

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT *Planning Division*

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: WARD 5
COMMITTEE DATE: October 18, 2011	
SUBJECT/REPORT NO: Application for an Amendment to a Ministry of Environment Provisional Certificate of Approval No. 6335-6FBNK7 (Reference No: 0235-8E3NGA) to Operate a Waste Disposal Site (Processing) on Lands Located at 332 Lake Avenue North (Hamilton) (PED11169) (Ward 5)	
SUBMITTED BY: Tim McCabe General Manager Planning and Economic Development Department	PREPARED BY: Alvin Chan (905) 546-2424, Ext. 1334
SIGNATURE: <div style="border-top: 1px solid black; height: 20px; width: 100%;"></div>	

RECOMMENDATION:

That the Environmental Assessment and Approvals Branch of the Ontario Ministry of Environment (MOE) be advised that should the Ministry consider approving **Application CA-11-004, by 1520818 Ontario Limited (TD Services), Applicant**, for an Amendment to Certificate of Approval No. 6335-6FBNK7, MOE Reference No. 0235-8E3NGA, to permit the addition of electrical and electronic equipment, tires, minor amounts of food waste, and outdoor storage containers to the existing Waste Disposal Site (processing), for the lands located at 332 Lake Avenue North (Hamilton), as shown on Appendix "A" to Report PED11169, that the City of Hamilton requests:

- (a) That, if approved, the Amendment to the Certificate of Approval include the following requirements:
 - (i) That the owner/applicant shall obtain a building permit from the City of Hamilton, Building Services Division, for the proposed changes to the existing waste processing facility.

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- (ii) That a current copy of the Emergency Response Plan, Spills Containment and Contingency Plan, and daily product inventory list, including product quantities and exact location within all facilities along with the applicable MSDS sheets, shall be externally stored in a secure location (exterior lock box) on site in a manner such that all noted documents are readily available to Hamilton Emergency Services-Fire, 24-hours a day, 7-days a week, 365-days a year.
- (iii) That the Certificate of Approval shall limit the maximum daily receipt of waste to the current maximum rate of 200 tonnes per day of solid non-hazardous waste, with a maximum 100 tonnes of waste to be stored on site.
- (iv) That an inventory of waste types stored on-site should be updated daily, and be provided to the Ministry of the Environment.
- (v) That the Certificate of Approval shall include strict requirements for excellent on-site housekeeping practices for the approved classes of waste to minimize adverse effects to the surrounding uses.
- (vi) That the proponent shall implement spills prevention on-site, and containment measures be included in the Certificate of Approval. That the Contingency Plans for spills on-site and clean-up procedures are covered under the Certificate of Approval, and that the City's Spills number (905) 540-5188 is included in the company's on-site Contingency Plan. The Contingency Plan shall also deal with run-off water from any fire fighting activity from the operation. Further, that a copy of the Contingency Plan be forwarded to the Compliance and Regulations Section, Water and Wastewater Division, Public Works Department, City of Hamilton, and be submitted to the satisfaction of the Ministry of the Environment.
- (vii) That the waste accepted shall be limited to waste generated only from the Province of Ontario.
- (viii) That the proponent shall be required to provide financial assurance to the Ministry of Environment to cover final clean-up of the site following the cessation of use.
- (ix) That a Ministry of Environment staff person shall be identified to the City as the contact for all issues and complaints regarding the subject property.

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- (x) That effective pest control shall be implemented to address the potential for vermin infestation, to the satisfaction of the Program Manager, Environmental Health Section, Health Division, Public Health Services Department.
- (xi) That the owner/applicant shall relocate the existing “No Left Turn” sign on the concrete light standard onto private property, to the satisfaction of the Manager of Traffic Engineering.
- (xii) That the owner/applicant shall remove the short section of the existing retaining wall at the southerly access currently situated within the Lake Avenue road allowance, or provide documentation that an Encroachment Agreement has been obtained, to the satisfaction of the Manager of Traffic Engineering.
- (xiii) That the owner/applicant shall complete the 2.0 metre widening of the north access approach ramp, as per Access Permit 10-031, to the satisfaction of the Manager of Traffic Engineering.
- (xiv) That the owner/applicant shall continue on-going compliance with the Ontario Fire Code.
- (xv) That any outside storage shall be fully enclosed and/or covered at all times.
- (xvi) That the owner/applicant shall remove any and all materials from the lands under the ownership of the City of Hamilton, to the satisfaction of the Manager of Development Planning.
- (b) That a copy of Report PED11169 be forwarded to the Environmental Assessment and Approvals Branch of the Ministry of Environment for their consideration.
- (c) That the Environmental Assessment and Approvals Branch of the Ministry of Environment be requested to forward a copy of its final decision respecting the Certificate of Approval to the Clerk, City of Hamilton.

