WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

September 18, 2018

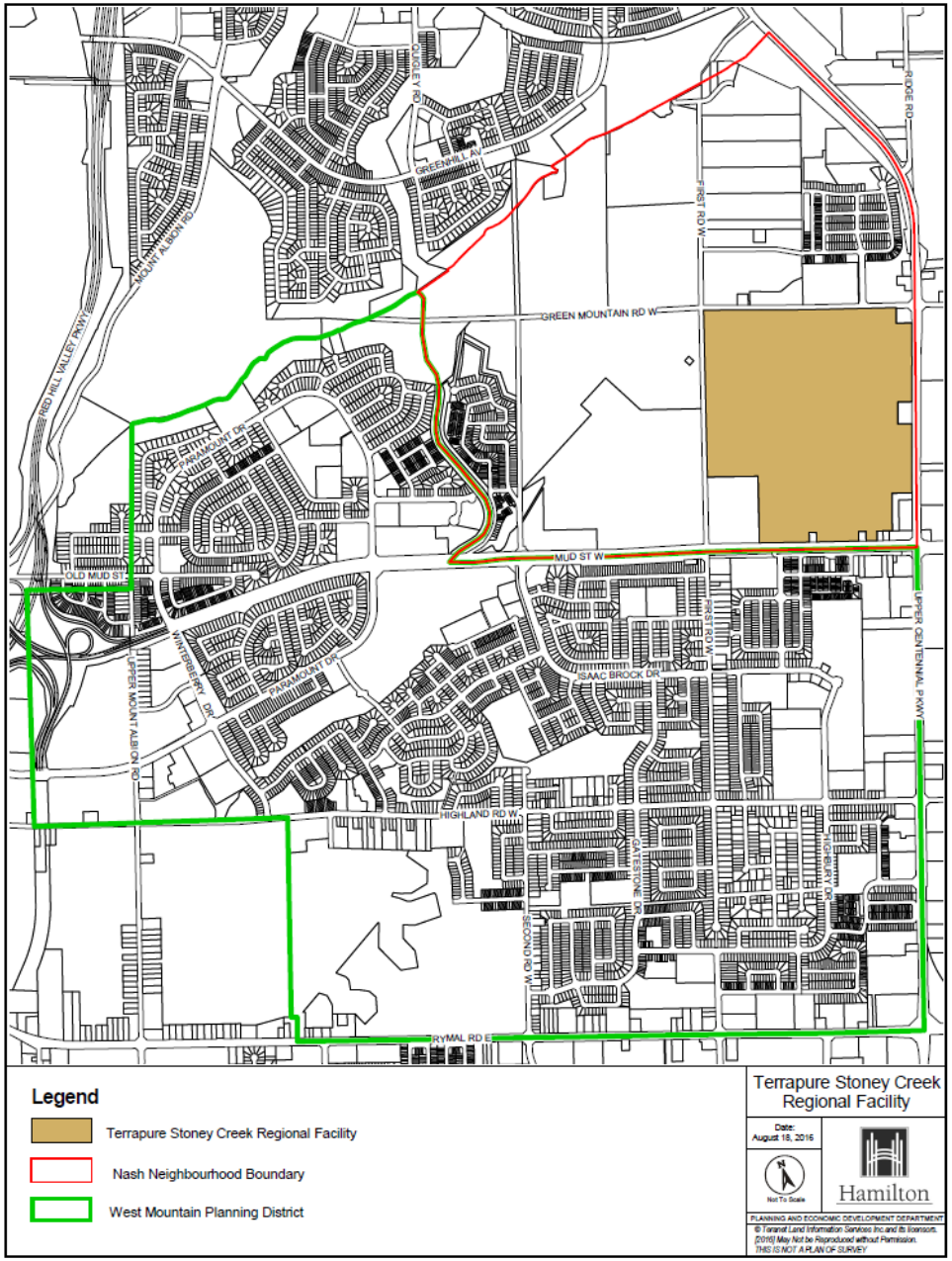
Presented by: Tiffany Singh

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

PED16184(b) – Terrapure Stoney Creek Regional Facility – Preliminary Draft EA

This is a follow up to the report presented to Planning Committee on April 18, 2017 regarding the latest step in the Terrapure Stoney Creek Regional Facility Environmental Assessment process.

