



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	February 19, 2019
SUBJECT/REPORT NO:	Terrapure Stoney Creek Regional Facility Environmental Assessment – Final Environmental Assessment, January 2019 (PED16184(c)) (Ward 9)
WARD(S) AFFECTED:	Ward 9
PREPARED BY:	Jennifer Roth (905) 546-2424 Ext. 2058
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That Council endorse, authorize and direct the Director, Planning and Chief Planner to forward a Letter of Comment, attached as Appendix “A” to Report PED16184(c), to the Ministry of Environment, Conservation and Parks (MECP) outlining the City’s comments respecting the “Stoney Creek Regional Facility Environmental Assessment – Final Environmental Assessment, January 2019”;
- (b) That Report PED16184(c) be adopted as the City of Hamilton’s formal comments on the “Stoney Creek Regional Facility Environmental Assessment – Final Environmental Assessment, January 2019”;
- (c) As a result of the previously identified concerns, as they relate to the Approved and Amended Terms of Reference being principally addressed, Council no longer oppose the expansion and reconfiguration of the Stoney Creek Regional Facility,
- (d) That Planning Division staff be directed to continue to monitor this matter and advise Council as to any events and decisions made by the MECP;
- (e) That the City Clerk be authorized and directed to forward Report PED16184(c) to the MECP.

EXECUTIVE SUMMARY

The Stoney Creek Regional Facility (SCRF) is owned and operated by Revolution Landfill LP, operating as Terrapure Environmental, referred to as Terrapure (Owner, Proponent). The SCRF is an existing landfill located at the northwest corner of Mud Street and Upper Centennial Parkway (Highway 20) in the former City of Stoney Creek (Ward 9), as shown on Appendix “B” to Report PED16184(c).

The existing landfill was approved under the Environment Protection Act (“EPA”) and operates under the Environmental Certificate of Approval (ECA) No. A181008 to receive 2,000,000 m³ of industrial fill/soils (“non-waste”) and 6,320,000 m³ of solid, non-hazardous residual materials from commercial, industrial, and institutional sources (that have exhausted all recycling options). The total approved site capacity is 8,320,000 m³, with an approved maximum annual volume of 750,000 tonnes of residual material.

Terrapure is proposing to increase the approved capacity of solid, non-hazardous industrial residual material SCRF by 3,680,000 m³, which would bring the total site capacity to 12,000,000 m³, so that Terrapure can continue to receive post-diversion solid, non-hazardous residual material generated within the Hamilton and Greater Toronto Area. The proposal would not change the type or annual volume of residual materials currently accepted at the facility, nor the maximum number of permitted vehicles to the site per day. As a result of the proponent proposing to increase the total waste disposal capacity of the SCRF beyond 100,000 m³, it is subject to Part II of the Environmental Assessment (EA) Act, which requires a proponent to undertake the 2-step EA process. An Individual EA approved by the Ministry of the Environment, Conservation and Parks (MECP) (previously known as the Ministry of the Environment and Climate Change - MOECC) is required.

Planning staff brought forward Report PED16184 on September 20, 2016 seeking endorsement from Planning Committee to send technical comments to the MOECC, now the MECP, from staff on the Draft Proposed Terms of Reference. On April 18, 2017, Planning staff brought forward Report PED16184(a) to Planning Committee seeking Council endorsement on staff comments submitted to the MECP on March 10, 2017 and forwarding the report (PED16184(a)) to the MECP outlining the City’s comments respecting the “Stoney Creek Regional Facility Environmental Assessment – Proposed Terms of Reference, February 8, 2017”. Further, at this meeting Council reiterated that the City’s formal position at this time was that it opposed the application made by Terrapure Environmental to increase the capacity of the landfill.

Terrapure made a number of revisions to the Proposed Terms of Reference (ToR) based on the comments received from review agencies (including the City of Hamilton) and as required by the MECP. On November 9, 2017, the Minister of the MECP approved the Amended ToR for the SCRF Expansion EA.

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Since then, the proponent has completed a Preliminary Draft EA and a Draft EA which staff provided comment. The proponent submitted the Preliminary Draft EA to staff to proactively obtain feedback and ensure that potential impacts of the undertaking related to their individual mandates were considered and addressed prior to the municipal election in 2018. On September 18, 2018 Planning staff brought forward Report PED16184(b) which responded to the request for comments received from the proponent on July 30, 2018 on the “Preliminary Draft EA for the Stoney Creek Regional Facility Landfill Expansion”. The report was subsequently forwarded to the proponent on September 27, 2018. A Draft EA was submitted to the City and formal comments were provide to the proponent by staff on October 22, 2018.

