

## **COMMITTEE OF THE WHOLE - FEBRUARY 19, 2007**

### **YORK MAJOR HOLDINGS INC. APPLICATION FOR AMENDMENT TO THE MOE CERTIFICATE OF APPROVAL A230610 SECONDARY BUFFER ZONE – KEELE VALLEY LANDFILL SITE**

#### **Recommendations**

The Commissioner of Engineering and Public Works recommends:

1. That this report BE RECEIVED for information purposes;
2. That the City of Vaughan has no objections to the amendment to the Ministry of the Environment's Provisional Certificate of Approval A230610 with respect to the lands described by Part 20 of Registered Plan 65R-5832; and that the City of Vaughan concurs with the removal of these lands from the Secondary Buffer Zone of the Keele Valley Landfill Site in accordance with the future amendments to the Ministry of the Environment's Provisional Certificate of Approval A230610.
3. That the Commissioner of Engineering and Public Works be given authority to directly provide comment to the Ministry of the Environment, in order to expedite future responses to the MOE, with respect to future requests for amendments to the Ministry's Provisional Certificate of Approval A230610 to remove lands from the Secondary Buffer Zone of the Keele Valley Landfill Site.
4. That the Ministry of the Environment be requested to expedite the review and approval of the application to remove Avondale from the Secondary Buffer Zone.
5. That a copy of this report be sent to Mr. Dickson Odame-Osafo, Senior Engineer, Waste Unit, Ministry of the Environment, Environmental Assessment and Approvals Branch, Floor 12A, 2 St. Clair Avenue West, Toronto, Ontario, M4V 1L5.

#### **Economic Impact**

There are no immediate budgetary impacts resulting from the adoption of this report.

#### **Purpose**

This purpose of this report is to seek Council comment to amend the Ministry of the Environment's Provisional Certificate of Approval A230610 in order to remove the lands described by Part 20 of R.P. 65R-5832 from the Secondary Buffer Zone of the Keele Valley Landfill Site.

#### **Background - Analysis and Options**

The Closure Plan for the Keele Valley Landfill Site has now been finalized and was approved on December 20, 2006 by the Ministry of the Environment (MOE). The Closure Plan summarizes an extensive list of issues involving: end use plans, closure procedures, final cover, liner performance monitoring, groundwater monitoring, leachate management, landfill gas management, and key recommendations related to the implementation of the Closure Plan. The attached figure from the Closure Plan identified the lands required for monitoring and post-closure management of the KVLS.

The Ministry of the Environment (MOE) has received an application from the City of Toronto, on behalf of York Major Holdings Inc., for an amendment to the Provisional Certificate of Approval, A230610, to approve the removal of a parcel of land from the Secondary Buffer Zone of the Keele Valley Landfill Site (KVLS). The parcel is located south of Teston Road between Keele Street and the Greater Toronto Transit Authority railway tracks and is described as Part 20 of Registered Plan 65R-5832 (Refer to Attachment No. 1 – Area 1).). The lands have been identified in the Closure Plan as not required for monitoring and post-closure management of the KVLS. The Ministry of the Environment's York-Durham District Office is requesting comments from the City of Vaughan on this amendment to the application.

The release of Part 20 of Registered Plan 65R-5832 from the Secondary Buffer Zone is the first of future amendments to the Provisional Certificate of Approval as part of the Closure Plan. As noted above, the Closure Plan provides closure, post closure and end use plan documentation for the KVLS and addresses and defines activities, plans and programs that are necessary for the post closure periods until such time as controls may no longer be required. This includes York Major Holding lands that have been identified within the Closure Plan as not required for long-term management of the KVLS. Part 20 was originally included as part of the Secondary Buffer for the Keele Valley Landfill Site based on ownership at the time of the original approval for the KVLS. Since that time, Part 20 has not been required, or used, for landfill gas or groundwater monitoring as it is well beyond the area of influence for the KVLS. Also, Part 20 is not contiguous with the existing Secondary Buffer of the KVLS and is separated from the lands to the east by the Greater Toronto Transit railway tracks that run along the eastern boundary of the lands.

Engineering staff have reviewed the supporting documentation from Stantec Consulting Ltd., as provided by the MOE, and do not have objections to the application for Approval of Waste Disposal Sites Amendment to remove Part 20 from the Secondary Buffer Zone of the Keele Valley Landfill Site.

In addition, in order to allow for the development of the Dufferin / Major Mackenzie Commercial Site (Area 4), McNaughton Community Plans – South Proposal and North Proposal (Draft Plans 19T-05V05(S) and 19T-05V05(N))(Areas 3 and 5), McNaughton Road (Area 2), Dufferin Street and Major Mackenzie Drive Road Improvements (Area 6 – Region of York) and the Avondale lands (Area 7), York Major Holdings and the City of Toronto have submitted applications to the MOE to remove these lands from the Secondary Buffer Zone of the KVLS. Once the applications are approved by the Ministry, the redevelopment of the lands and the elimination of the requirement of the "H" in the Zoning By-law, as well as, the dedication of the private roadway currently known as the McNaughton Road extension (located east of Keele Street to Major Mackenzie Drive) to a municipal public highway may occur.

It is anticipated that there will be subsequent requests from the MOE with respect to the City of Vaughan providing comments regarding the applications for future amendments to the Provisional Certificate of Approval A230610. It is proposed that staff through the office of the Commissioner of Engineering and Public Works, provide comments directly to the Ministry, recommending that the above noted lands also be removed from the Secondary Buffer Zone of the KVLS, once these applications for amendment are received.