Presented by: Tiffany Singh


GREEN MOUNTAIN RD W
MUD ST W
HIGHLAND RD W
RYMAL RD E
RIDGE RD
GREENHILL AV
MOUNT ALBION RD
RED HILL VALLEY PKWY
PARAMOUNT DR
OLD MUD ST
WINTERBERRY DR
UPPER MOUNT ALBION RD
ISAAC BROCK DR
FIRST RD W
UPPER CENTENNIAL PKWY
GATESTONE DR
SECOND RD W
Legend
Terrapure Stoney Creek Regional Facility
Nash Neighbourhood Boundary
West Mountain Planning District
Terrapure Stoney Creek Regional Facility
Date: August 18, 2016
Not To Scale
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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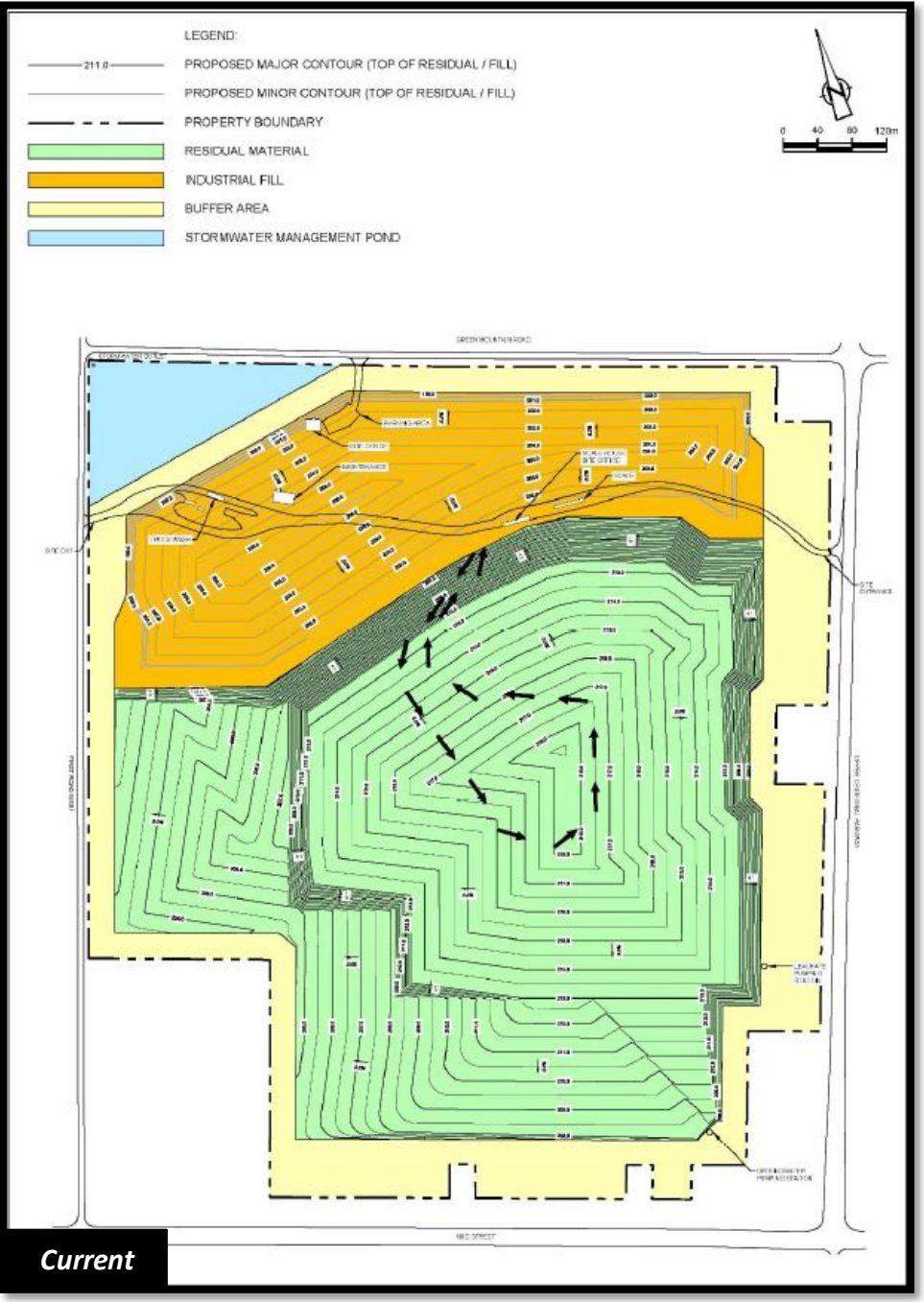
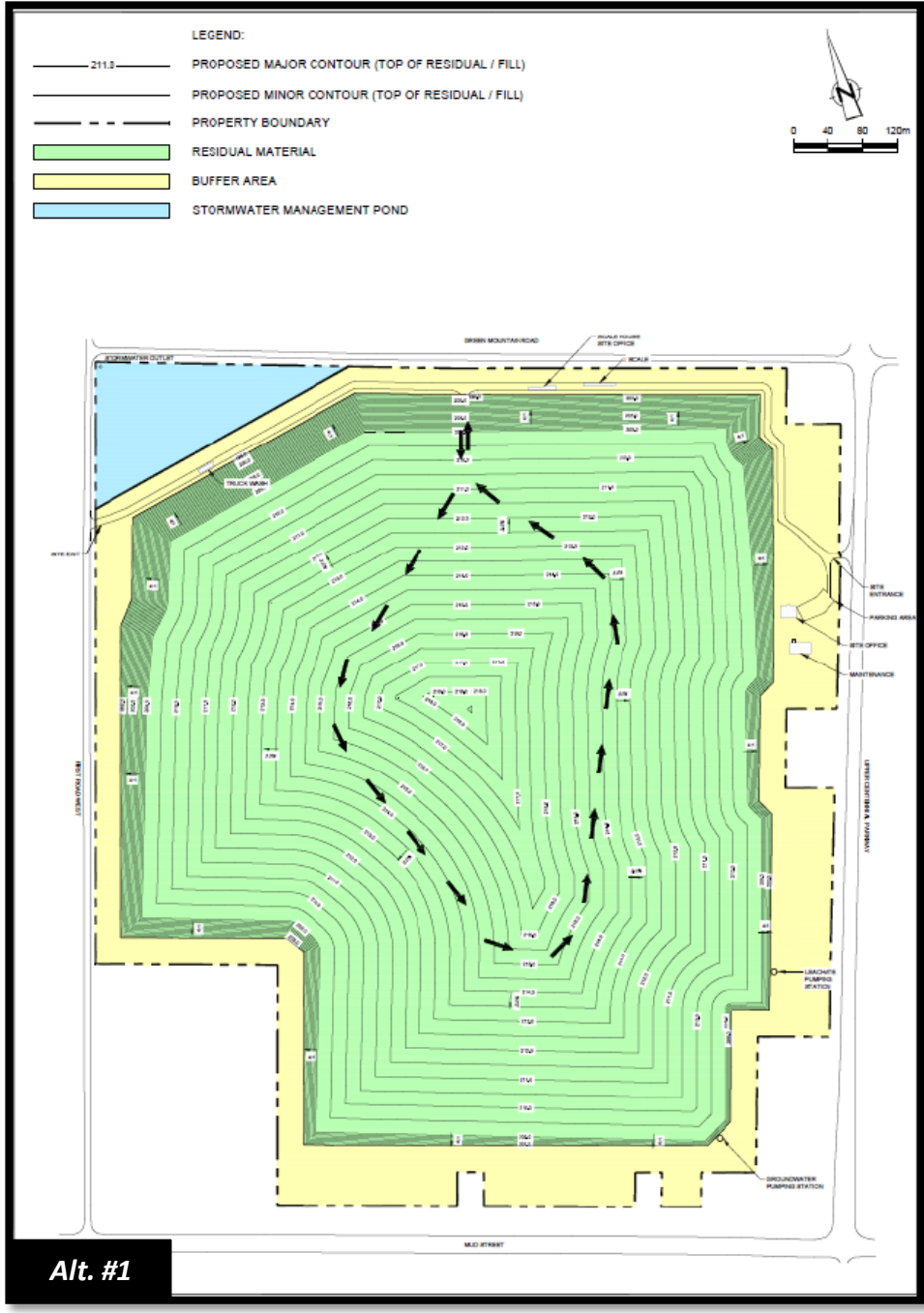
Brief History

- **Prior to 1977** - Operating as Taro East Quarry since 1996 (a bedrock extraction quarry)
- **1996** - Taro Aggregates received the Environmental Compliance Approval ECA No. A181008 from the MOE and started the operation of the SCRF
- **2006** - The site was acquired by Newalta Corporation ("Newalta")
- **2014** - Footprint Reconfiguration - MOE approved an amendment to the facility's ECA reducing the size of the residual material footprint, with no change to the approved total disposal volume, effectively increasing the maximum crest height of the landfill by approximately 4.5 m. The setback distance between the limit of residual material and Green Mountain Rd. W. increased from 30 m to a minimum of 140 m
- **2015** – The site was acquired by Terrapure Environmental
- **Existing Approved Site Capacity**:
  - 6,320,000 m^3 of solid, non-hazardous residual material
  - 2,000,000 m^3 of industrial fill
  - Total capacity: 8,320,000 m^3
  - Max. annual volume of 750,000 tonnes of residual material
  - Operates weekdays from 7:00 am – 5:00 pm
  - Permitted to receive up to 250 vehicles per day

