

COMMITTEE OF THE WHOLE - FEBRUARY 2, 2010

PROVISIONAL CERTIFICATE OF APPROVAL TO OPERATE A WASTE DISPOSAL SITE (TRANSFER/PROCESSING ONLY) AT NO. 10335 HIGHWAY 50 WARD 1

Recommendation

The Commissioner of Engineering and Public Works, and the Commissioner of Planning recommend:

1. The Ministry of Environment be advised that the City has no objection to this application, subject to the following conditions:
 - a) that any formal approvals required by the Ministry of Environment shall not be granted until such time as the Ontario Municipal Board issues the Final Board Order; and,
 - b) that the waste disposal operation (transfer/processing) is in conformity with the site-specific Official Plan Amendment (OPA #707) and complies with the site-specific Zoning By-law Amendment to be approved by the Ontario Municipal Board and included as attachments to the Final Board Order.
2. A copy of this report and the Council resolution be sent by the City Clerk to: Tesfaye Gebrezghi, P. Eng., Senior Waste Engineer, Environmental Assessment and Approvals Branch, Ministry of the Environment, 2 St. Clair Avenue West, Toronto, Ontario, M4V 1L5.

Contribution to Sustainability

The operation of this waste disposal site (transfer/processing only), will help ensure that wood wastes from the industrial, commercial and institutional sector are chipped, re-used, and diverted from landfill and that recyclable material is recovered .

Economic Impact

N/A

Communications Plan

The application for the operation of a waste transfer facility at 10335 Highway 50, was advertised on the Province of Ontario's Environmental Bill of Rights Registry for a 30 day public review and comment period, starting September 30, 2009. The applicant has also provided letters to the adjacent property owners about their request to obtain approval from the Ministry of the Environment to operate a waste disposal site.

Purpose

The purpose of this report is to advise Council of the request made by Mammone Disposal Systems Ltd., to the Ministry of the Environment for a Provisional Certificate of Approval (C of A), to operate a waste disposal site (transfer and processing only), at 10335 Highway 50.

Background - Analysis and Options

On January 4, 2010, the City was informed by the Ministry of the Environment (MOE), of a request to operate a waste disposal site (transfer and processing only), at 10335 Highway 50 in the City of Vaughan.

Operations

The request for the C of A is made by Mammone Disposal Systems Ltd., who currently operates a site on 8940 Jane Street in the City of Vaughan. The applicant is seeking approval to handle up to a maximum of 1,000 tonnes of solid, non-hazardous material, per day, from industrial, commercial and institutional sources.

The site will receive clean wood waste and will grind it on site in a designated area.

Mixed waste will be hand sorted to recover recyclables, and this activity will be fully enclosed in the waste recycling and transfer building, as identified on Attachment #3. The waste will be received and transferred off-site for material processing or final disposal.

The maximum storage capacity is 2,000 tonnes and the maximum residual waste for final disposal is 1,000 tonnes per day. The hours of operation are from 6:00 a.m. to 8:00 p.m. Monday to Friday and 6:00 a.m. to 2:00 p.m. on Saturday.

The designated service area for this operation is the Province of Ontario.

This site fronts on to Hwy 50. Therefore, the majority of truck traffic to and from this site will be on Regional roads. It is not anticipated that this transfer station will impact traffic levels on City roads.

Development Planning Department

a) Official Plan and Zoning By-law Amendments/Ontario Municipal Board

On June 17, 2009, the Ontario Municipal Board (OMB) issued an Order approving the appeals by the Owner (Danlouton Holdings Inc.) to facilitate the implementing Official Plan Amendment and Zoning By-law Amendment to permit a waste transfer and recycling facility on the subject lands, as follows:

1. An Official Plan Amendment (OPA #707) to redesignate the middle portion of the lands from "Agricultural Area" to "General Employment", with a site-specific provision permitting only a waste transfer and recycling facility and the ancillary operation of wood grinding; and,
2. A Zoning By-law Amendment to rezone the middle and rear portions of the site, from A Agricultural Zone to EM2(H) General Employment Area Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone, respectively.