### **Relationship to Vaughan Vision 2007**

In consideration of the strategic priorities related to planning and managing growth as established by Vaughan Vision 2007, this report will assist in ensuring protection of the environment and that municipal operations are undertaken in an environmentally responsible manner.

This report is consistent with the priorities previously set by Council.

**Conclusion**

Should Council concur, the recommendations herein may be endorsed.

**Attachments**

2.1. Secondary Buffer Lands to be Removed

**Report prepared by:**

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Respectfully submitted,

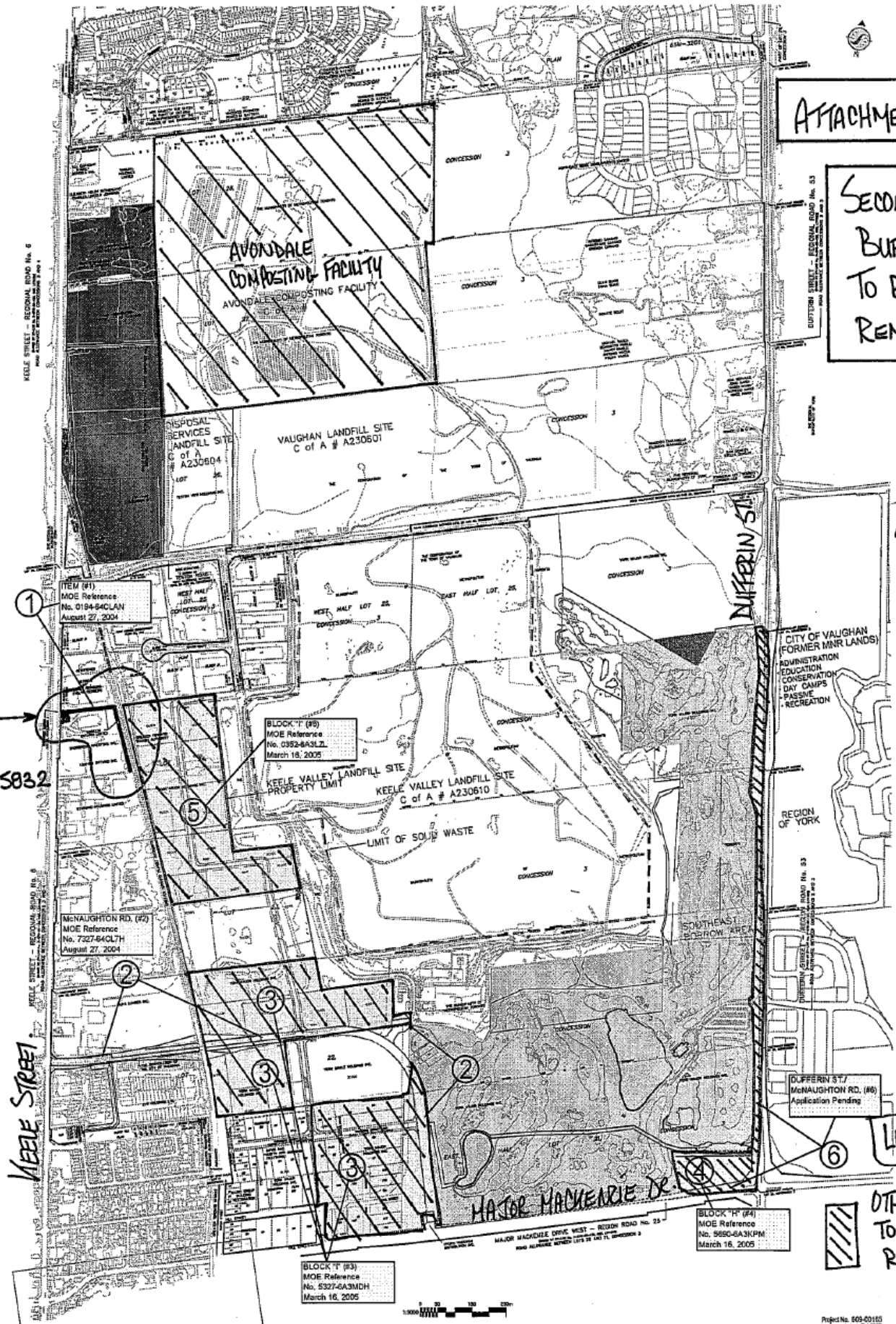
Bill Robinson, P. Eng.  
Commissioner of Engineering & Public Works

Michael Won, P. Eng.  
Director of Development/  
Transportation Engineering

# ATTACHMENT No.1

SECONDARY  
BUFFER LANDS  
TO BE  
REMOVED




PART 20  
REGISTERED  
PLAN GSR-5932



LEGEND

OTHER LANDS  
TO BE  
REMOVED

1:0000 0 100 200 300

-  SECONDARY BUFFER TO BE REMOVED
-  SECONDARY BUFFER ZONE TO REMAIN IN PERPETUITY
-  LANDS ALREADY REMOVED FROM SECONDARY BUFFER

Client/Project  
YORK MAJOR HOLDINGS INC.

Figure No.  
4

Title  
SECONDARY BUFFER  
TO BE REMOVED



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