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EXECUTIVE SUMMARY

The applicant, TD Services, has applied to the MOE for an Amendment to an existing Certificate of Approval for a Waste Disposal Site (processing) to allow for additional waste sources, being electrical and electronic equipment, tires, minor amounts of food waste and outdoor storage containers. The current operation is for the separation, grinding and bailing of solid, non-hazardous municipal waste limited to industrial, commercial, and institutional waste that can be recycled; and construction and demolition waste.

The facility currently has approval to receive up to 200 tonnes per day of solid, non-hazardous waste, with a maximum 100 tonnes of waste (received, processed, and residual waste) stored on site. The maximum capacity of the current facility is 475 tonnes, and would result in a maximum of 35 truck movements per day.

The hours of operation are Monday to Saturday, from 7:00 a.m. to 9:00 p.m., excluding Statutory Holidays, operating approximately 290 days per year, serving the Province of Ontario, as per the current Certificate of Approval.

The MOE requests affected municipalities to provide comments on new and amended Certificate of Approval applications. The MOE then makes a decision on the application, on the basis of the comments received, in addition to various technical and environmental considerations. Comments from the City of Hamilton on Certificate of Approval applications are forwarded to the MOE. Based on the comments received from an internal circulation of this application, and the analysis undertaken, this MOE application for a Certificate of Approval is considered acceptable, subject to a number of conditions being addressed in the amended Certificate, as will be further discussed below.

Alternatives for Consideration - See Page 14.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS (for Recommendation(s) only)

Financial: N/A.

Staffing: N/A.

Legal: Certificate of Approval applications are processed by the Ontario Ministry of the Environment under the authority of the Environmental Protection Act. The City of Hamilton has been formally requested to provide comments to the Ministry on this specific application.

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HISTORICAL BACKGROUND (Chronology of events)

What is a Certificate of Approval?

A “Certificate of Approval” pursuant to Part V of the Environmental Protection Act is a legally binding document through which an individual, company, or municipality is permitted, by the Ontario Ministry of Environment, to undertake an activity related to the management of waste.

Each Certificate of Approval is drafted to address the site-specific considerations relevant to the proposal, and contains enforceable requirements that ensure environmental and health protection, compliance with legislation, and policy requirements.

The Certificate of Approval stipulates the types of wastes that can be managed at the facility, and contains “conditions” that describe the manner in which the facility is to be operated. Failure to comply with any of the Certificate’s conditions constitutes a violation of the Environmental Protection Act, and is grounds for enforcement through the Provincial Offences Act.

The City of Hamilton was circulated notice of the proposal on the Environmental Bill of Registry (EBR) on April 8, 2011, with comments to be provided within 30 days of posting. A complete application and required fee were not submitted to the City of Hamilton, as required by City protocol with respect to Ministry of Environment Certificates of Approval, until August 16, 2011. Accordingly, multiple requests for extensions were made to the Ministry of Environment, with the final extension being granted by the Ministry on August 11, 2011, extending the comment deadline to October 31, 2011.

POLICY IMPLICATIONS

Provincial Policy Statement

The application has been reviewed with respect to the Provincial Policy Statement (PPS). Staff notes that via the Certificate of Approval process, the applicant will demonstrate consistency with the sustainability of healthy, liveable, and safe communities, as outlined in Policy 1.1.1 (c) of the PPS.

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Hamilton-Wentworth Official Plan

The subject property is designated as “Urban” in the Hamilton-Wentworth Official Plan. The existing and proposed waste disposal site (processing) conforms to the Urban Area Policies of Section C-3.1 of the Hamilton Wentworth Official Plan.

Policy Section C-4.2.2 provides direction on waste management facilities. In particular, Policy C-4.2.2.4 states that for a proposal to “establish disposal and transfer facilities to efficiently serve the citizens of the Region in the most economically and environmentally acceptable means possible, subject to the policies in Section 4.2.2.10 - Waste Management Facilities.”

In review of Section C-4.2.2.10, and as prescribed by Policy C-4.2.2.10.1, the proposed waste processing facility is deemed to be a Waste Management Facility. Accordingly, Policy C-4.2.2.10.4 states that:

“The City shall provide comments to the Ontario Ministry of the Environment concerning applications for a Certificate of Approval for a Waste Disposal site, as required under Part V of the Environmental Protection Act and/or any other applicable legislation for the approval of new waste management facilities or expansions or alterations to existing waste management facilities within the City of Hamilton.”

Staff notes that the subject Report PED11169 is in response to request for comments from the Ontario Ministry of Environment for the proposed Amendment to the Existing Certificate of Approval and is, therefore, in conformity with the above noted policy.

Lastly, Policy C-4.2.2.10.5 requires that *“existing waste management facilities shall be recognized as permitted uses in the Zoning By-law.”* The subject lands are zoned “M2” under City of Hamilton Zoning By-law No. 05-200, which permits a “Waste Processing Facility”.

Based on the foregoing, the proposed amendment to the existing Ontario Ministry of the Environment Certificate of Approval conforms to the policies of the Hamilton-Wentworth Official Plan.

City of Hamilton Official Plan

The subject lands are designated “Industrial” and “Special Policy Area 11” in the City of Hamilton Official Plan. It is the general intent of this Plan to ensure that Hamilton's position as a major INDUSTRIAL centre in the Region and in the Province is maintained and enhanced through the retention of existing industries and through the stimulation of new INDUSTRIAL growth.

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As per Policy A.2.3.1, “Uses permitted on lands designated Industrial on Schedule “A” shall include clusters of business and economic activities such as manufacturing, research and development, transport terminal, building or contracting supply establishment, tradesperson’s shop, warehousing, waste management facilities, private power generation, office, and accessory uses. Ancillary uses which primarily support business and employees within the Industrial area shall also be permitted existing at the date of approval of the amendments.”

Furthermore, Policy A.2.3.6(iv) permits a waste processing facility within lands designated “Industrial” on Schedule “A”. Additionally, Policy A.2.3.8 states that *“the LIGHT INDUSTRIAL CLASSIFICATION applies to those Industrial Uses that have a minimal impact on surrounding land uses and, as set out in Sub-section A.2.9.3, are shown on Schedule “B” as Special Policy Area 11 and 11a, and shown on Schedule “B-3” as the Red Hill Business Park (formerly East Mountain Industrial-Business Park).”*

As noted above, the subject lands are designated as “Special Policy Area 11”. Policy A.2.3.9(iv) permits a waste processing facility within lands classified as “Light Industrial”.

Lastly, Policy A.2.3.39 requires that Waste management facilities, including expansions, will be subject to the policies of the Regional Official Plan under Section 4.2.210 - Waste Management Facilities, and Part D, Section 11 - Definitions.

Therefore, the proposed amendment to the MOE Certificate of Approval, to permit the expansion of the existing waste management facility to allow for additional electrical and electronic equipment, tires, minor amounts of food waste incidental to the currently permitted construction waste, and the use of outdoor storage containers, conforms with the policies of the City of Hamilton Official Plan.

City of Hamilton Zoning By-law No. 05-200

The subject lands are zoned General Business Park (M2) Zone and Conservation/Hazard Land (P5) Zone in the City of Hamilton Zoning By-law No. 05-200. It is noted, as per Policy Section 2.5(f), where a lot is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for each of the applicable zones.

In review, a Waste Processing Facility is permitted for the lands zoned General Business Park (M2) Zone, and would also permit outdoor storage and assembly subject to appropriate locations and screening.

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With regard to the rear portion of the lands zoned Conservation/Hazard Land (P5) Zone, it is noted that the subject lands were not included as part of the original Open Space and Parks Classification under City of Hamilton By-law No. 06-166, but rather included as housekeeping under City of Hamilton By-law No. 10-128. The zoning of the subject lands to the Conservation/Hazard Land (P5) Zone came into force and effect on May 26, 2010.

As the subject development and use were final approved by the Manager of Development Planning under Site Plan Control Application DA-08-011 on March 17, 2009, and was issued a building permit on April 29, 2009, the development is deemed to be “Legal Non-Conforming” with respect to the Conservation/Hazard Lands (P5) Zone. The requested additional waste streams maintains and implements the legal non-conforming use and is, therefore, consistent with the provisions of the Conservation/Hazard Lands (P5) Zone.

However, as the rear portion of the property is deemed to be a “Legal Non-conforming” use under the Conservation/Hazard Lands (P5) zone, any changes and/or expansions to the existing structure and/or lands under this zone would not be permitted. Any such proposal would be subject to an application under Section 45(2) of the Planning Act and any other necessary development applications as determined by the City of Hamilton. Staff scaled the approximate area under the Conservation/Hazard Lands (P5) Zone as being 13.4m along the north property line and 15.1m along the south property line, and this has been redlined onto the approved Site Plan (DA-08-011), as shown on Appendix “B”. Additionally, an aerial photograph with the zone boundary has also been provided as Appendix “C”.

Upon further review of the aerial photograph, attached as Appendix “C”, it appears that the current operation is encroaching into the Lake Avenue/Barton Street Open Space and onto City of Hamilton property. Accordingly, the applicant/owner will be required to remove any and all materials from the lands under the ownership of the City of Hamilton, as per Recommendation (a)(xvi) above.