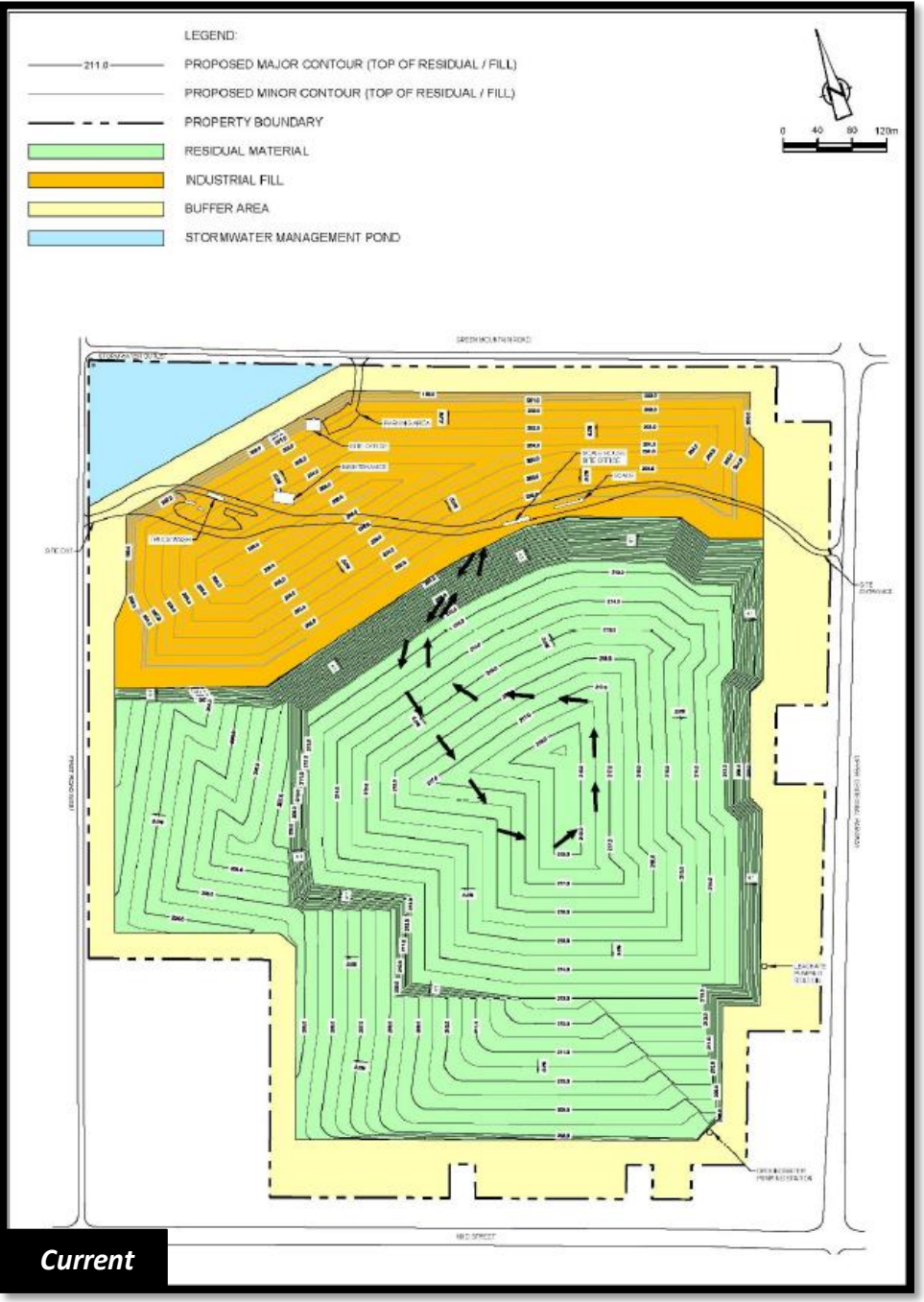
Purpose of EA

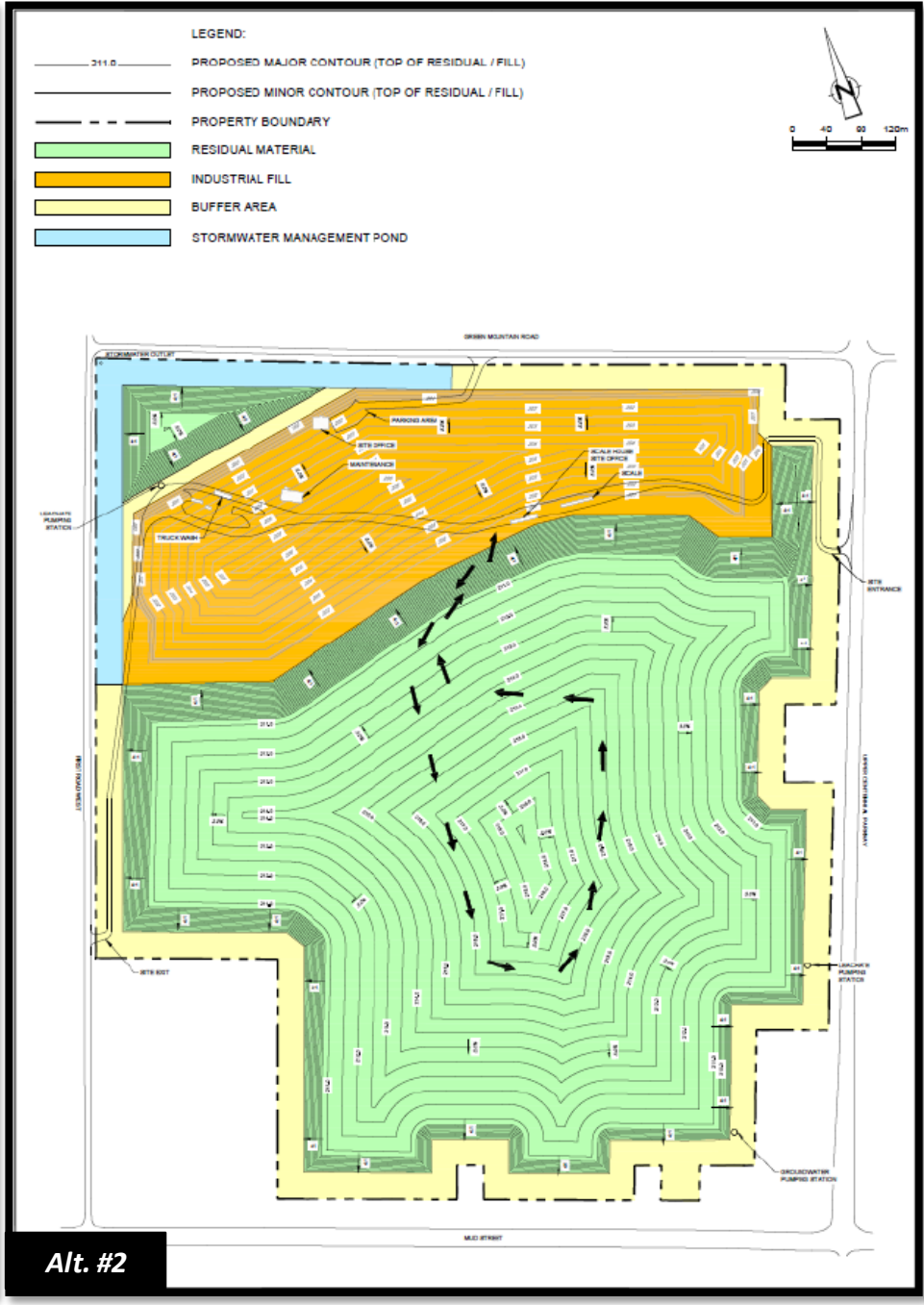
- To modify the SCRF site
- To increase:
  - The approved capacity of solid, non-hazardous industrial residual material SCRF by 3,680,000 m^3 (from 6,320,000 m^3 to 10,000,000 m^3)
  - For a total site capacity to a range between 10,000,000 m^3 to 12,000,000 m^3 (depending on which alternative method is approved)
- Continue to service approved waste within the Province of Ontario
- No change to the maximum number of permitted vehicles to the site per day
- Sought changes require undertaking a 2-step EA process. An Individual Environmental Assessment (EA) approved by the Ministry of the Environment, Conservation and Parks (MECP) is required.
- The City of Hamilton is a commenting body, but does not have jurisdiction regarding denying or approving landfills. Comments are provided to the proponent and MECP for consideration.