The proponent has now submitted the Final EA to the MECP on January 11, 2019 which has addressed the majority of technical comments from staff. The City of Hamilton as well as other stakeholders have the following opportunities to provide comments directly to MECP for their consideration:

- **Final EA is submitted with the Notice of Submission** – 7 week review period for stakeholder review of Final version of EA from date of Notice (present - March 1, 2019)
- **Public Inspection of Ministry Review** – 5 weeks for public to comment on the Ministry’s review (expected to occur April 5, 2019 – May 10, 2019)

This Report responds to the request for comments received by the MECP on the January 2019 “Final EA” for the Stoney Creek Regional Facility Landfill (attached as Appendix “C” to Report PED16148(c)) and seeks to amend Council’s formal position as a result of the majority of staff concerns being resolved.

Alternatives for Consideration – See page 14

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The MECP is the approval authority for the EA. The comments requested from the City of Hamilton are for the Final EA prepared by GHD Pty Ltd. (consultants) on behalf of Terrapure Environmental (proponent, owner). If the EA is approved by MECP, the proponent will be permitted to implement the project and monitor compliance. The City of Hamilton will have no further opportunities to submit comments once approval is granted by MECP.

HISTORICAL BACKGROUND

Terrapure Stoney Creek Regional Facility

Terrapure is the owner and operator of the SCRF, a landfill located at the northwest corner of Mud Street and Upper Centennial Parkway (Highway 20) in the former City of Stoney Creek (Ward 9). The landfill was approved under the EPA and operates under the Environmental Certificate of Approval (ECA) No. A181008. The ECA allows the facility to have a total disposal capacity of 6,320,000 m³ of solid, non-hazardous residual materials from commercial, industrial, and institutional sources (that have exhausted all recycling options), with an additional allowance for acceptance of 2,000,000 m³ of industrial fill / soils, for a site total of 8,320,000 m³. Appendix “B” to Report PED16184(c) shows the location of the SCRF.

The annual maximum approved fill rate for the site is 750,000 tonnes per year. The SCRF operates Monday to Friday, from 7:00 a.m. to 5:00 p.m., and is permitted to receive up to 250 trucks per day.

2016 - SCRF Environmental Assessment Proposed Draft Terms of Reference

In June, 2016, Terrapure and its consultants (GHD Pty Ltd.) circulated the SCRF EA Draft Proposed ToR and solicited comments from the community, stakeholders, and interested agencies. Terrapure screened a number of alternatives for consideration to address the available opportunity to provide regional solid, non-hazardous industrial residual material disposal capacity. Planning Division staff coordinated comments from a number of City departments on the Draft Proposed ToR in response to Terrapure’s request for comments. Appendix “A” to Report PED16184, approved by Council on September 28, 2016, provided a summary of concerns and issues identified by staff. At this time, Council did not provide a formal position.

2017 - Proposed Landfill Expansion (Proposed Environmental Assessment ToR)

Terrapure made a number of revisions to the ToR based on the comments received from review agencies, including the City of Hamilton. On February 8, 2017, Terrapure submitted the Proposed ToR to the MECP for review as required under the Environmental Assessment Act for the City’s review. Planning Committee received Staff Report PED16184(a) and the associated presentation at its April 18, 2017 meeting. City Council, at its April 26, 2017 meeting, issued the following formal position regarding the SCRF EA:

- (a) That the Minister of the Environment and Climate Change be advised that the City of Hamilton opposes the application made by Terrapure Environmental to increase the

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capacity of their landfill located at the northwest corner of Mud Street and Upper Centennial Parkway;

- (b) That the Staff comments submitted to the Ministry of Environment and Climate Change on March 10, 2017 outlining the City's comments respecting the "Stoney Creek Regional Facility Environmental Assessment – Proposed Terms of Reference, February 8, 2017", attached as Appendix "A" to Report PED16184(a), be endorsed;
- (c) That the City Clerk's Office be authorized and directed to forward Report PED16184(a) to the Ministry of Environment and Climate Change and this Report is considered the City of Hamilton's formal comments on the second phase of the "Stoney Creek Regional Facility Environmental Assessment – Proposed Terms of Reference, February 8, 2017".