Lastly, as the proposed additional waste streams are not of a hazardous nature, and any residual waste to be stored outdoors on site shall be housed within fully enclosed bins/containers, and is appropriately screened from the abutting roadway by the existing buildings on site (see Appendix “C”), and will not result in adverse impacts on the adjacent industrial uses, the proposed amendment complies with the provisions of the General Business Park (M2) Zone and is deemed to be “Legal Non-conforming” with respect to the Conservation/Hazard Land (P5) Zone.

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New Urban Hamilton Official Plan

The Urban Hamilton Official Plan received Ministerial Approval from the Ministry of Municipal Affairs and Housing on March 16, 2011. The final decision on the Urban Hamilton Official Plan has been appealed to the Ontario Municipal Board and is, therefore, not yet in force and effect. The subject lands are designated “Employment Areas” on Schedule “E” - Urban Structure, and “Business Park” on Schedule “E-1” - Urban Land Use Designations in the new Urban Hamilton Official Plan.

Policy Section E.2.7 provides general direction on “Employment Areas”. The function of such areas, as per Policies E.2.7.1 and E.2.7.3, is to provide employment through a broad range of uses, including traditional industrial uses, research and development uses, and other uses; as well as, to meet the long-term market demands and locational requirements of the various industrial sectors, existing Employment Areas shall be retained.

Policies E.2.7.5 to E.2.7.8 provide scale and design standards. However, as there is no proposed development, save and except for the proposed outdoor storage bins/containers, which are not subject to the above noted policies, the proposed amendment conforms to the Scale and Design policies for “Employment Areas.”

Policy Section E.5.0 provides detailed direction for “Employment Areas”. As per E.5.2.4, waste management facilities are generally permitted; permitted uses specific to the four Employment Area designations are contained in Policies E.5.3.2, E.5.4.3, E.5.5.1, E.5.5.2, and E.5.6.1. It is noted that the existing “Waste Processing Facility”, as per E.5.2.7(e), is deemed to be permitted as a waste management facility.

Furthermore, Policy E.5.2.7(d) and (g) requires that new development, including expansions, comply with all provincial standards, and shall be planned with regard to existing and planned transportation and servicing infrastructure.

As the proposal is for additional waste streams and does not involve any physical construction or expansion, and as there are no proposed increases in daily tonnage or truck movements beyond the current permissions of the existing Certificate of Approval, the proposed amendment complies with the above noted policies.

Additionally, Policy Section E.5.4 provides policy direction for lands designated “Business Park” on Schedule “E-1” - Urban Land Use Designations in the new Urban Hamilton Official Plan. Policy E.5.4.3(d) identifies that waste processing and waste transfer facilities are permitted within the “Business Park” designation.

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With regard to the design policies of Section E.5.4.7, there are no proposed additions and/or new buildings or structures to facilitate the proposed amendment. Outdoor storage is proposed to be housed within fully enclosed bins/containers, and will be located in the rear portion of the subject lands with appropriate screening as a result of existing building locations, as required by Policy E.5.4.7(b).

Additionally, Policy Section E.5.4.8 directs waste management facilities to Policy Sections E.5.3.6 to E.5.3.8, inclusive. Policy Section E.5.3.8 does not apply to the subject amendment, as it pertains to “Hazardous Facilities” only.

In review of this Section, E.5.3.6.3 states that existing waste management facilities shall be recognized as permitted uses in the Zoning By-law. As noted above, the existing facility and proposed amendment are permitted under the General Business Park “M2” Zone.

However, Policy E.5.3.6(e) requires appropriate site design, and Policy E.5.3.6.1 requires that any expansions be subject to the policies of Section F.1.19 - Complete Application Requirements and Formal Consultation. Furthermore, Policy E.5.3.6.5 requires that expansions also be subject to Site Plan Control.

No development has been proposed, save and except for the use of fully enclosed bins/containers for the housing of the additional waste streams, and as they are screened and located in accordance with the provisions of the General Business Park “M2” Zone, and as there are no proposed hazardous waste streams with no associated increases in the permitted maximums or truck movements as a result of the proposed amendment to the existing Ministry of Environment Certificate of Approval, staff is of the opinion that the intent of the above noted policies has been satisfied.

Lastly, Policy Section E.5.3.7 provides direction for Waste Processing and Waste Transfer Facilities. As discussed above, the proposed amendment is not deemed to be a physical expansion of the facility, and the proposed development conforms, as it is an existing facility.

Staff has included appropriate conditions to ensure the above policies have been met, whereby current maximum permissions and truck movements are to be maintained. Should any change be proposed, an amendment to the Certificate of Approval shall be required to ensure conformity with the Official Plan and Zoning.

RELEVANT CONSULTATION

The following Departments and Agencies had no comments or objections:

- Operations and Waste Management Division, Public Works Department.

The Environmental Monitoring and Enforcement Section (Public Works Department) has advised that the proposed amendment is acceptable from a sewer use standpoint.

The Health Protection Branch (Public Health Services) has no objection to the proposal, subject to the following recommendation:

1. That effective pest control be implemented to address the potential for vermin infestation.

Staff has included a Condition of Approval for the above in Recommendations (a)(x).

The Traffic Engineering Section (Public Works Department) has no comments or concerns with the proposed amendment to the Certificate of Approval, but has noted that recommendations made under Site Plan Control Application DA-08-011 have not been properly implemented, in particular:

1. The existing “No Left Turn” sign on the concrete light standard shall be relocated on private property.
2. The owner/applicant is advised that a “RB-19 Do Not Enter” sign posted on private property at the southerly access advises drivers of the inbound only function of this access. The northerly access has a “No Left Turn” sign, which then directs all outbound drivers to use the north access and turn right when existing to head north to South Service Road.
3. That the owner/applicant shall remove a short section of the existing retaining wall at the southerly access currently situated within the Lake Avenue road allowance, or provide documentation that an Encroachment Agreement has been obtained.
4. That the owner/applicant shall complete the 2.0 metre widening of the north access approach ramp, as per Access Permit 10-031.

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In order to address these comments, staff has included conditions of approval above with respect to the outstanding items, as approved under Site Plan Control Application DA-08-011 as Recommendations (a)(xi) to (a)(xiii), inclusive.

In addition, should the outstanding items not be completed, it is noted that the City of Hamilton still retains a \$25,000.00 Letter of Credit through the original Site Plan Application, DA-08-011, in order to complete any outstanding works.

Hamilton Emergency Services (Fire Prevention Division) - The Fire Department has no objection to the issuance of this Certificate of Approval providing that the applicant complies with the following requirements:

1. Continued on-going compliance with the Ontario Fire Code.

Hamilton Emergency Services requirements have been included in Recommendation (a)(xiv).

Furthermore, the Fire Department advises that any propane cylinders to be stored in a bin at the exterior for future disposal shall be discharged prior to any disposal.

Additionally, the storage of propane is under the jurisdiction of the TSSA, and the owner/applicant is, therefore, advised that the TSSA be contacted to ensure the correct method of purging/disposal/storage.

Lastly, the end of life disposal of propane cylinders may fall under the jurisdiction of the Ministry of Labour and/or Transport Canada, and the owner/applicant is, therefore, advised that the Ministry of Labour and/or Transport Canada be contacted to review disposal practices. The above items have been identified for information only and for follow-up by Hamilton Emergency Services.

Public Consultation

Public notification/consultation requirements for Certificate of Approval applications are regulated by the Environmental Protection Act, and administered by the MOE. Upon receipt of the application, the MOE normally requires the applicant to circulate an Information Notice to abutting property owners. The Notice provides a description of the proposed changes to the operation.

The MOE will also post a Notice of the proposal on the Environmental Registry (website) for a 30-day comment period. The MOE posted this proposal on the Environmental Registry on April 8, 2011.

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The MOE has been notified that the City of Hamilton would not meet the commenting deadline for this application, and has been granted an extension to October 31, 2011, in order to provide comment.

ANALYSIS / RATIONALE FOR RECOMMENDATION

(include Performance Measurement/Benchmarking Data, if applicable)

1. Site Operations

Registered company 1520818 Ontario Inc, also known as TD Services, is a waste transfer operation which currently separates, grinds, and bales solid, non-hazardous, municipal waste, limited to industrial, commercial, and institutional waste that can be recycled and, construction and demolition waste. TD Services is currently approved to receive waste from clients across Ontario, to a maximum of 200 tonnes per day, and a maximum of 100 tonnes of waste (received, processed, and residual waste) to be stored on site. The maximum capacity of the existing facility is 475 tonnes, with an associated maximum 35 truck movements per day. The site currently operates from Monday to Saturday, from 7:00a.m. to 9:00p.m., excluding Statutory Holidays, being approximately 290 days per year. The current site layout is shown on Appendix "B" to this Report.

TD Services is proposing to take on additional waste streams; in particular, electronic and electrical equipment, tires, minor amounts of food waste, and the use of containers for outdoor storage.

There are no proposed increases in truck movements, nor the daily tonnage or storage maximums currently permitted under the Certificate of Approval for the subject facility. There are no proposed additions or buildings and/or structures for lands located at 332 Lake Avenue North to facilitate this proposal.

2. Conditions of Approval

Based on circulation of this application to other City Departments and the analysis undertaken, this MOE application for a Certificate of Approval is considered acceptable, subject to a number of conditions being addressed in the amended Certificate. Most of these recommended conditions are addressed in the Relevant Consultation section of this Report.

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In addition, several standard conditions of approval are also recommended relating to financial assurances to the MOE for final site clean-up, limitation on the origin of the accepted waste, and identification of an MOE contact for all issues related to the operation (Recommendations (a)(vii) to (a)(ix), inclusive.

3. Community Planning and Design has reviewed the subject application, and advises that the subject property abuts a Core Area (Stoney Creek Ravine Environmentally Sensitive Area). Staff has no concerns, provided there is no encroachment into the ESA as a result of the proposed amendment to the Ministry of Environment Certificate of Approval. It is noted that the ESA is currently bounded generally by the treed area and property boundary.

It appears, as shown on Appendix “C”, the operation is encroaching into City of Hamilton property, and by virtue, into the ESA. The owner/applicant is advised that the stockpiling of materials is not permitted on City of Hamilton lands and, accordingly, any and all materials must be removed from lands under the ownership of the City of Hamilton, as per Recommendation (a)(xvi).

4. As mentioned above, the owner/applicant is advised that with the rear portion of the lands being a “Legal Non-conforming Use” under the Conservation/Hazards Lands (P5) Zone, any future expansions/alterations of buildings and structures and/or changes to the use of land under this zone would not be permitted, and would be subject to an application under Section 45(2) of the Planning Act and any other necessary development applications, as determined by the City of Hamilton.

ALTERNATIVES FOR CONSIDERATION:

(include Financial, Staffing, Legal and Policy Implications and pros and cons for each alternative)

The City of Hamilton is not the approval authority for Certificate of Approval applications, but has been requested to submit comments on this application to the MOE. The MOE will consider the City’s comments in making a decision on the application. The following alternatives are available to the City in providing comments to the MOE.

1. Request MOE to Deny the Application

The City could request that the MOE deny the Certificate of Approval application.

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2. Request MOE to Incorporate the City's Conditions

The City can request that certain conditions be included in the Certificate of Approval, if approved. The circulation of the application to City Departments did not result in any objections to the proposal. Staff has identified requirements that are to be addressed through the Certificate of Approval, as specified in the Recommendations section of this Report.

CORPORATE STRATEGIC PLAN (Linkage to Desired End Results)

Focus Areas: 1. Skilled, Innovative and Respectful Organization, 2. Financial Sustainability,
3. Intergovernmental Relationships, 4. Growing Our Economy, 5. Social Development,
6. Environmental Stewardship, 7. Healthy Community

Intergovernmental Relationships

- ♦ Maintain effective relationships with other public agencies.
- ♦ Continue to work with the Ministry of the Environment.

Growing Our Economy

- ♦ Competitive business environment.
- ♦ Supporting the expansion of an existing business.

