

COMMITTEE OF THE WHOLE MAY 6, 2002

CERTIFICATE OF APPROVAL AMENDMENT – 10 FRESHWAY DRIVE

Recommendation

The Commissioner of Development Services recommends:

1. That Council provide direction concerning an application made by Wolfbreath Properties Inc. for an amendment to their Provisional Certificate of Approval for a Waste Disposal Site (Processing/Transfer) located at 10 Freshway Drive in the City of Vaughan, to increase the maximum daily tonnage received from 250 tonnes per day to 400 tonnes per day; and,
2. That copies of this report and Council's resolution be forwarded to: Ms. Veronica Pochmursky, Waste Evaluator, Ministry of Environment, Environmental Assessment and Approvals Branch, 2 St. Clair Avenue West, Floor 12A, Toronto, Ontario, M4V 1L5, and to the Regional Municipality of York, as the City of Vaughan's official response to the circulation of this application.

Purpose

To seek Council direction on the above noted application, in response to the request for comments from the Ministry of the Environment.

Background - Analysis and Options

The Ministry of the Environment (MOE), via a letter dated January 31, 2002, is asking the City for comments on an application from Wolfbreath Properties Inc. to increase the daily tonnage accepted at their site at 10 Freshway Drive, from 250 tonnes per day to 400 tonnes per day.

The facility is currently licensed to receive 250 tonnes per day, and the amount of waste stored in the on-site building is limited to 300 tonnes at any time. The facility handles non-hazardous, solid, commercial and industrial wastes, with permission to send up to 199 tonnes of material per day to final disposal.

The application to the MOE will allow up to 400 tonnes of material to be received at the site per day, but limit the material being sent for final disposal to the existing 199 tonnes per day. In effect, the applicant has indicated that the recovery rate from the materials will increase from the current 20% to approximately 50%. The recovered products include: old corrugated cardboard (OCC), office waste paper (OWP), wood, scrap steel, stainless steel, aluminium, tin, copper, concrete, and high density polyethylene (HDPE) pallets. The type of waste being processed at the site is not changing; only the volume is increasing.

In the application form sent to the Ministry by Wolfbreath Properties Inc., the applicant indicated, "a relatively small percentage of this waste is putrescible in nature." The putrescible waste is generally the result of food waste being improperly disposed of at the point of collection, and does not represent a significant portion of the waste. In 1999, it was estimated that less than 2% of the waste entering the site would be putrescible. The Ministry acknowledges that there will be some contamination of loads with putrescible waste. As such, the MOE has proposed that a condition be included in the C of A, limiting the amount of putrescible waste to 5 tonnes per day. Notwithstanding the above, the Ministry pointed out that in 1999, Vaughan Council objected to the application submitted by a previous site owner to permit acceptance of putrescible waste at this site.

The increase in daily tonnage to be handled at this site could impact vehicular traffic in the area. Using 5 tonnes as the average weight per load (small single axle truck), the additional capacity of 150 tonnes per day would represent approximately 30 additional trucks entering the site. Using an average of 10 tonnes per load (tandem axle front end truck or roll-off), the additional tonnage would represent about 15 additional trucks entering the site. A site visit indicated that almost all of the vehicles entering the site were tandem axle vehicles, and a visual inspection of the applicant's fleet (Complete Disposal Services Ltd.), confirms that they were also tandem axle vehicles.

The applicant has indicated that the intention is to bring in heavier loads to the Freshway Drive site. Currently, some loads are being sent to other waste facilities because of the 250 tonnes per day limit at the Freshway Drive site. By bringing in the heavier loads with a higher recyclable content, and shipping the smaller less valuable loads elsewhere, the number of tonnes received will increase, with less than anticipated additional truck trips. The applicant has indicated that they expect no more than 60 vehicle loads to enter the site per day (over a 12 hour period). In addition, 30 loads will be taken out of the site over the same time period.

On October 15, 2001, Council approved, subject to conditions, a Zoning By-law Amendment Application, and a Site Development Application submitted by Wolfbreath Properties Inc. for the property known as 10 Freshway Drive. In the report (Item 31, Report No. 61 of the Committee of the Whole), from the Commissioner of Planning, it states that:

“The addition will not process greater volumes of material, but is meant to enclose the outside storage portion of the site in accordance with the Certificate of Approval issued by the Ministry of Environment (MOE).”

Although there may have been no intent to increase the amount of tonnes received at this site in October of last year, it is clear that the owners now wish to significantly increase the amount of tonnes received at this site to make full use of the proposed additional indoor processing space.

Conclusion

Given that Council has objected to a previous application to amend the Provisional Certificate of Approval for this site based on putrescible waste being handled, and there is a new application to significantly increase the amount of waste processed at the site, Council's direction is respectfully requested to provide a response to the Ministry of the Environment on this application.

Attachments

None

Report prepared by:

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Director of Public Works

Respectfully submitted,

FRANK MIELE
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