In order to achieve the proposed increased volume of solid, non-hazardous industrial residual material, Terrapure identified six options of carrying out the undertaking ("Alternative Methods") which are identified in the Amended Terms of Reference. These six Alternative Methods have been considered as part of the EA process and include the following:

- Alternative Method No. 1: Reconfiguration of the SCRF;
- Alternative Method No. 2: Horizontal Footprint Expansion of the SCRF;
- Alternative Method No. 3: Vertical Height Expansion of the SCRF;
- Alternative Method No. 4: Reconfiguration and Horizontal Footprint Expansion of the SCRF;
- Alternative Method No. 5: Reconfiguration and Vertical Height Expansion of the SCRF; and,
- Alternative Method No. 6: Horizontal and Vertical Expansion of the SCRF.

The Alternative Methods were evaluated and compared through the following three steps: (1) assessment of the Alternative Methods; (2) comparative evaluation of the Alternative Methods and selection of the recommended Method; and, (3) identification of the Preferred Method.

Terrapure's recommended option was confirmed as Alternative Option # 5 and it is referred to as the 'Preferred' Landfill Footprint (also referred to as the Preferred Method). The general attributes and reasoning for recommendation of Alternative Option # 5 were outlined in Report PED16184(b).

2018 – Preliminary Draft and Draft Environmental Assessment

GHD on behalf of Terrapure, prepared a Preliminary Draft EA and a Draft EA that was circulated to commenting agencies, including the City of Hamilton, on July 30, 2018.

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Staff prepared Report PED16184(b) which requested Planning Committee's endorsement of staff technical comments.

2019 – Final Environmental Assessment

GHD has now submitted the Final EA to the MECP and have circulated to commenting agencies, including the City of Hamilton which has lead to the preparation of this Report.

CHRONOLOGY

Prior to 1977: Taro East Quarry: These lands were used for bedrock extraction.

1996: Taro Aggregates received the Environmental Compliance Approval ECA No. A181008 from the MOE and started the operation of the SCRF. The site was acquired by Newalta Corporation ("Newalta") in 2006; Terrapure took over ownership in 2015.

2006: The Nash Neighbourhood Secondary Plan, adopted by Council in 2006, designated the East Quarry/Landfill lands (now SCRF) as "Open Space" and "Special Policy Area B". The Secondary Plan also includes a policy requiring a Holding Zone provision for all lands intended for residential use within 160 m of the working licensed limits of the former quarry under rehabilitation (see Policy Implications and Legislated Requirements section) to avoid any potential land use conflicts as a result of new residential development.

2010 – 2015: Two Draft Plans of Subdivisions located north of Green Mountain Road West were approved: 22 Green Mountain Road West and 420 First Road West. Both subdivisions included the provision for a holding zone to be applied to all residential lands within 160 m of the working licensed limits of the former quarry under rehabilitation until the completion of rehabilitation of the site have been finalized to the City's satisfaction.

2013: Amendment to Waste Receipts & Service Area. The MOE approved amendments to the SCRF ECA to allow the SCRF to continue to receive up to 750,000 tonnes of waste per any consecutive 12 month period instead of the calendar year. In addition, it was requested to allow the site to receive approved wastes from anywhere within the Province of Ontario.

2014: Landfill Footprint Reconfiguration. In 2014, the MOE approved an amendment to the facility's ECA allowing the reduction in the size of the residual material footprint from what was originally approved in 1996. There was no change to the approved total disposal volume for non-hazardous residual material (6,320,000 m³). However, the reconfiguration effectively increased the maximum crest height of the landfill by approximately 4.5 m, while reducing the overall footprint for residual material from 59.1 ha to 41.5 ha. As part of the change, Newalta was authorized to accept approximately 2,000,000 m³ of fill to complete the final site grading (non-waste).

As a result, the setback distance between the limit of residual material and Green Mountain Road West was increased from 30 m to a minimum of 140 m.

2015: Holding Zones lifted: Council approved staff's recommendation to lift the residential holding zone from the two Draft Plans of Subdivisions located at 22 Green Mountain Road West and 420 First Road West as they were no longer located within 160 m of the limits of the area receiving residual industrial material (solid non-hazardous residual material). The decision was made based on an application from the developer, which included the submission of an amendment to the Revised Landfill Impact Assessment report. The developer indicated in the application that the realignment of the footprint moved the landfill limit southward, resulting in a greater distance between the limits of the area receiving residual material and the proposed development lands thus rendering the Holding Provision unnecessary.

2016: SCRF Environmental Assessment Proposed Draft Terms of Reference. In June, 2016, Terrapure and its consultants (GHD Pty Ltd.) circulated the SCRF EA Draft Proposed ToR and solicited comments from the community, stakeholders, and government interested agencies. In the Draft Proposed ToR, Terrapure was proposing to reconfigure the SCRF back to a footprint close to the original that was approved in 1996 but to retain the current approved height limits. This reconfiguration would permit an additional 3,680,000 m³ of solid non-hazardous residual material (by reallocating the 2,000,000 m³ allowance for industrial fill/soils and adding some additional capacity), for a total site capacity of 10,000,000 m³. This proposal would extend the footprint of the landfill back towards Green Mountain Road West to what was initially approved in 1996.

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Report PED16184, approved by Council on September 28, 2016, provided a summary of concerns and issues identified by staff and Council.

2017: Amended Terms of Reference. On February 8, 2017 Terrapure submitted the Proposed ToR to the MECP (previously known as MOECC) after making a number of revisions to the ToR based on the comments received from stakeholders (including the City of Hamilton). On April 18, 2017 Report PED16184(a) was endorsed by Planning Committee, which included the City's official comments regarding the Proposed ToR. Further, Council reiterated that the City of Hamilton opposes the application made by Terrapure Environmental to increase the capacity of their landfill. On November 9, 2017, the Minister of the MECP approved the Amended ToR for the SCRF Expansion EA.

Since then, the proponent has engaged in several open houses and webinar presentations to consult with stakeholders and provide the opportunity to review working draft chapters of the EA.

Notable Events Since ToR Approved by MECP:

Dec 7, 2017: Public Open House #1 – Consultation on the Approved ToR and approved options for evaluation

Dec 8, 2017: Webinar for Government Review Team

Mar 22, 2017: Public Open House #2 – Consultation on the evaluation process, comparison of the options, and identification of the preferred recommended option.

Mar 23, 2017: Webinar for Government Review Team

2018:

Jun 19, 2018: Public Open House #3 – reviewing the impact assessment results of the preferred option and recommended mitigation and monitoring measures.

Jun 20, 2018: Webinar for Government Review Team

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Jul 30, 2018: Received Preliminary Draft EA chapters for review and commenting (this was provided to the City early due to the report timing of the last scheduled Planning Committee meeting before the upcoming Municipal Election and closure of City Council from October 2018 until December 2018.

Aug 14, 2018: Report LS18045/FCS18072 requesting authorization for staff to enter into discussions regarding updating existing compensation agreement documents was tabled until a decision has been made by the Ministry respecting the proposed expansion and Environment Assessment.

Sep 18, 2018: Report PED16164(b) presented to Planning Committee regarding the technical comments of staff circulated to GHD (consultant) for Terrapure (applicant).

2019:

Feb 6, 2019: Reports LS18045(a) / FCS18072 and LS18045(a) and FCS18072(a) presented requesting authorization for staff to enter into discussions regarding updating existing compensation agreement documents.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Regulation

The planning and operation of the Terrapure SCRF must be consistent with the Provincial Policy Statement (PPS), conform to the Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2013 and comply with the EA Act and the MECP Guidelines D-1: Land Use Compatibility & D-4: Land Use On or Near Landfills and Dumps. In addition, the planning of the landfill will have to comply with the Bill 73 - Waste Free Ontario, 2016, which includes a final draft Strategy for a Waste Free Ontario: Building the Circular Economy. Report PED16184 included a description of the main elements of these provincial regulations, as they apply to the subject site.

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Urban and Rural Hamilton Official Plans

The SCRF site is located within the jurisdiction of the Urban Hamilton Official Plan, however, the EA identifies a 1.5 km preliminary Study Area which extends into lands within the Rural Hamilton Official Plan (refer to Appendix “F” to Report PED16184(c) for a map showing the study area).

Urban Hamilton Official Plan

The SCRF is identified as “Neighbourhoods” on Schedule E (Urban Structure) and designated as “Open Space” on Schedule E-1 (Land Use Designations) of the Urban Hamilton Official Plan, Vol. 1. The SCRF site is located within the Nash Neighbourhood Secondary Plan. The site is designated as “General Open Space” and contains a Site Specific Policy Area, “Area B” (refer to Appendix “E” to Report PED16184(c) for the Nash Neighbourhood Secondary Plan land use map).

