

Bello, Aminu

From: [REDACTED]
Sent: February 22, 2022 10:33 AM
To: Bello, Aminu
Cc: Toman, Charlie; Posadowski, Tamara (MECP)
Subject: RE: 655 Cramer Rd - D-6 Guideline Classification

Good morning Aminu,

As per my previous email, the information provided in 2017 by Barbara Slattery regarding Rothsay's operation and her advice regarding classification are still current. However, facilities are best positioned to confirm their classification as they fully understand their operations.

Please note the map does not include labels of the property lines. It is recommended that the City of Hamilton confirm with the applicant that the minimum separation distance has been measured in accordance with MECP D-6 Compatibility between Industrial Facilities (from property line to property line).

Regards,

[REDACTED]

From: Bello, Aminu <Aminu.Bello@hamilton.ca>
Sent: February 18, 2022 4:25 PM
To: [REDACTED]
Cc: Toman, Charlie <Charlie.Toman@hamilton.ca>; Posadowski, Tamara (MECP) <Tamara.Posadowski@ontario.ca>
Subject: RE: 655 Cramer Rd - D-6 Guideline Classification

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Thank you for the prompt response. We are seeking clarity on the D-6 Guidelines and whether the Rothsay facility is considered a Class II or Class III facility.

Aminu Bello, MCIP RPP
Planner II, Development Planning (Rural Team)
Planning & Economic Development Dept, Planning Division
(905) 546-2424 ext. 5264



Hamilton

The City of Hamilton encourages physical distancing, wearing a mask in an enclosed public space, and increased handwashing. Learn more about the City's response to COVID-19 www.hamilton.ca/coronavirus.

Sent: February 18, 2022 4:15 PM
To: Bello, Aminu <Aminu.Bello@hamilton.ca>

Cc: Toman, Charlie <Charlie.Toman@hamilton.ca>; [REDACTED]

Subject: RE: 655 Cramer Rd - D-6 Guideline Classification

Good afternoon Aminu,

Thank you for your email. The Ministry is not aware of any changes to Rothsay operations since the last update and we are still receiving odour complaints related to this facility.

As per the environmental land use planning guideline *D-6 Compatibility between Industrial Facilities* section 4.4.2 Measurement shall normally be from the closest existing, committed or proposed property/lot line of the industrial and use to the property/lot line of the closest existing, committed or proposed sensitive land use.

Please let me know if you have any further questions.

Regards,

[REDACTED]

From: Bello, Aminu <Aminu.Bello@hamilton.ca>

Sent: February 16, 2022 12:26 PM

To: [REDACTED]

Cc: Toman, Charlie <Charlie.Toman@hamilton.ca>

Subject: 655 Cramer Rd - D-6 Guideline Classification

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good morning,

This inquiry relates to an active rezoning/subdivision applications at 655 Cramer Road, Flamborough for a estate residential development proposed adjacent to an existing industrial facility. Planning staff have communicated with Barbara Slattery – MECP, who advised that the facility at 870 Highway 5 West (Rothsay Dundas Plant) would be classified as a Class III facility under the D-6 Guidelines (see attached email thread). This e-mail dates from 2017, so we are circling back for updated correspondence.

We are seeking MECP guidance whether the scale, operation/intensity and outputs of the Rothsay Dundas Plant would classify the facility as a **Class II or Class III**.

Additionally, please confirm how the minimum distance is measured? I understand that Section 4.4.2 of the D-6 Guidelines specifies that the separation distance measurement shall normally be from the closest existing, committed or proposed property/lot line of the industrial land use to the property/lot line of the closest existing, committed or proposed sensitive land use. I've attached a sketch showing the "no development zone" – please confirm if this is an acceptable interpretation.

This is a time sensitive issue as the staff report is targeted for a Council meeting very soon. It would be appreciated if a response is returned in short order.