The location of the waste transfer station was approved by the OMB, and is located in the middle of the subject lands only, as shown on Attachment #2. The Board has withheld its Order in respect of the implementing Official Plan and Zoning By-law Amendments in order to permit the Applicant and the City to confer on the precise wording of these amendments. The Development Planning Department has drafted the above-noted Official Plan and Zoning By-law documents, and the City has issued these documents to the parties for review and comment. Once this process is complete, the Official Plan and Zoning By-law Amendments will be provided to the OMB for approval and formal issuance of the OMB Order. These documents will not come into

full force and effect until the final Order of the Board is issued, and will reflect the above noted decision made by the OMB. The Development Planning Department has no objections to the approval of this application, subject to the operation being in conformity and compliance with the OMB approved Official Plan (OPA #707) and Zoning By-law Amendments, and requests that any approval required from the Ministry of Environment await the issuance of the final OMB Order. Should Council concur, a condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council and ties into Vaughan Vision 20/20 Goal of Service Excellence and Objective of Lead and Promote Environmental Sustainability.

Regional Implications

Other than increased traffic on Regional roads, staff are not aware of any other Regional implications as a result of the recommendations contained in this report. As the Ministry normally circulates these applications to the Region, the Region will provide its own comments.

Conclusion

Until the Ontario Municipal Board issues the Final Board Order; and the waste disposal operation (transfer/processing) is in conformity with the site-specific Official Plan Amendment (OPA #707) and complies with the site-specific Zoning By-law Amendment to be approved by the Ontario Municipal Board and included as attachments to the Final Board Order, the Ministry of the Environment should be requested to delay the issuance of the Provisional Certificate of Approval for this site. The recommendations contained in this report support this position.

Attachments

1. Context Location Map
2. Location Map
3. Location of Waste Transfer Facility on Subject Lands

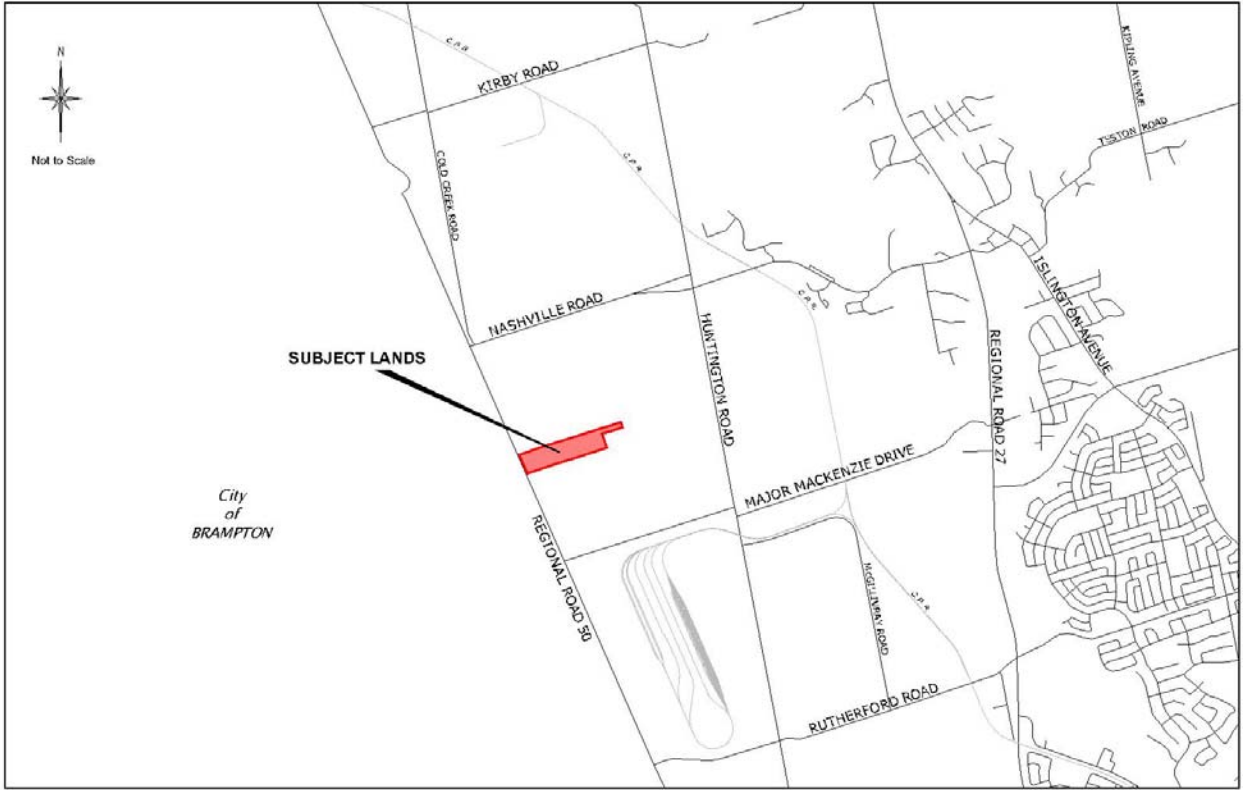
Report prepared by:

Carmela Marrelli, Senior Planner
Grant Uyeyama, Director of Development Planning
Brian T. Anthony, CRS-S, C. Tech, Director of Public Works

Respectfully submitted,

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

John Zipay,
Commissioner of Planning



**Context
Location Map**

Applicant:
Danlaxton Holdings Inc.
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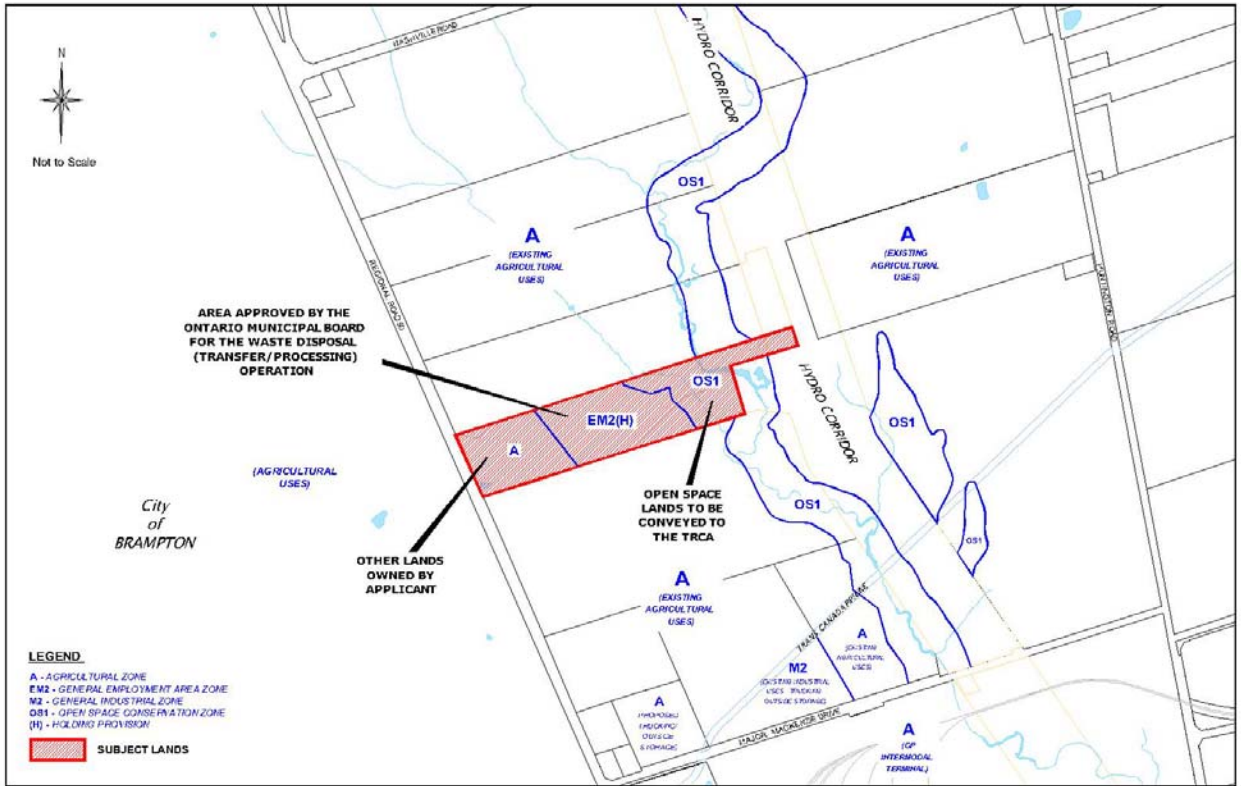
The City Above Toronto
Development Planning Department &
Public Works Department