The following policies of the Nash Neighbourhood Secondary Plan are to be considered:

- B.7.5.6.4 The former Taro Quarry West lands designated Open Space located west of First Road West, between Mud Street West and the Heritage Green Community Park and east of the unopened road allowance are ultimately intended for open space and/or recreational use and may include a golf course.
- B.7.5.11 Environment Policies
 - B.7.5.11.3 Development proposals for residential or institutional uses located within 500 m of the Taro East Quarry/Landfill site and former Taro West Quarry/Landfill site may be required to submit studies demonstrating that there are no adverse effects on the development or that the effects can be mitigated. Said studies may include but not be limited to hydrogeology, traffic, air quality, noise, etc. subject to the requirements of the City.
 - B.7.5.13 Implementation
 - B. 7.5.13.4 Lands intended for residential use within 160 m of the working licensed limits of an active quarry or the limits of a former quarry under rehabilitation shall be placed in a Holding Zone in accordance with Section F.1.8 – Holding By-laws. The Holding Zone will not be removed for those lands immediately adjacent to the quarry properties, until such time as the completion of mining and the completion of rehabilitation on quarry lands immediately adjacent to the Residential Holding Zone.

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Site Specific Policy - Area B

B. 7.5.14.2 For Lands shown as Site Specific Policy - Area B on Map B.7.5-1 - Nash Neighbourhood - Land Use Plan, the following policies shall apply:

- a) In addition to the uses permitted in Section C.3.3 - Open Space Designation and Policy E.5.3.6 of Volume 1, the existing waste disposal facility shall be permitted in Site Specific Policy - Area B.
- b) Site Specific Policy - Area B is ultimately intended for open space and/or recreational uses and may include a golf course. However, these lands may be used for landfill and quarry operations in accordance with the Terms and Conditions of the Agreement among the Corporation of the former City of Stoney Creek, Taro Aggregates Ltd. and Philip Environmental Inc. dated February, 1997; the Provisional Certificate of Approval for a Waste Disposal Title No. A181008 dated September 6, 1996; and Notice of Approval to proceed with the undertaking under Section 14 of the Environmental Assessment Act dated July 15, 1996; the existing licence to extract mineral aggregate resource issued under the Aggregate Resources Act and any amendments to the aforementioned documents.
- c) Final closure of this site, and the after-use of this site for recreational and open space uses, such as a golf course, will require the approval of the Minister of Environment pursuant to the provisions of the Environmental Protection Act, as amended, and surrender of the Aggregate Resources Act licence.
- d) Recreational and open space uses, when approved by the Minister of Environment, can occur without amendment to this Plan subject to the surrender of the Aggregate Resources Act licence and any necessary Site Plan and Development Agreements being approved by the City.

The southern boundary of the Study Area identified in the EA extends into the West Mountain Area (Heritage Green) Secondary Plan. The following policies are to be considered:

B.7.6.1.2 Lands intended for residential use within 160 m of the working licensed limits of an active quarry or the limits of a former quarry under rehabilitation shall be placed in a Holding Zone in accordance with Section F.1.8 – Holding By-laws, of Volume 1. The Holding Zone shall not be removed for those lands immediately adjacent to the quarry properties, until such time as the completion of mining and the completion of

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rehabilitation on quarry lands immediately adjacent to the Residential Holding Zone.

- B.7.6.1.3 Proponents of development proposals for residential and other sensitive land uses located within 500 m of the Taro East Quarry/Landfill site and former Taro West Quarry/Landfill site shall be required to submit studies demonstrating there are no adverse effects on the development or that the effects can be mitigated. These studies may include, but not be limited to, ground and surface water, leachate migrating onto the subject lands, traffic, air quality, noise, soil contamination and hazardous waste and landfill generated gases, subject to the requirements of the City.

Rural Hamilton Official Plan

The western boundaries of the study area extend into area designated under the Rural Hamilton Official Plan. The lands located east of Upper Centennial Parkway, north of Mud Street East are designated as “Specialty Crop”. The lands located east of Upper Centennial Parkway, south of Mud Street East are designated “Rural” and “Open Space”.

City of Stoney Creek Zoning By-law

The SCRF site conforms to the City of Stoney Creek Zoning By-law No. 3692-92 under Section 9.8.5 ‘Special Exemptions’, as ME-1. In addition to permitted uses under Extractive Industrial “ME” Zone, lands zoned ME-1 are permitted for operations associated with non-hazardous waste from industrial, commercial, and institutional sources.

RELEVANT CONSULTATION

The working group of City staff that was formed to provide input on the Preliminary Draft EA and Draft EA material was utilized to provide further input and comment on the Final EA material, which was submitted to the MECP on January 11, 2019 (refer to Appendix “C” to Report PED16184(c)). The working group included staff from the Planning Division, Growth Management Division, Economic Development Division, Hamilton Public Health, Public Works Department, and Legal Services. The working group met for one webinar session and one in-person meeting with the proponent and their consultants.