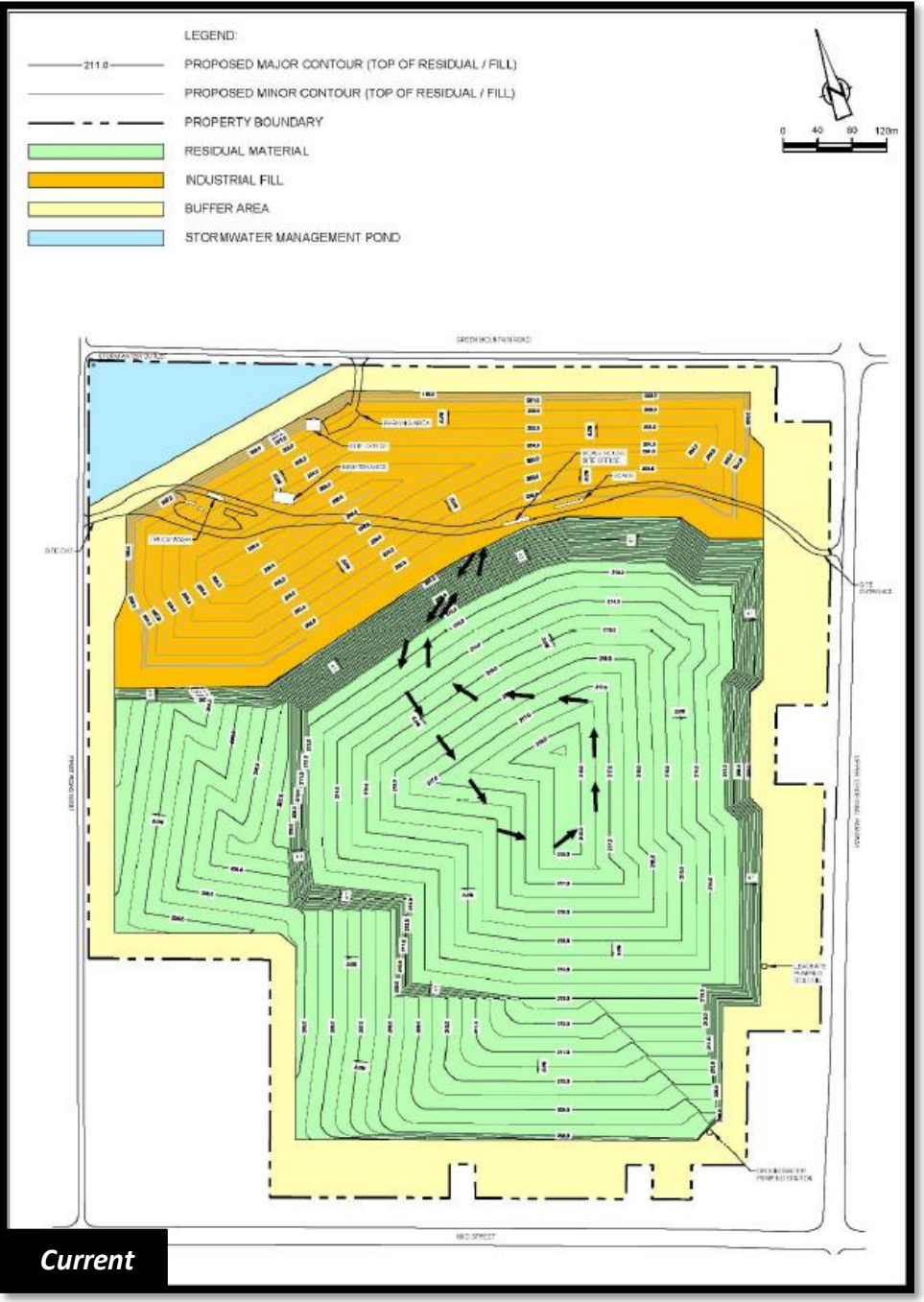


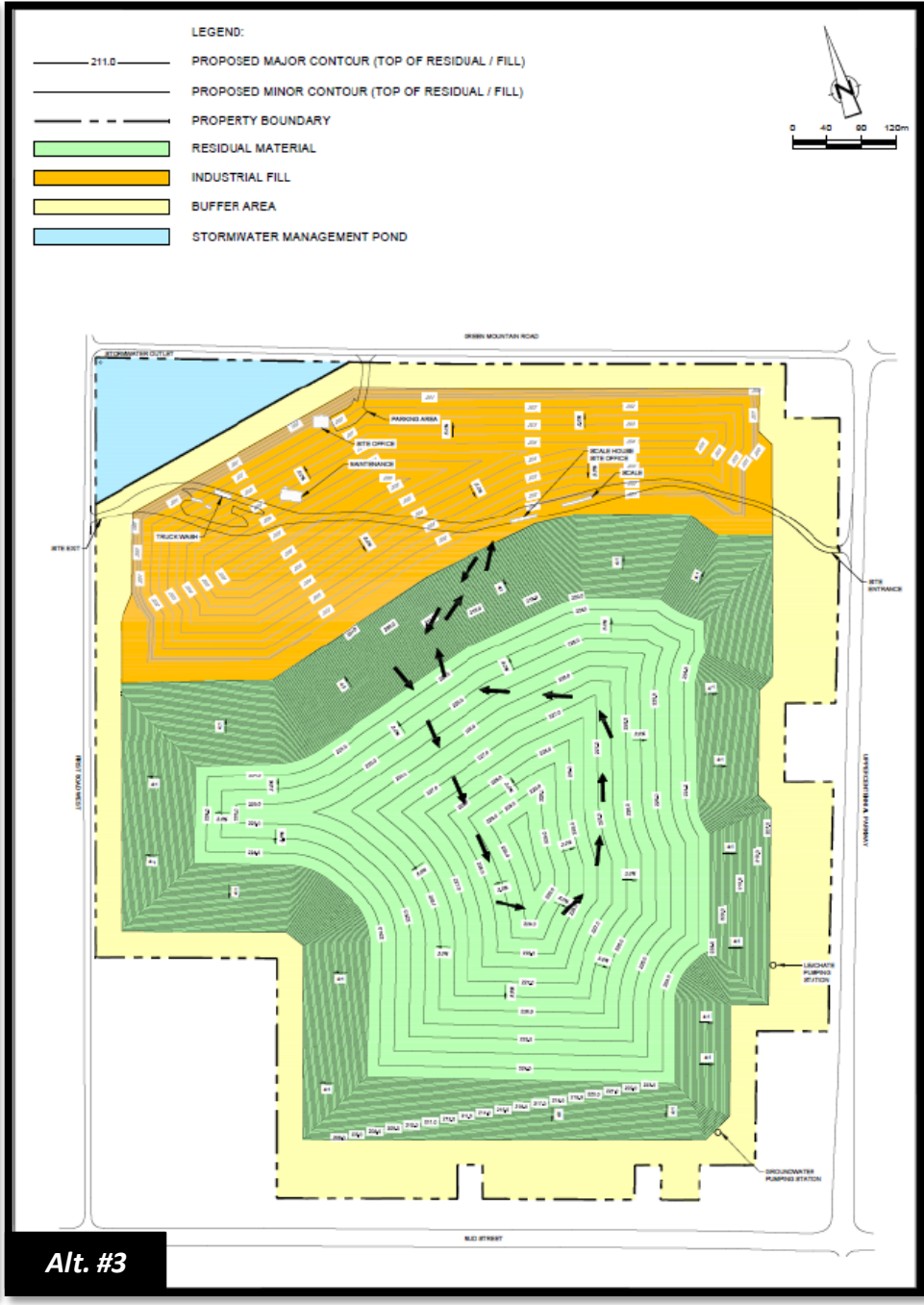
Current Approved Footprint vs. Alternative No. 1- Reconfiguration