Environmental Stewardship

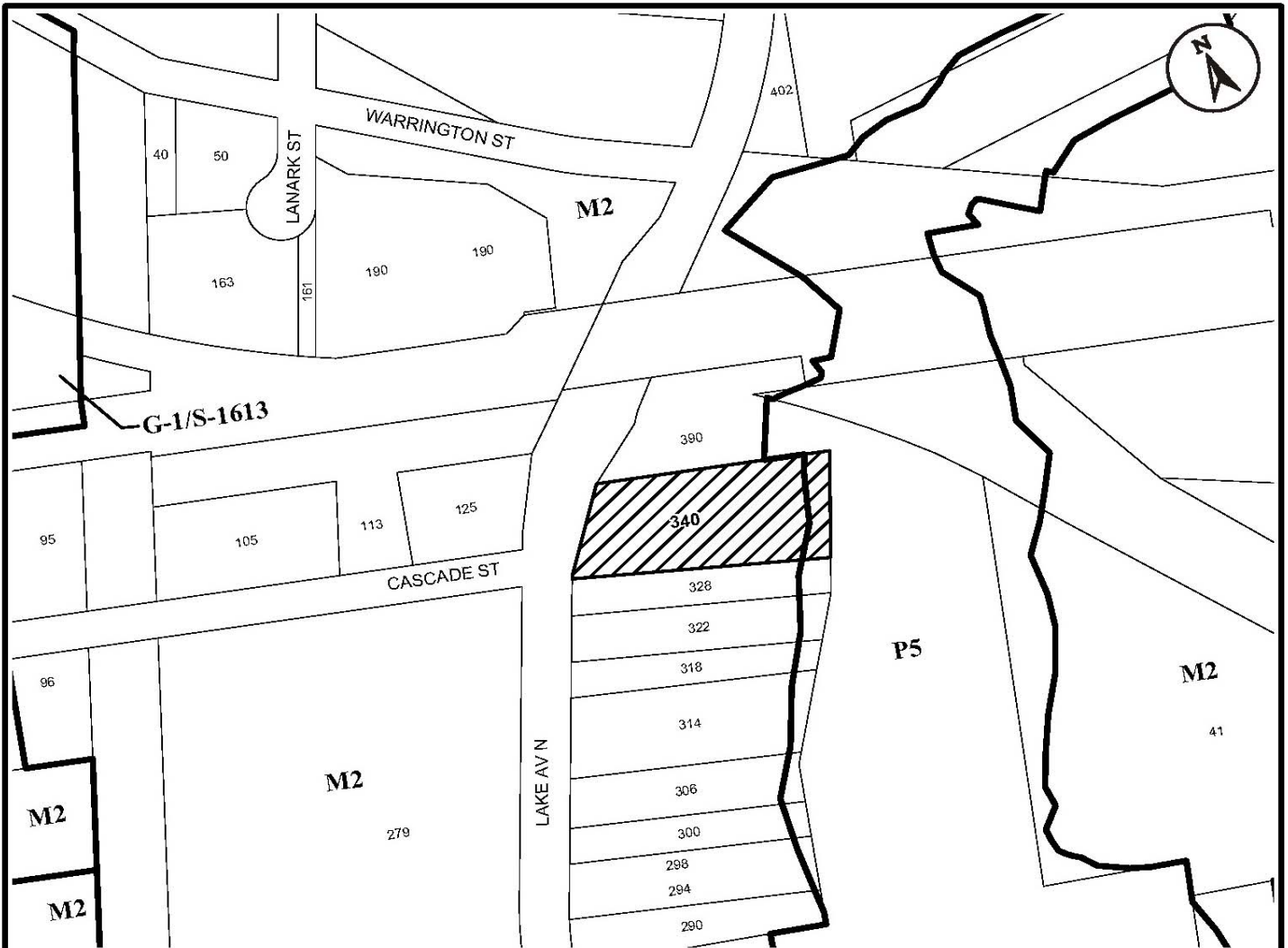
- ♦ Reduce the impact of Hamilton's industrial, commercial Private and Public operations on the environment.
- ♦ An existing business is disposing of non-hazardous wastes in a controlled environment, and appropriate safeguards will be put in place through the MOE Certificate of Approval to address spills on site, thereby protecting the surrounding environment in case of spill or accident.

APPENDICES / SCHEDULES

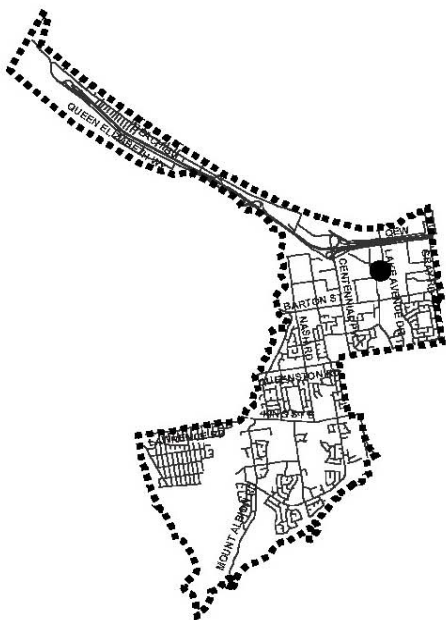
- Appendix "A": Location Map
- Appendix "B": Layout of Existing Operation
- Appendix "C": Aerial Photograph of Existing Operation

:AC


Attachs. (3)



● Site of the Application



Ward 5 Key Map

N.T.S. 