It should be noted, that the City of Hamilton is a commenting agency on this EA process. The MECP is the ultimate approval authority for the EA and has the responsibility of seeking and collecting comments. In addition to the City of Hamilton, the MECP requests comments from Federal, Provincial and Local agencies, Aboriginal

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Communities, and the public. As such, the proponent has engaged with these groups throughout the development of their Draft EA. According to the Final EA, input was obtained from interested parties, including review agencies, Aboriginal Communities, and the public.

Report PED16184(b) provided an overview of the consultation and notification activities throughout the EA process.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

As stated in Report PED16184(b), Terrapure is proposing to reconfigure the SCRF to permit an additional 3,680,000 m³ of post-diversion solid, non-hazardous industrial residual material. The proposal does not intend on changing the type (post-diversion, solid non-hazardous industrial residual material) or annual volume (750,000 tonnes per year) of residual material currently accepted at the Facility, nor the maximum number of vehicles to the Site per day (250 per day).

Terrapure has indicated that the current economics and market dynamics for industrial fill, which was the original market demand, is significantly less than what was anticipated. Accordingly, Terrapure wants to take advantage of the economic opportunity for capturing post-diversion solid, non-hazardous industrial residual materials by increasing its approved capacity for this material by 3,680,000 m³.

The proposed expansion would allow Terrapure to continue to provide its existing regional customer base (i.e., local industrial clients, major public infrastructure undertakings within Hamilton and the Greater Toronto Area) with a disposal option for post-diversion, solid non-hazardous industrial residual materials that are typically generated by commercial, industrial and institutional redevelopment sources (that have exhausted all recycling options).

Staff reviewed the Preliminary Draft EA material and provided comments endorsed by Council as outlined in Report PED16184(b). Subsequently Staff reviewed the Draft EA material and provided technical comments.

Staff have reviewed the Final EA material and have outlined outstanding items and comments as identified in the Letter to the MECP in Appendix “A” to Report PED16184(c). Staff reserve the right to continue to provide comments to the MECP throughout the duration of the commenting timeframes which include:

- Final EA Submitted to MECP (seven week current commenting period) – anticipated to end March 1, 2019

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- Public Inspection of MECP Review (five week commenting period) – anticipated to end May 10, 2019

Summary of Staff Comments Regarding the Final EA

To assist in Council review, key comments on the Final EA material from City departments, in response to MECP's request for comments, are summarized as follows:

- The Land Use and Economic Detailed Impact Assessment Report does not include an assessment of real estate transaction prices and / or CVA pre- and post- 1996 which was expected as a result of the approved Terms of Reference from November 2018 or an explanation as to the absence of this work;
- The Geology and Hydrogeological Impact Assessment Report and the Design and Operations Detailed Impact Assessment should both be updated with additional details related to: the field permeameter testing pertaining to the clay liner compatibility analysis, clay compatibility with respect to the anticipated leachate water quality, off-site domestic water quality information (private wells), and details related to the onsite operations affecting downgradient groundwater quality onto private property;
- The Traffic Detailed Impact Assessment Report should be updated to include a Truck Operations Monitoring Framework, driver training and awareness strategies, and monitoring and awareness strategies; and,
- Should updates to the existing compensation agreements be made, the Commitments and Monitoring Chapter should be updated to reflect any pertinent changes.

Detailed comments are included in Appendix "A" to Report PED16184(c). The outstanding comments are within the scope of the Approved and Amended ToR, with the exception of the comments from Transportation Planning staff as they relate to truck driver training and awareness strategies. Given the revisions that have occurred through the Preliminary Draft EA and Draft EA, the remaining staff comments remain technical in nature and should not prohibit Council from supporting the application for the expansion and reconfiguration of the landfill.

ALTERNATIVES FOR CONSIDERATION

The City could forego the opportunity to provide comments to the MECP on the Final EA material and Council can choose to maintain their current position, being opposed to the expansion and reconfiguration of the landfill.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES

- Appendix “A” – City of Hamilton Letter and Staff Comments on the Final EA
- Appendix “B” – SCRF Location
- Appendix “C” – Final Environmental Assessment Chapters
- Appendix “D” – List of Documents and Comment Response Dates
- Appendix “E” – Nash Neighbourhood Secondary Plan Land Use Map
- Appendix “F” - Study Area

JR:am