

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.</p>	<p>The applicant is required to provide a site servicing plan to confirm that there are no floor drains or roof drains directly connected to the private or municipal sewer system.</p> <p>The applicant is required to include a contingency plan for when the water does not meet Ontario Provincial Water Quality Guidelines and is not suitable for reuse.</p> <p>The applicant is required to isolate the work area to eliminate the potential for stormwater runoff to encounter the material; please provide a drainage plan for review and comment.</p> <p>The Liquid Soil Dewatering Facility Design, Operations, and Procedures Manual describes that visual and olfactory inspection will be completed during discharge. Considering the industrial nature of the subject site, which will have conflicting odours, the olfactory method will not be reliable. An alternative sampling/testing method to confirm the material is 'clean' is required.</p>	<p>Condition (b) of Appendix B attached to Report PED25091 requires that a Site Plan Control application be approved. A Servicing Plan will be required with this application.</p> <p>Condition (t) of Appendix B attached to Report PED25091 requires that Contingency Plans for water that does not meet Ontario Provincial Water Quality Guidelines and is not suitable for re-use are covered under the Environmental Compliance Approval.</p> <p>Condition (b) of Appendix B attached to Report PED25091 requires that a Site Plan Control application be approved. A Drainage Plan for stormwater runoff will be required with this application.</p> <p>Condition (u) of Appendix B attached to Report PED25091 requires that the Liquid Soil Dewatering Facility Design,</p>

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<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.</p> <p>(continued)</p>	<p>The applicant is required to submit an Environmental Emergency and Contingency Plan for review and signoff by the City of Hamilton prior to Environmental Compliance Approval.</p>	<p>Operations, and Procedures Manual be updated to include an alternative testing method.</p> <p>Condition (v) of Appendix B attached to Report PED25091 requires that an Environmental Emergency and Contingency Plan be approved.</p>
<p>Zoning and Committee of Adjustment, Planning and Economic Development Department.</p>	<p>The applicant proposes to establish a hydrovac soil processing operation, located inside an existing 19,000 square metre building. The site receives slurry (referred to as liquid soil) from hydrovac vehicles from multiple sites in Southern Ontario and dry soil is generated by physical water separation. The site has a maximum daily receiving rate of 276 cubic metres of liquid soil and a maximum total storage capacity of 510 tonnes of dry soil at any one time. Dry soil is sent to clean fill sits in Ontario. Soil which does not meet reuse criteria is not accepted. Separated water is treated and then reused in the hydrovac trucks prior to exiting the Site. Receiving, processing, and shipping activities may take place 24 hours per day, 365 days per year.</p> <p>Building Division records indicate the property consists of multiple, existing</p>	<p>The proposed use of a Waste Processing Facility is permitted.</p> <p>The subject lands are located beyond 300.0 metres from a Residential or Institutional Zone.</p> <p>Additional details, such as outdoor storage, parking, accessory buildings, and Hamilton Conservation Authority permits will be addressed during the Site Plan Control stage.</p> <p>Additional details, such as signage, fencing, and conformity with the Ontario Building Code will be addressed during the Building Permit stage.</p>

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<p>Zoning and Committee of Adjustment, Planning and Economic Development Department.</p> <p>(continued)</p>	<p>industrial buildings associated with a Manufacture use. The proposed use of a Waste Processing Facility is permitted within the M5 Zone and is defined as follows:</p> <p>“Waste Processing Facility - Shall mean the use of land, building or structure, or part thereof, for the sorting and processing of waste and recyclable materials and for which an Environmental Compliance Approval for such purpose under Part V of the Environmental Protection Act is required. Waste Processing Facilities shall include but not be limited to thermal treatment, blue box recyclable recovery facilities, open-air or in vessel organics processing, wood waste recycling and/or a co-generation energy facility but shall not include a Motor Vehicle Wrecking Establishment or a Salvage Yard.”</p> <p>This is an interior lot. Based on “front lot line” as defined shall mean any lot line abutting a street. As such, the lot line adjacent to Industrial Drive is considered the front lot line for this property.</p> <p>Please note, insufficient information to determine Zoning compliance for Outdoor Storage and Gross Floor Area for Office use. The applicant shall ensure the proposed use</p>	

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