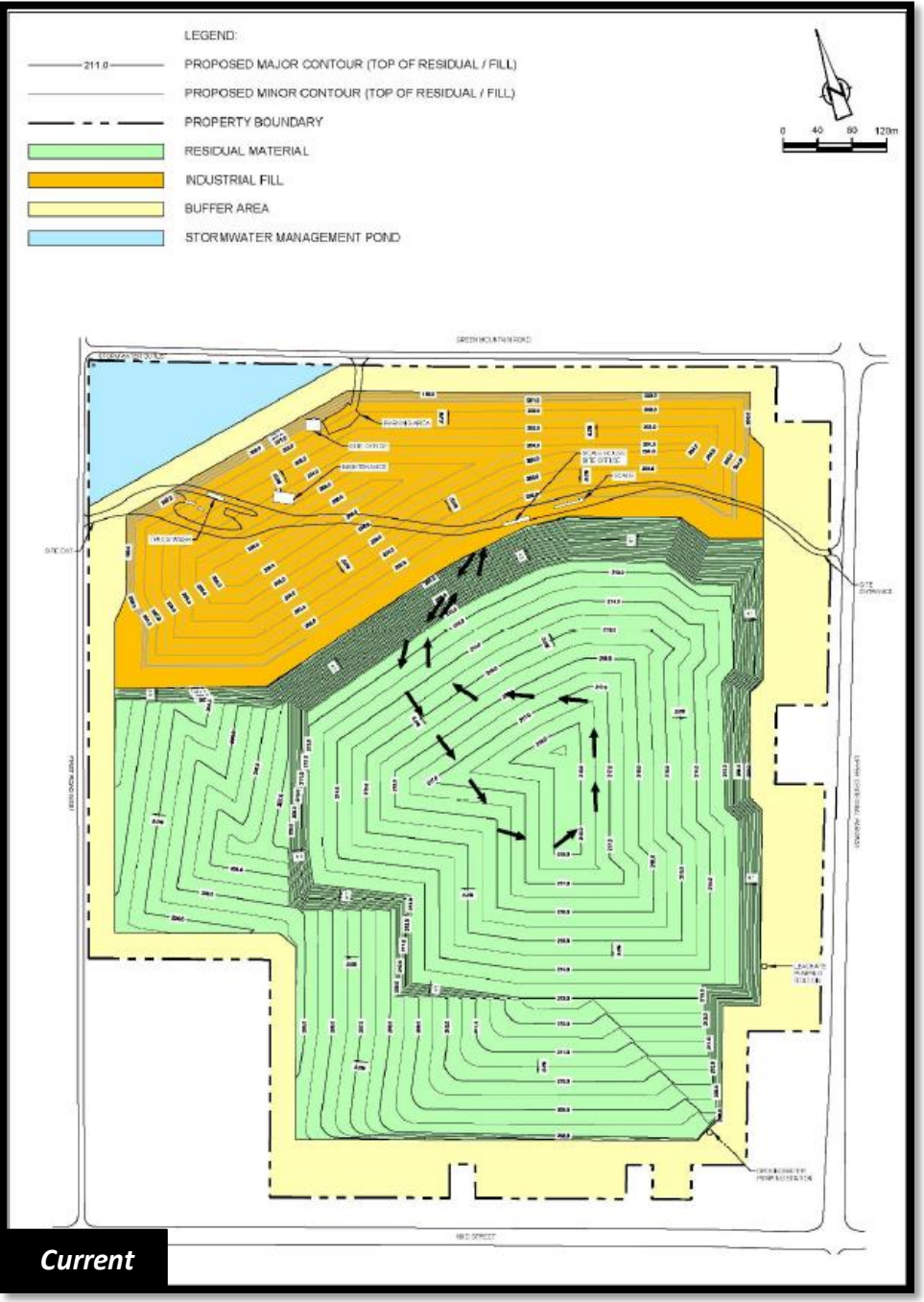


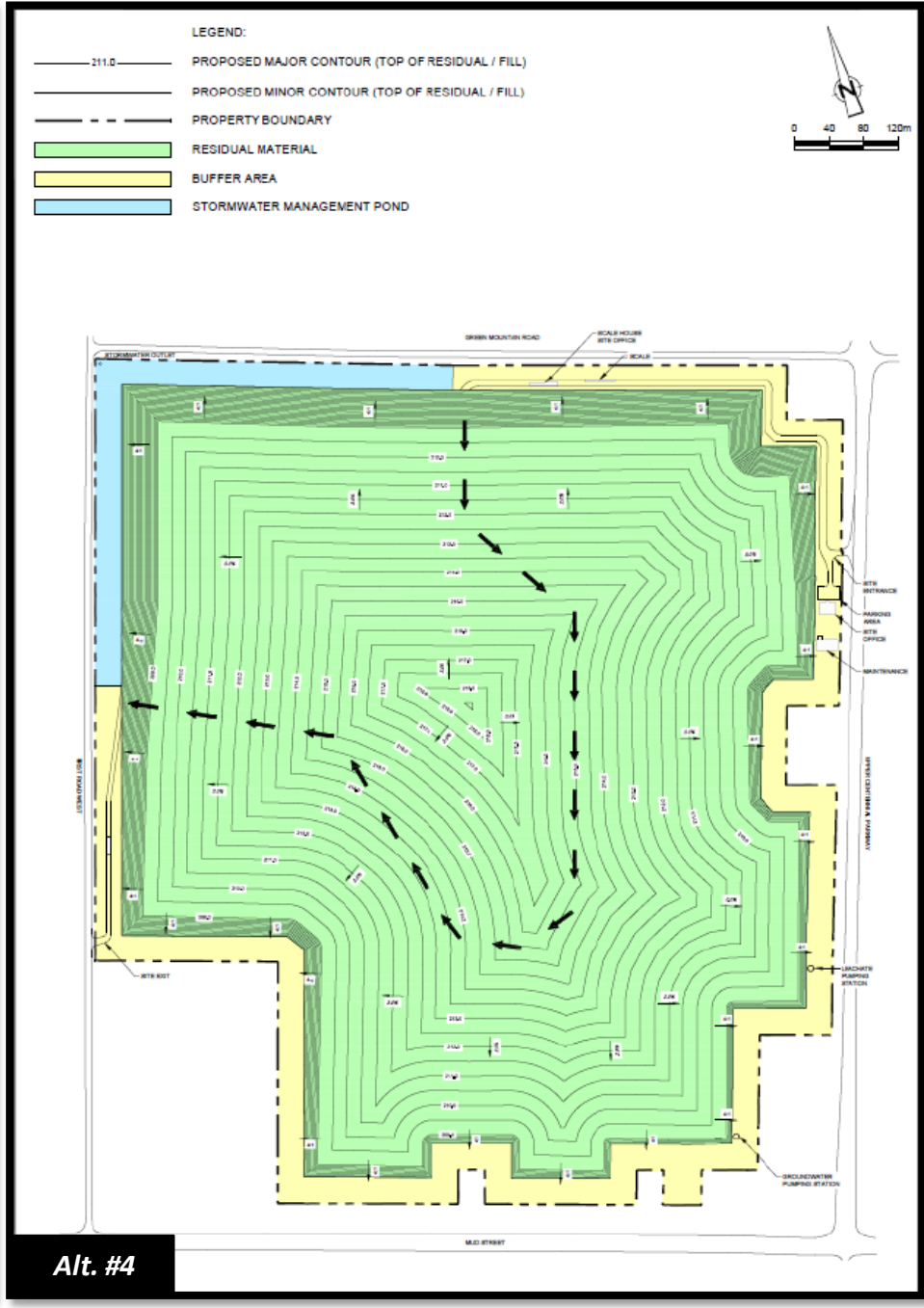
Current Approved Footprint vs. Alternative No. 2 - Footprint Expansion



