

COMMITTEE OF THE WHOLE - SEPTEMBER 4, 2001

CERTIFICATE OF APPROVAL AMENDMENT – 8633 JANE STREET

Recommendation

The Commissioner of Development Services & Public Works recommends:

That Council provide direction with respect to further actions concerning the application to the Ministry of the Environment, made by Romano Disposal Services Inc., to increase the daily tonnage received at their location at No. 8633 Jane Street, from 100 tonnes per day to 250 tonnes per day.

Purpose

To provide new information to Council with respect to the application by Romano Disposal Services to increase the tonnage handled at their transfer facility, and seek Council's direction based on the new information.

Background - Analysis and Options

On May 14, 2001, Council adopted the following staff recommendations:

1. That the Ministry of the Environment be requested to hold a public meeting with respect to the application by Romano Disposal Services to increase the tonnage received at their location at No. 8633 Jane Street from 100 tonnes per day to 250 tonnes per day; and
2. Should the Ministry deny the City's request for such a public meeting, the Ministry should be informed that the site is covered by a site-specific by-law, and any approval to increase the tonnes received at this location must take into account that an Official Plan Amendment may be required and a change to the existing zoning restrictions on the lands would be required if:
 - a. There is any increase in the gross floor area devoted to the material recovery facility and recycling depot, which is restricted to a maximum of 449 square metres;
 - b. There is any increase in the gross floor area of the business office, which is restricted to 361.5 square metres;
 - c. There is any increase in the open space storage area, which is limited to 28% of the total lot area and restricted to industrial equipment and containers that contain recyclable and/or recycled materials; or
 - d. There is any change to the yard requirements shown on Schedule "1" of site-specific By-law 157-92, if any buildings or structures are located outside the envelopes described as Building Envelopes I, II and III on Schedule "1".

These recommendations that were adopted by Council were based on comments and requests provided by the City's Planning Department.

Discussions with Mr. Keyvani from the Ministry of the Environment, and Mr. Stan Moncur, a representative of the applicant, have revealed that:

- there will be no change to the area devoted to the materials recovery facility;
- there will be no increase in the gross floor area of the business office;

- there will be no increase in the open space storage area; and
- there will be no change to the yard requirements.

The Director of the Ministry's Environmental Assessment and Approvals Branch has since indicated that the Ministry does not hold public meetings with respect to this type of application. Instead, the Ministry may require the Environmental Review Tribunal to hold a hearing. On July 27, 2001, staff of the City's Legal Department formally requested that such a tribunal take place prior to approving or denying the application made by Romano Disposal Services Inc.

Although not addressed in the original report to Council, a concern was raised over the amount of truck traffic that such an expansion may have. Public Works staff have reviewed two weeks worth of weigh scale tickets, and have found that:

- over the two week period, the total tonnage received was always less than 100 tonnes per day (average of 60 tonnes per day);
- on average, there were 14.3 truck loads delivered per day;
- each load averaged 4.17 tonnes; and
- loads were normally delivered from 7:30 a.m. and 4:30 p.m.

Taking the information from the weigh slips into account, the increase in tonnage could increase truck traffic to approximately 56 loads per day, if the full capacity of 250 tonnes per day was achieved and similar size trucks use the facility. If larger trucks use the facility, there would be fewer loads dumped. Over the existing hours that the trucks currently enter the facility, i.e., 7:30 a.m. – 4:30 p.m., it is possible that there would be one truck entering the facility approximately every 10 minutes. Again, the time between trucks would increase if larger vehicles were using the facility.

Another concern that was raised was the issue of litter and debris. Staff have visited the site on numerous occasions and have reported that the area is well fenced, and loose litter and debris was not a problem.

Conclusion

The applicant has indicated that there will be no physical changes to the site in terms of office space, outdoor storage space, the materials recovery facility or yard requirements. As such, Council direction is respectfully requested with respect to further actions concerning this application.

Attachments

N/A

Report prepared by

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Respectfully submitted,

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