Thank you,

Aminu Bello, *MCIP RPP*

Planner II, Development Planning (Rural Team)

Planning & Economic Development Dept, Planning Division

(905) 546-2424 ext. 5264



Hamilton

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Bello, Aminu

From: [REDACTED]
Sent: November 29, 2017 4:03 PM
To: Baldassarra, Alaina
Cc: [REDACTED]
Subject: RE: circulation of ZAC 19064 and related T-plan: 1376412 Ontario Ltd.

Alaina,

As you may know, Rothsay Dundas operates an animal byproducts rendering facility at this site. The plant receives approximately 5000 to 6000 tonnes per week of animal byproducts (offal, bone, carcasses, blood), grease from meat processing plants, farms, grocery stores and restaurants, as well as grease trap waste. These raw materials are converted into three types of products; high protein meat and bone meal for animal feeds, tallow and liquid fats used in cosmetics, lubricants, fuels and animal feeds. The primary emission control system for managing odours is a bio-filter (biological oxidation system).

This Company currently employs approximately 175 employees in the office, transportation and production areas. The facility is in production weekly from Monday afternoon to Saturday afternoon and operates 24h/day in three shifts. Maintenance is conducted on Saturday afternoon and Sunday. Accordingly, I would suggest that this facility would be classified as a Class 3 facility which means that in accordance with MOECC Guideline D-6, a minimum 300-metre separation distance should be maintained between the property line of Rothsay, and the nearest residential lot that may be proposed.

The site is located in a rural area with the closest residential receptors approximately 500 m away.

This facility has been issued three approvals from the ministry: Industrial Sewage approval for the on-site works, an Air Facility approval for all of the equipment that is required to address noise and odours and a Subject Waste Generator approval because the facility's operation results in wastes that are captured by the waste regulation which requires manifesting, proper storage and disposal at properly approved sites.

I ran a search through our database and since the electronic database has been used to record all incidents (2002) we have received hundreds of odour complaints where Rothsay has been identified by the complainant, as the source of the odour despite complainants likely being further than the minimum recommended separation distance of 300 metres.

Let me know if you have any further questions.

From: Baldassarra, Alaina [mailto:Alaina.Baldassarra@hamilton.ca]
Sent: November 29, 2017 10:16 AM
[REDACTED]
Subject: RE: circulation of ZAC 19064 and related T-plan: 1376412 Ontario Ltd.

Dear Barbara,

If you could send over the information about the complaints that would be appreciated.

I just had one question about the Rothsay site, it looks like there are minimum distances that a sensitive land use has to be setback. Do you guys have a record of whether the Rothsay plant is considered a Class 1, 2 or 3 use.

Regards,

Alaina Baldassarra, B.E.S.
Planner II
Development Planning, Heritage & Design Section (Rural Team)
Planning and Economic Development Department
City of Hamilton

71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5
T: (905) 546-2424 x7421
F: (905) 546-4202
E: Alaina.Baldassarra@hamilton.ca

Sent: November-29-17 10:05 AM

To: Baldassarra, Alaina

Subject: RE: circulation of ZAC 19064 and related T-plan: 1376412 Ontario Ltd.

If you have advised the proponent that they are to do a study in accordance with the direction contained in D-6 to determine compatibility and the need for mitigation measures, it is the responsibility of the City to review the document and determine if you are in agreement with the conclusions. Alternatively, you could have their study/response peer-reviewed, at the cost of the developer. Other jurisdictions use the peer-review method if they feel that they do not have the required expertise "in house".

We can assist by providing you with a summary of incidents (i.e. complaints) which the ministry has received from residents in the area and where available, the distance between the complainants and Rothsay as this gives an indication of how far adverse effects have been identified despite the measures that are in place at Rothsay.

Let me know how I can assist,

Barb Slattery, EA/Planning Coordinator
Ministry of the Environment and Climate Change
West Central Region

From: Baldassarra, Alaina [<mailto:Alaina.Baldassarra@hamilton.ca>]

Sent: November 29, 2017 9:57 AM

To: Slattery, Barbara (MOECC)

Subject: RE: circulation of ZAC 19064 and related T-plan: 1376412 Ontario Ltd.

Dear Barbara,

Thank you for the information.