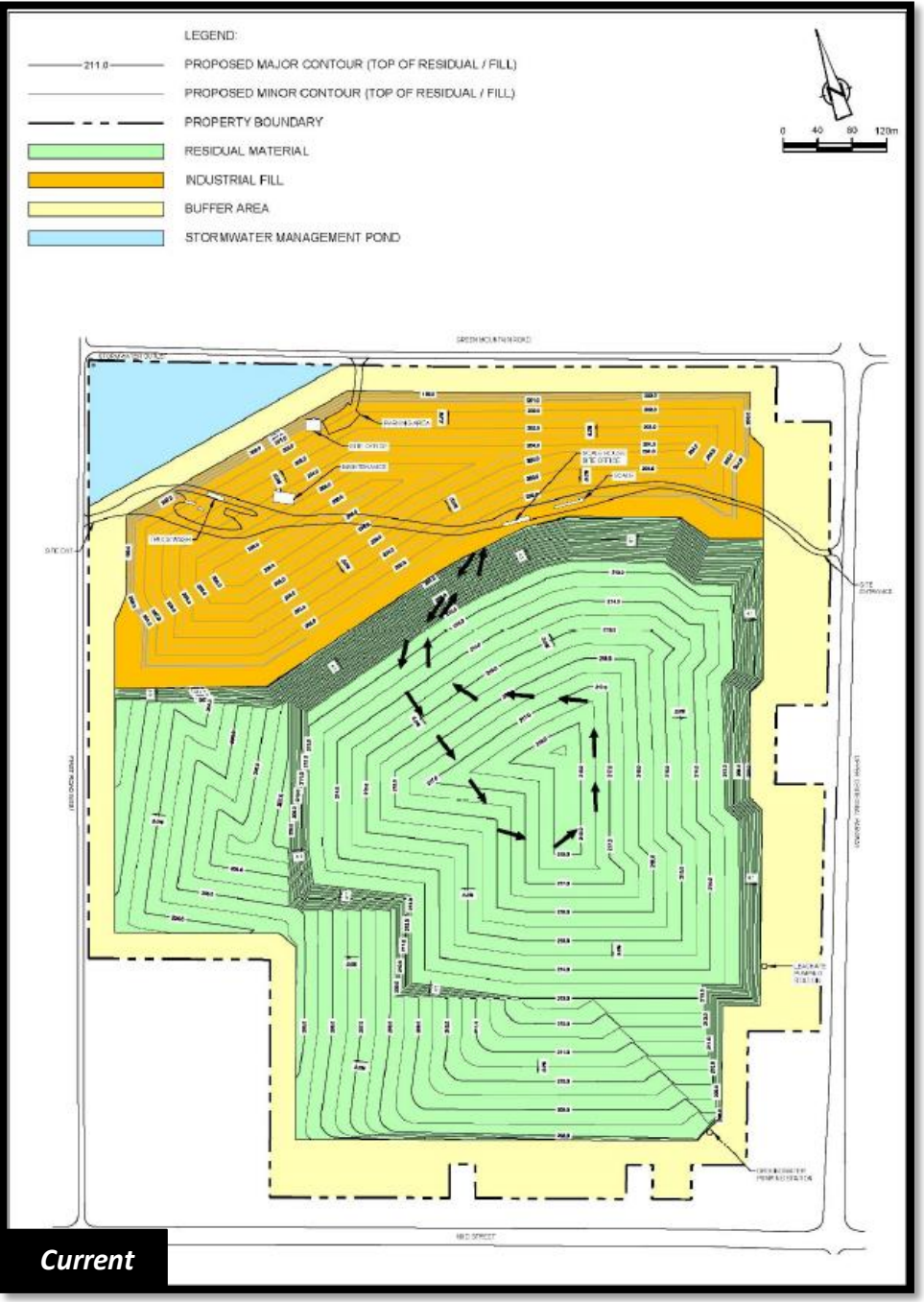


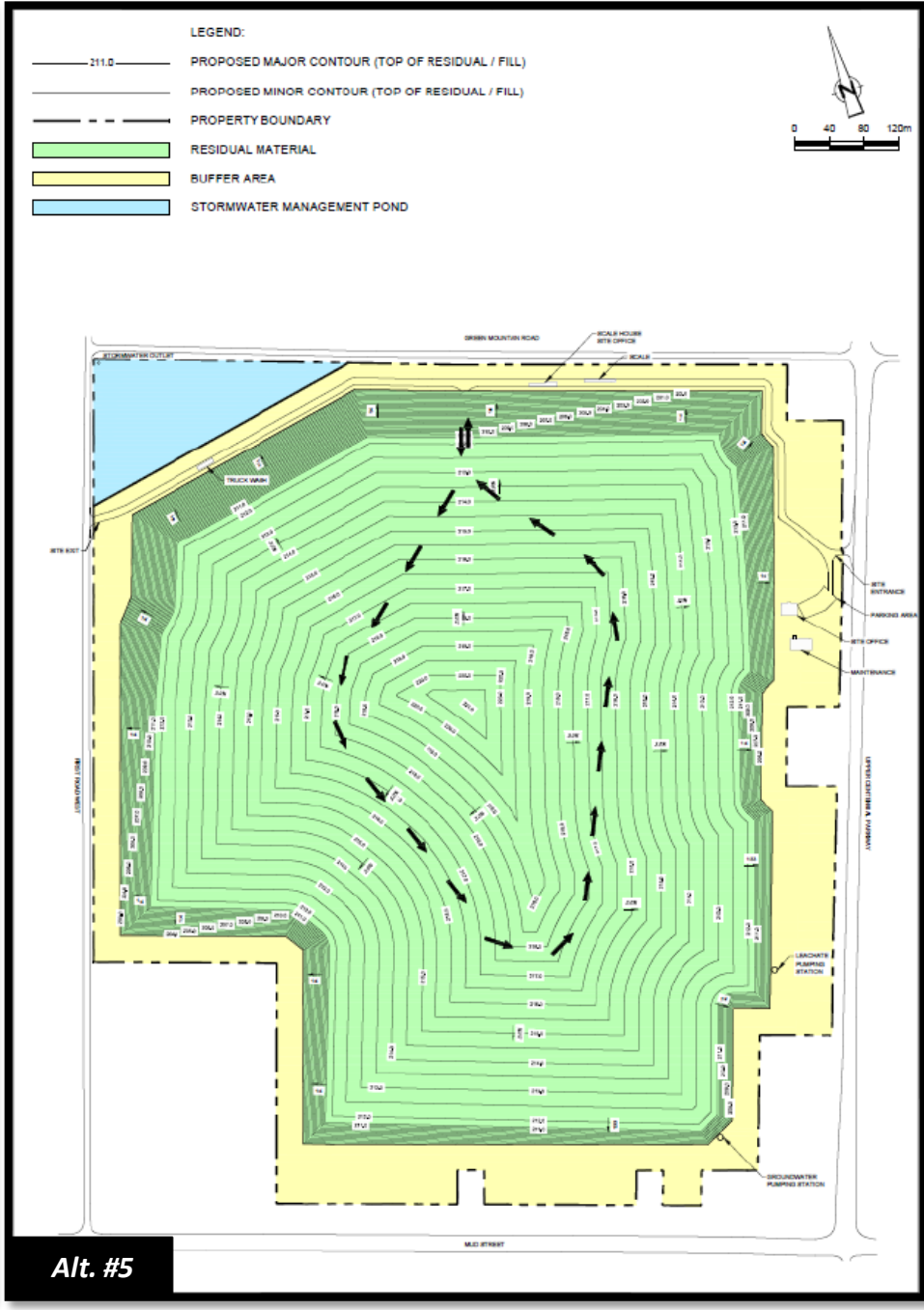
Current Approved Footprint vs. Alternative No. 3 - Height Increase