Attachment

Location: Part of Lot 23,
Concession 10

Date:
January 15, 2010

1



Location Map

Applicant:
Dandlaxton Holdings Inc.
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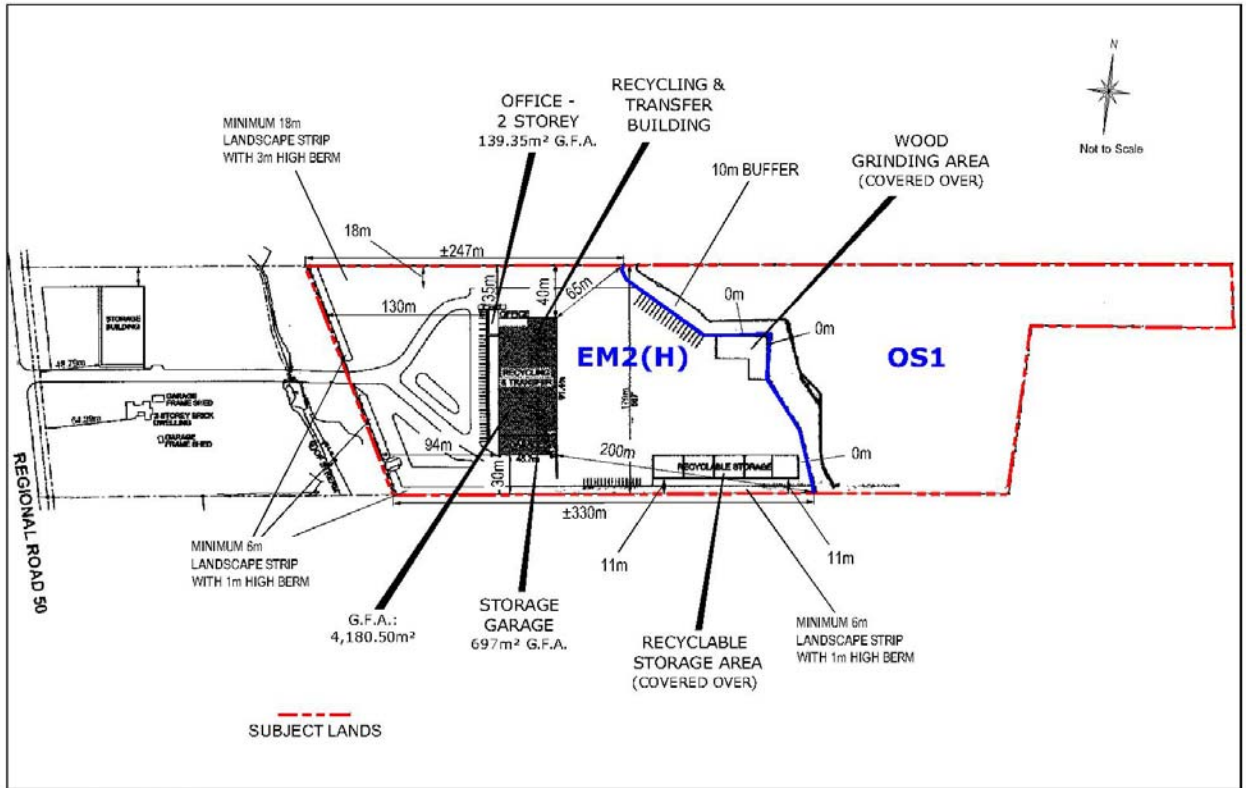
The City Above Toronto
Development Planning Department &
Public Works Department

Attachment

Location: Part of Lot 23,
Concession 10

Date:
January 15, 2010

2



Location of Waste Transfer Facility on Subject Lands

*Applicant:
Darlauton Holdings Inc.
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*The City Above Toronto
Development Planning Department &
Public Works Department*

Attachment

*Location: Part of Lot 23,
Concession 10*

*Date:
January 15, 2010*

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