, including the processing facility itself. In May 2003, the City approved a Site Plan Agreement to allow for: the construction of a 1,304 square metre addition to the processing building; an odour control system; storm water management upgrades; upgrades to outdoor storage areas; upgrades to sanitary and water services; construction of a concrete loading/storage area; and, site landscaping.

Access to the site is through an easement held by CN Rail that comes off the cul-de-sac at the end of Freshway Drive. This is the only means of access to this site and the other CN Rail properties and is used by a number of companies operating in the rail lands area. In December 2002, a Certificate Of Official under subsection 53(42) of the Planning Act was issued certifying that the consent of the Committee of Adjustment of the City of Vaughan was given on October 4, 2002, to convey a parcel of land as an addition to an existing lot taken into the title of the land to the north (being Canadian National Railway: Part of Lot 9, Plan M-1737, Parts 1-3 of Plan 65R-6008) for improved access driveway purposes. Notwithstanding that there is now a potential driveway access width of over 22 meters, no physical widening of the existing driveway access has taken place.

The site is currently permitted by the MOE to receive non-hazardous, solid, non-putrescible wastes generated in the Province of Ontario. This is usually industrial/commercial/institutional refuse, concrete, fill, processed steel, scrap metal and cable, scrap wood, plastic, glass and wood. The existing Certificate of Approval provides certain terms and conditions with respect to: site operations, daily record keeping, financial assurance, closure plans, annual reports, building, litter control, and other general requirements.

The applicant proposes to increase the amount of solid industrial and commercial waste as indicated in the table below.

	Maximum Received (Tonnes Per Day)	Maximum On-site Storage – Excluding Wood (Tonnes)	Maximum Off-site Disposal (Tonnes Per Day)	Maximum On-site Storage – Wood (cubic metres)
Current	250	300	199	367
Reasonable Maximum Capacity*	903	2,368	715	1258
Proposed	820	750	650	450

* As determined by Conestoga –Rovers & Associates

The applicant indicates that majority of waste will be stored indoors in the processing building, except for wood, scrap metal and concrete, which is stored in outdoor areas contained by concrete block walls. Conestoga – Rovers & Associates (CRA), in their report to the MOE, indicate that the site can reasonably handle this increase in tonnage without the need for further changes to the site or additional equipment. It has been estimated that the existing site could store a maximum of 2,368 tonnes (excluding wood), and includes unsorted waste in the processing building, and sorted recyclable materials such as scrap metal, concrete that are stored in separate outdoor storage areas.

The proposed increase in tonnage entering/exiting the site would increase the number of trucks/trips per day. CRA indicate they anticipate that the number of trucks entering the site, *“...will increase from approximately 22 to 71 trucks per day. Similarly, the number of outbound waste trailers will increase from seven to 21 trailers per day, and the number of trucks with recyclable materials will increase from three to nine trailers per day.”*

Their report indicates that the increase would be approximately threefold, and goes on to state that: *“The increase in truck traffic is not deemed to be significant from a visual point of view since the Site is in an industrial area that has heavy truck traffic from CDS and other industries already.”* The report goes on to state further: *“To address potential impacts in relation to increased truck traffic, all trucks transporting waste to and from the Site are adequately loaded and secured to prevent debris from becoming windblown from the vehicles. All materials entering the site will be sorted indoors with the doors closed to prevent any potential visual impacts on adjacent properties.”* City staff note that the local road system has sufficient capacity to handle the increased truck traffic.

The proposed increase in material going to landfill, after processing, exceeds the “trigger” level of 200 tonnes per day that is normally used by the MOE to determine whether an individual Environmental Assessment is required under the Ontario Environmental Assessment Act. An individual Environmental Assessment is not normally requested by the MOE for transfer and processing stations, and as such, CDS / Wolfbreath Properties Inc. are also requesting to be exempted from having to undergo this process. Based on the report by CRA, and discussions with MOE staff, City staff do not believe that an individual Environment Assessment is required.

CDS / Wolfbreath Properties Inc. have indicated to the MOE that they are committed to ensuring that:

“Potential environmental effects as a result of the proposed C of A Amendment and Non-Designation declaration will be negligible and acceptable;

A comprehensive Environmental Monitoring Plan, mitigation requirements and operational changes (as necessary) will be prepared and fully implemented;

The proposal will serve the public need and the business opportunity for increased recycling of construction and demolition materials; and

The proposal will contribute to the achievement of local, regional, and provincial recycling policies and targets.”

Over the years, the waste processing operations in the Freshway Drive area, and the vehicles entering into and exiting these sites, have added significantly to the debris and litter problem on Freshway Drive and the boulevard. Staff of both the Parks and Public Works Departments are often requested to go to this area to clean up the debris that falls from the waste collection / transfer vehicles and lands on the road or boulevard areas. This is the result of loads not being properly secured, or by drivers removing the tarps prior to entering the site. This debris and litter problem is a concern, given the City's overall objective to enhance and generally clean-up the Freshway Drive area. Given the approximately threefold increase in truck traffic that this increase in tonnage would result in, it is important that the MOE be advised of Council's concerns regarding litter and damage to boulevard areas, as well as any other concerns that Council may have as a result of this application. Should Council have other concerns with respect to this application, it would be appropriate to direct staff to include them in the response to the MOE.

Relationship to Vaughan Vision 2007

Vaughan Vision A-3 “Safeguard Our Environment” is applicable to this report.

The site is an established waste processing and transfer facility in the City. With the closure of the Keele Valley Landfill, it provides a service to the many businesses located in and around Vaughan. The requested increase in tonnage would permit more materials to be processed for recycling at this site; however, the impact of the increased tonnage is increased truck traffic in the immediate vicinity, and the resulting litter and debris issues.

Conclusion

CDS / Wolfbreath Properties Inc. have applied to the Ministry of Environment to amend their existing certificate of approval to allow for an increase in the amount of waste materials that they process each day. The major impact of increased tonnage being processed at this location would be increased vehicle traffic in the immediate vicinity of the site and the debris/litter resulting from this.

Given that the Ministry has requested comments on the applications for the increase in tonnage and the Non-Designation Declaration Order made by CDS / Wolfbreath Properties Inc., the issues of access, increased litter, and debris should be forwarded to the MOE for consideration in reviewing this application.

Attachments

1. Location Map

Report prepared by:

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

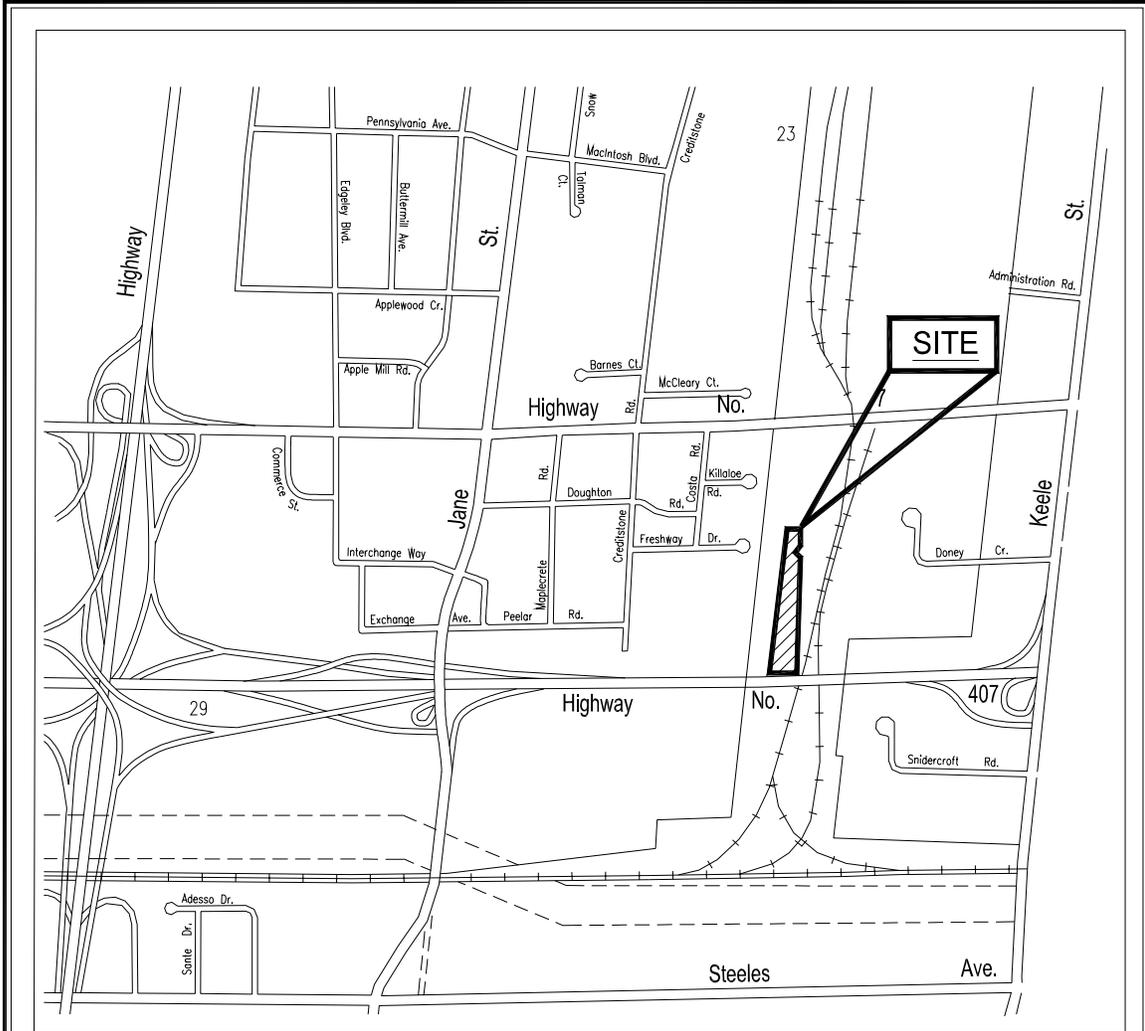
Respectfully submitted,

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

Brian T. Anthony
Director of Public Works

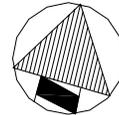
ATTACHMENT 1

LOCATION MAP



COMPLETE DISPOSAL SERVICES

10 FRESHWAY DRIVE
CONCORD, ONTARIO



NOT TO SCALE