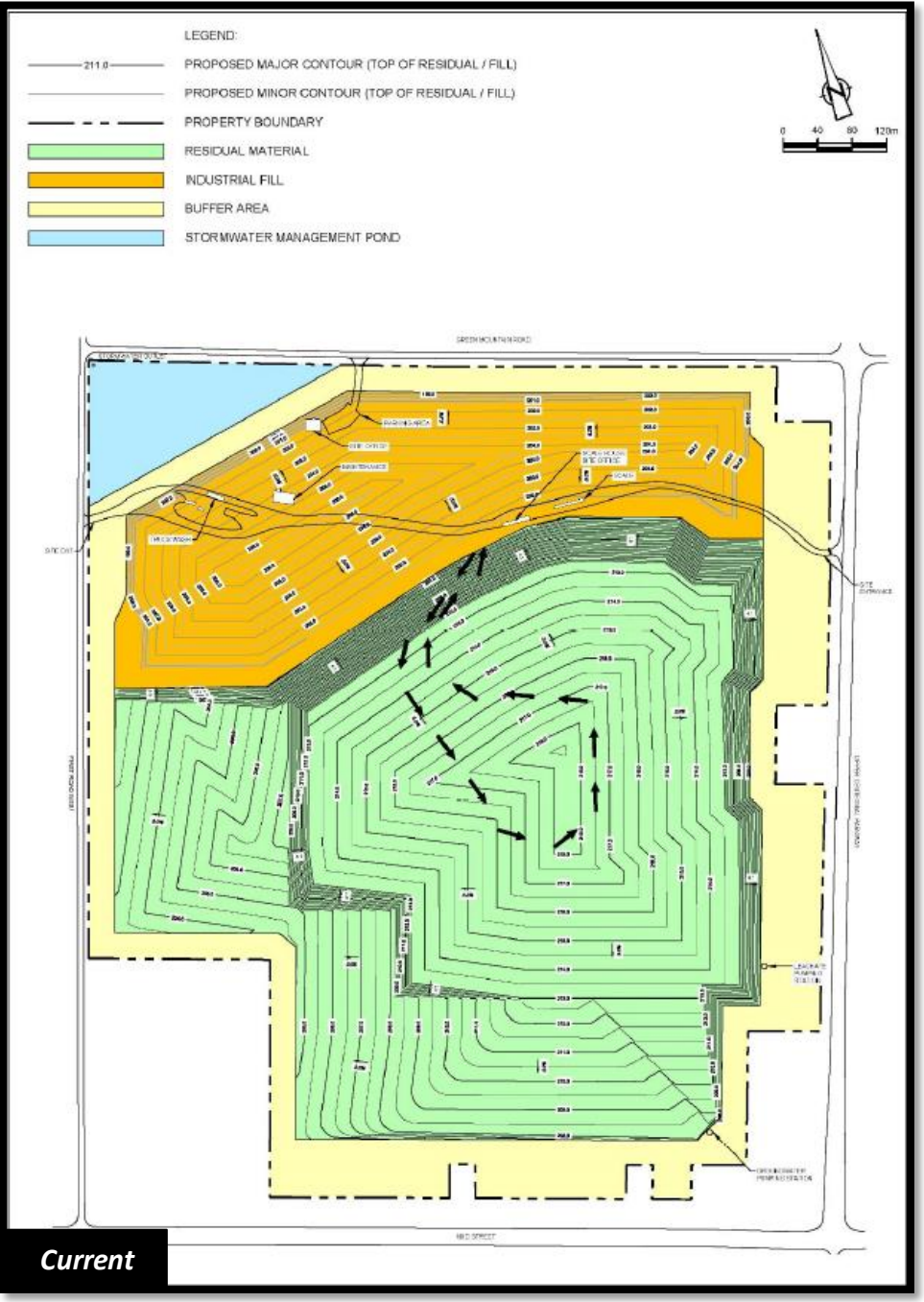


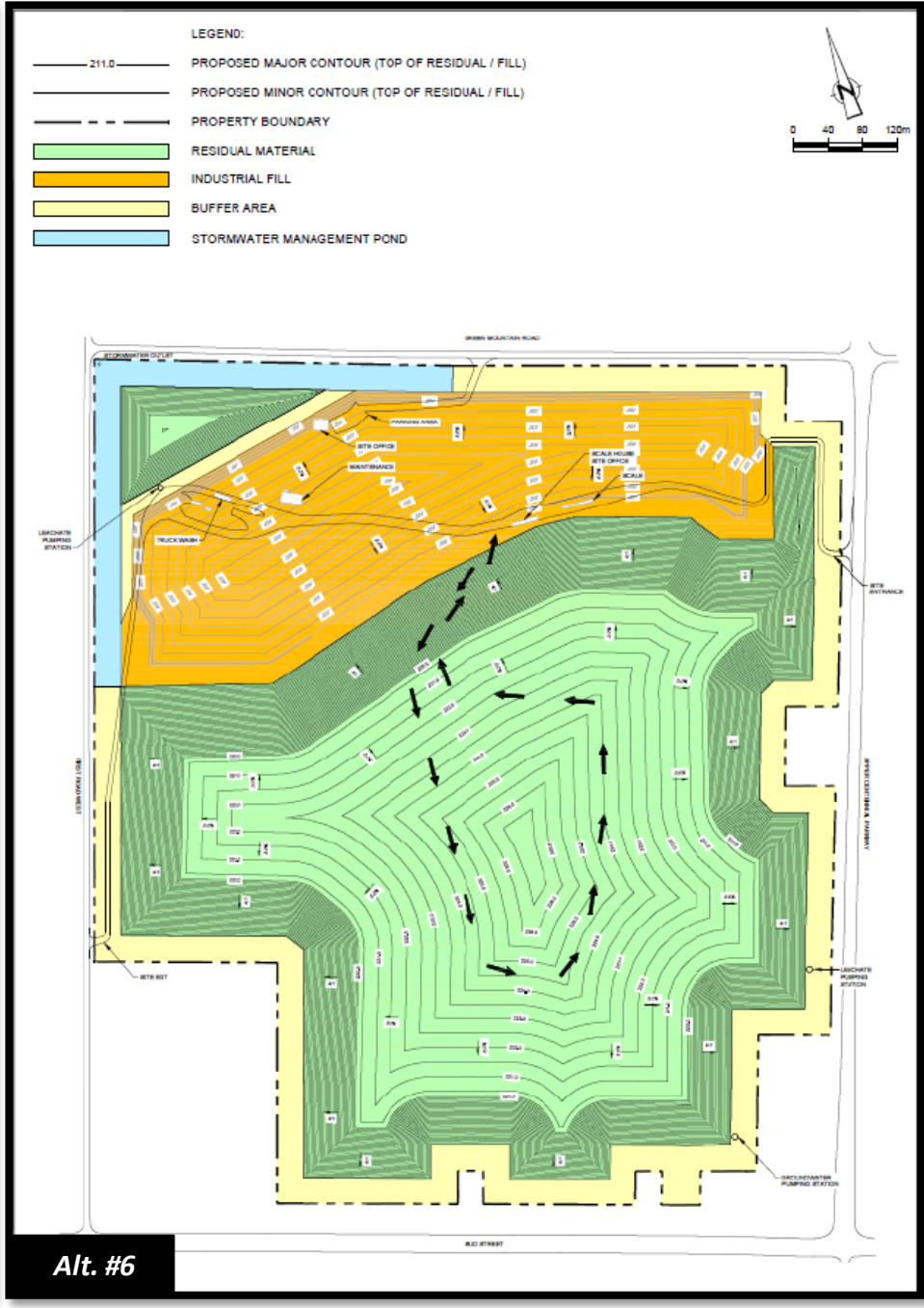
Current Approved Footprint vs. Alternative No. 4 - Reconfiguration & Footprint Expansion





Current Approved Footprint vs. Alternative No. 5 - Reconfiguration & Height Increase





Current Approved Footprint vs. Alternative No. 6 - Footprint Expansion & Height Increase