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
MOE-COA-11-004


Date:
September 2, 2011

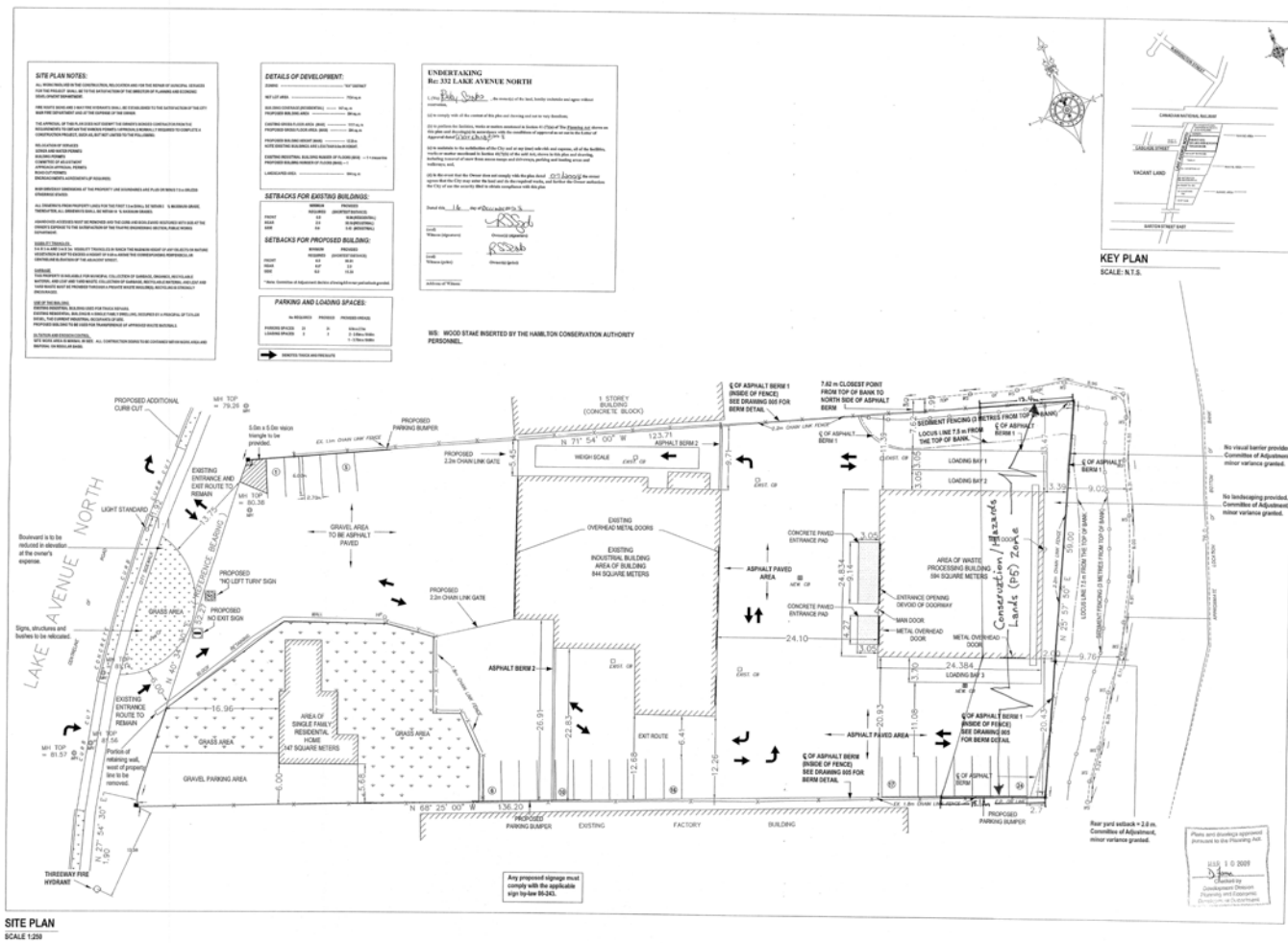
Appendix "A"

Scale:
N.T.S.

Planner/Technician:
AC/AL

Subject Property

 340 Lake Avenue North



FRONTIER ENGINEERING INC.	
3370 South Service Garden Lane Burlington, Ontario L7C 2Z2 Phone (905) 623-7718 Fax (905) 623-6372	
REVISONS	
No.	Date Description
DO NOT SCALE DRAWING	
CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANALYSIS ARE CORRESPONDENT TO THE DIMENSIONS IN PRELIMINARY SETS. ALL APPROVED PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION.	
THREE DIMENSIONS ARE PROTECTED UNDER COPYRIGHT ACT, AND MAY NOT BE REPRODUCED WITHOUT PERMISSION FROM FRONTIER ENGINEERING	
LEGEND	
HP = HYDRO POLE	
CB = STORM CATCH BASIN	
MH = MANHOLE	
WS = WOOD STAKE	
BUILDING	FE
DRAWING TITLE	
SITE PLAN DA-06-01 (Planning Department designation)	
PROJECT	
PROPOSED WASTE TRANSFER SORTING STATION 332 LAKE AVENUE NORTH HAMILTON, ONTARIO	
SHEET NO.	1 OF 2
DRAWN BY	ML
CHECKED BY	GD/GSR
DATE PLOTTED	06/01/06
SCALE	AS SHOWN
FILE NAME	SitePlan.dwg - ProjectName: C:\Users\jg\Documents\DWG\060106\060106.dwg
PLOT DATE / LOCATION	DRAWING NUMBER:
PLOT CARD NO.	06-0579
CHECKED BY: 002	

FE

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