	Environmental Component	Evaluation Criteria	Alternative Method 1	Alternative Method 2	Alternative Method 3	Alternative Method 4	Alternative Method 5	Alternative Method 6
Built	Land Use	Effect on existing land uses	🟢	🟢	🟢	🟢	🟢	🟢
		Effect on views of the facility	🟡	🟡	🔴	🟡	🟠	🔴
		Rationale	Alternative Methods 1,2,and 4 are all more preferred because there is either no proposed height increase or a relatively low height increase and the views can be minimized through screening. Alternative Method 5 includes a greater height increase and views can be minimized through screening. Alternative Methods 3 and 6 are less preferred because there is a relatively greater height increase and the views cannot be fully minimized through screening.					
Economic	Economic	Effect on approved/planned land uses	🟢	🟢	🟢	🟢	🟢	🟢
		Economic benefit to the City of Hamilton and local community	🟠	🟠	🟢	🟠	🟢	🟢
		Rationale	Alternative Methods 3,5 and 6 are all more preferred because they would yield the highest benefit to the City of Hamilton and local economy in terms of economic activity and jobs. Alternative Methods 1, 2 and 4 are less preferred because they all result in the lowest economic benefit to the City and local economy.					
Cultural	Archaeology and Built Heritage	Effect on known or potential significant archaeological resources	🟢	🟢	🟢	🟢	🟢	🟢
		Effect on built heritage resources and cultural heritage landscapes	🟢	🟢	🟢	🟢	🟢	🟢
		Rationale	All Alternative Methods are equally preferred from a Cultural Environment perspective because no cultural or heritage landscapes would be disturbed or displaced and the site has been previously excavated and disturbed for quarrying. Therefore, no archaeological resources would be adversely affected.					
Natural	Geology & Hydrogeology	Effect on groundwater quality	🟢	🟢	🟢	🟢	🟢	🟢
		Effect on groundwater flow	🟢	🟢	🟢	🟢	🟢	🟢
		Rationale	All Alternative Methods are equally preferred from a groundwater quality and flow perspective because no adverse effects are expected.					
	Surface Water Resources	Effect on surface water quality	🟢	🟡	🟢	🟡	🟢	🟡
		Effect on surface water quantity	🟢	🟡	🟢	🟡	🟢	🟡
		Rationale	Alternative Methods 1,3 and 5 are all more preferred because they maintain the site's existing stormwater management ponds. Alternative Methods 2, 4 and 6 are all less preferred because the site's existing stormwater management ponds would need to be relocated/redesigned to accommodate the proposed footprint.					
	Terrestrial & Aquatic Environment	Effect on terrestrial ecosystems	🟡	🟡	🟡	🟡	🟡	🟡
		Effect on aquatic ecosystems	🟡	🟡	🟡	🟡	🟡	🟡
		Rationale	All Alternative Methods are equally preferred because they would all have a low potential for adverse effects to the terrestrial and aquatic ecosystems, which would be further minimized through the use of standard mitigation measures.					

🟢 No Negative or Positive Net Effect | 🟡 Low Negative Net Effect | 🟠 Moderate Negative Net Effect | 🔴 High Negative Net Effect

	Environmental Component	Evaluation Criteria	Alternative Method 1	Alternative Method 2	Alternative Method 3	Alternative Method 4	Alternative Method 5	Alternative Method 6
Natural	Atmospheric Environment	Effect of air quality on off-site receptors	🟡	🟡	🟡	🟡	🟡	🟡
		Effect of odours on off-site receptors	🟢	🟢	🟢	🟢	🟢	🟢
		Effect of noise on off-site receptors	🟡	🟡	🟡	🟡	🟡	🟡
		Rationale	All Alternative Methods are equally preferred because there would be a low potential for adverse effects to area residents from a dust and noise perspective, which would be further minimized through the use of standard mitigation measures and no effects from an odour perspective.					
Social	Transportation	Effect on traffic	🟢	🟢	🟢	🟢	🟢	🟢
		Rationale	All Alternative Methods are equally preferred because the number of trucks permitted at the site would remain unchanged resulting in no adverse effects on road user safety or intersection capacity.					
	Human Health	Air Quality	🟡	🟡	🟢	🟡	🟡	🟡
		Leachate Quantity	🟢	🟢	🟢	🟢	🟢	🟢
		Groundwater Quality	🟢	🟢	🟢	🟢	🟢	🟢
		Surface Water Quality	🟢	🟢	🟢	🟢	🟢	🟢
		Soil Quality	🟢	🟢	🟢	🟢	🟢	🟢
		Rationale	Alternative Method 3 is considered preferred from a human health perspective. All other options are considered less preferred, but would have a low potential for adverse effects with the continuation of the existing site's mitigation measures augmented with additional Best Management Practices, where proposed, and ongoing monitoring.					
Technical	Design & Operations	Potential to provide service for disposal	🔴	🔴	🟢	🔴	🟢	🟢
		Leachate Management	🟡	🟠	🟢	🟠	🟡	🟠
		Stormwater Management	🟢	🟠	🟢	🟠	🟢	🟠
		Construction	🟡	🔴	🟢	🔴	🟡	🔴
		Site Operations	🟢	🔴	🟢	🟠	🟢	🔴
		Closure and Post-Closure	🟢	🟠	🟡	🟢	🟢	🟠
		Cost of facility	🟡	🔴	🟢	🔴	🟡	🔴
		Rationale	Alternative Methods 3 and 5 are both considered more preferred compared to the other Alternative Methods from a design and operations perspective including their ability to provide the additional capacity being sought through the EA, but Alternative Method 3 is more preferred because it would be easier to construct and have a lower overall capital cost.					

🟢 No Negative or Positive Net Effect | 🟡 Low Negative Net Effect | 🟠 Moderate Negative Net Effect | 🔴 High Negative Net Effect

Summary of Comments on Preliminary Draft EA

- The Land Use and Economic Detailed Impact Assessment Report have not been updated with analysis regarding tax and property valuation impacts

- The Noise Impact Assessment Report has not been updated to confirm ambient sound level calculations stated.

- The Hydrogeological Impact Assessment Report should be updated with clay liner construction and testing details, off-site domestic water quality information (private wells), Reasonable Use Concept (RUC) calculation methodologies used in 1997 data, clay liner leachate compatibility testing, and clay liner hydraulic performance under the range of waste depths proposed.

- The Commitments and Monitoring Chapter does not specify exactly what type of screening feature or technique will be utilized at the various vantage points to mitigate visual impacts of the facility and operations.

- Should updates to the existing compensation agreements be made, the Commitments and Monitoring Chapter should be updated to reflect any pertinent changes.

Next Steps

EA Phase	Anticipated Timeline
Draft EA - This is currently available for review for all stakeholders for 7 weeks. Comments are due Oct 24th directly to Terrapure.	August 31st to October 24th 2018
After Draft Review - Terrapure will make changes and address comments on draft EA to finalize for submission	October 24th to December 2018
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 (comments would be provided directly to MOECC at this time)	Jan 4th to Feb 22nd 2019
Notice of Completion of Ministry Review of EA – 5 week review period for Ministry to review Final EA and the comments received during the 7 week period, Ministry posts their review (in the form of a review document) at the end of 5 week period. The review is focused on things like, did the proponent undertake the EA in accordance with the approved Terms of Reference, what are advantages/disadvantages to the environment, what consultation was undertaken and how was it incorporated into the EA, etc)	Feb 22nd to March 29th 2019
Public Inspection of Ministry Review – 5 weeks for stakeholders to comment on the Ministry's review (comments would be provided directly to MOECC)	March 29th to May 3rd 2019
Minister Review and Decision - Minister has 13 weeks after the 5 week public inspection review period to make a decision	May 3rd 2019 to August 2nd 2019

Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE