TO: Chair and Members Planning Committee
WARD(S) AFFECTED: WARD 4

COMMITTEE DATE: January 18, 2011

SUBJECT/REPORT NO:
Application for an Amendment to a Ministry of Environment Provisional Certificate of Approval (No. A650135) for Expansion to a Waste Disposal Site (Non-Hazardous Solid Waste Transfer and Processing Facility), Ministry of Environment Reference 2053-88NLWM, 464 Rennie Street (Hamilton) (PED11001) (Ward 4)

SUBMITTED BY:
Tim McCabe
General Manager
Planning and Economic Development Department

PREPARED BY:
David Falletta
(905) 546-2424, Ext. 1221

SIGNATURE:

RECOMMENDATION:
That the Environmental Assessment and Approvals Branch of the Ontario Ministry of Environment (MOE) be advised that should the Ministry consider approving Amended Application CA-10-006, by BFI Canada Inc., Applicant, for an Amendment to Provisional Certificate of Approval No. A650135, MOE Reference #2053-88NLWM, to permit the annualized daily average of residual waste that is transferred from the subject lands to disposal sites to increase from 200 tonnes per day to 600 tonnes per day, for the lands located at 464 Rennie Street (Hamilton), as shown on Appendix “A” to Report PED11001, the City of Hamilton requests:

(a) That, if approved, the Amendment to the Certificate of Approval includes the following requirements:

(i) That the Certificate of Approval stipulates the maximum allowed tonnage to be received (1,000 tonnes) and shipped (200 tonnes) daily.
(ii) That adequate mitigation plans continue to exist/be modified to address all nuisance issues such as dust, litter, vermin, and odour.

(iii) That consideration of a maximum odour unit at the most sensitive receptor be included.

(iv) That spill prevention and containment measures will be dealt with through the Certificate of Approval. Also, that any solid and liquid waste will be appropriately dealt with following the proper MOE Guidelines.

(v) That contingency plans for spills on and off the site, and clean-up procedures, are covered under the company’s Spill Prevention Control and Counter Measure Plan. This plan includes the City of Hamilton (City) Spill Reporting Line (905) 540-5188, and shall continue to do so.

(vi) That a current copy of the Emergency Response Plan, Spills Containment and Contingency Plan, daily product inventory list, including product quantities and exact location within all facilities, along with the applicable MSDS sheets, be externally stored in a secure location (exterior lock box) on site at the front gate in a manner such that all noted documents are readily available to Hamilton Emergency Services - Fire 24/7. 365.

(vii) That the operation receives total compliance with the Fire Safety Inspection Report for the property.

(viii) That the applicant demonstrates that there is sufficient space available on site for trucks to queue in the event that stacking spills out onto the roadway.

(ix) That the waste accepted be limited to waste generated only from the Province of Ontario.

(x) That the proponent be required to provide financial assurance to the MOE to cover final clean-up of the site, following the cessation of use.

(xi) That a Ministry of Environment staff person be identified to the City as the contact for all issues and complaints regarding the subject property.

(b) That a copy of Report PED11001 be forwarded to the Environmental Assessment and Approvals Branch of the MOE for their consideration.
EXECUTIVE SUMMARY

The applicant, BFI Canada Inc, has applied to the MOE for an Amendment to an existing Provisional Certificate of Approval for a Waste Disposal Site (Transfer Station), to allow for the annualized daily average of residual waste that is transferred from the subject lands to disposal sites to increase from 200 tonnes to 600 tonnes per day. The currently approved maximum on-site storage capacity of 400 tonnes of solid non-hazardous waste will remain unchanged.

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. Should the MOE approve the subject application, it is recommended that a number of requirements be applied to the approval, as will be further discussed below.

Alternatives for Consideration - See Page 16.

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.

Vision: To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.

Values: Honest, Accountability, Innovation, Leadership, Respect, Excellence, Teamwork
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.

New Official Plan Policies and Zoning Regulations Regarding Private Waste Disposal Sites

At the Economic Development and Planning Committee meeting of June 2, 2009, Committee approved new Official Plan policies and Zoning Regulations regarding the location of private waste disposal sites in the City of Hamilton. These new policies and regulations are based on the findings of the Planning Study of Private Waste Disposal Sites, which had been completed by Jacques Whitford Limited in 2008. The implementing Official Plan and Zoning By-law Amendments, which were passed by Council on June 10, 2009, permit existing waste transfer stations and provide policies and tests for expansions to such facilities. Accordingly, By-law No. 09-131 permits the existing waste transfer facility and the proposed increased daily tonnage at 464 Rennie Street.

Proposal

Originally, BFI Canada Inc. applied to the MOE for an amendment to an existing Provisional Certificate of Approval for a Waste Disposal Site (Transfer Station) to allow for:

(i) The annualized daily average tonnes per day of residual waste, that is transferred from the subject lands to disposal sites, to increase from 200 tonnes to 600 tonnes per day;
(ii) The construction of a 300 square metre concrete pad to store clean wood at a capacity of 70 tonnes; and,

(iii) The expansion of the waste management facility operations to 440 Rennie Street.

However, through a preliminary review of the proposal, staff noted that the proposed application did not comply with the applicable zoning regulations contained in Zoning By-law Nos. 6593 and 05-200, since outdoor storage is not permitted, and a waste management facility is not permitted on 440 Rennie Street. Both the MOE and the applicant were advised of staff’s findings.

An amended application was received by staff on November 1, 2010. The amended application proposes to only increase the maximum tonnage received on-site from 200 tonnes per day to an annualized average of 600 tonnes per day of residual waste. While the proposed outdoor storage and expansion of the facility to 440 Rennie Street was removed from the application, the applicant has indicated that the outdoor storage and expansion will be sought through a future Zoning By-law Amendment application.

On November 16, 2010, staff received correspondence from the MOE that the application has been revised to address zoning concerns, and since these concerns have been addressed, a decision on the subject application is forthcoming. In reply, staff recommended that the MOE not issue its decision until it receives Council’s endorsed formal comments, pending the staff report and discussions scheduled for the January 18, 2011, Planning Committee meeting. For information purposes, staff’s reply also included the recommendations contained in this Report, should the MOE proceed to issue a decision prior to receiving Council’s formal comments. This was done because MOE staff had indicated that they were prepared to issue the Certificate of Approval in advance of Council’s consideration of this matter.

A site layout plan of the existing operation, which provides context, is included as Appendix “B”.

**Chronology**

**September 13, 2010:** Submission of Application MOE-CA-10-006 by BFI Canada Inc.

**September 13, 2010:** Application MOE-CA-10-006 is deemed complete.
SUBJECT: Application for an Amendment to a Ministry of Environment Provisional Certificate of Approval (No. A650135) for Expansion to a Waste Disposal Site (Non-Hazardous Solid Waste Transfer and Processing Facility), Ministry of Environment Reference 2053-88NLWM, 464 Rennie Street (Hamilton) (PED11001) (Ward 4)

October 15, 2010: Letter sent to MOE and applicant informing that the proposal does not conform to existing Zone provisions.

November 1, 2010: Submission of an Amended Application MOE-CA-10-006. MOE confirms amendment, in writing.

November 16, 2010: Correspondence from the MOE informing that a decision is forthcoming prior to the receipt of Council’s formal comments.

November 16, 2010: Preliminary staff comments on subject application provided to the MOE.

Details of Submitted Application

Location: 464 Rennie Street, Hamilton (see Appendix “A”)
Owner/Applicant: BFI Canada Inc.
Agent: Dillon Consulting Limited

Property Description:

Frontage: 74.9 metres (Rennie Street)
Lot Depth: 150.5 metres
Total Lot Area: 1.30 hectares

EXISTING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Subject Lands:</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
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<tr>
<td>Waste Transfer Station</td>
<td>“J” (Light and Heavy Industry, etc.) District/”M6,350” (Light Industrial) Zone</td>
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<th>Surrounded Lands:</th>
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<td>North</td>
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</tr>
<tr>
<td>East</td>
<td>Industrial Service Provider</td>
</tr>
<tr>
<td>West</td>
<td>Industrial Packaging</td>
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POLICY IMPLICATIONS

Provincial Policy Statement

The application has been reviewed with respect to the Provincial Policy Statement (PPS). Staff notes that through 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.

Hamilton-Wentworth Official Plan

The subject property is designated as “Urban Area” in the Hamilton-Wentworth Official Plan. Policy C-4.2.2 outlines that waste produced within the region will be disposed of by landfill, incineration, recovery, or recycling. Reduction, reuse, and recycling of materials must be a high priority. Additionally, the following “Waste Management Facilities” policies, among others, apply:

"4.2.2.10 Waste Management Facilities

General Provisions

4.2.2.10.1 Waste management facilities shall include the following uses: waste processing facilities, waste transfer facilities, hazardous waste management facilities, and waste disposal facilities.

4.2.2.10.2 New waste management facilities shall be evaluated on the basis of the following criteria:

a) Compatibility between existing land uses and the proposed waste management facility;

b) Protection of public health and safety;

c) Protection of the natural and cultural environments;

d) Capacity to effectively service prospective waste management facilities, including traffic management, adequate water and wastewater services, and stormwater management facilities;
e) Appropriate site design, including: access; parking; building design and setbacks; outdoor storage; noise and odour abatement; and, visual barrier requirements.

4.2.2.10.3 Waste management facilities, including expansions, shall be subject to the policies of Subsection D.7A - Complete Application Requirements and Formal Consultation.

4.2.2.10.4 The City shall provide comments to the Ontario Ministry of the Environment concerning applications for a Certificate of Approval for 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.

4.2.2.10.5 Existing waste management facilities shall be recognized as permitted uses in the Zoning By-law.

4.2.2.10.6 Public waste management facilities that are subject to the Waste Management Projects Regulation, 0. Reg. 101107, as amended, or those required to complete a Municipal Class Environmental Assessment under the Environmental Assessment Act shall not be subject to Policies 4.2.2.10.8 to 4.2.2.10.10, inclusive.

4.2.2.10.7 Waste management facilities, including expansions, shall be subject to Site Plan Control, in accordance with the policies in the Local Municipal Official Plans. This policy may be amended once the Green Energy Act is adopted.

Waste Processing Facilities and Waste Transfer Facilities

4.2.2.10.8 Waste processing facilities and waste transfer facilities, including expansions, shall be located a minimum of 300 metres from a Residential or Institutional designation.

4.2.2.10.9 Notwithstanding Policy 4.2.2.10.8 above, waste processing facilities and waste transfer facilities, including expansions, may be permitted within 70 metres to 300 metres from a Residential or Institutional designation, subject to amendment to the Zoning By-law. In addition to
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the requirements of Subsection D.7A - Complete Application Requirements and Formal Consultation, the applicant shall demonstrate, through a Planning Justification Report, or any other study as may be required by the City, an analysis of the following:

a) The appropriateness of the proposed land use in relation to surrounding land uses;

b) Mitigation of potential impacts to existing land uses, the natural environment and/or cultural heritage features located within 300 metres of the proposed waste management facility, which shall include, but not be limited to noise, odour, vibration, dust, traffic, air quality, litter, vermin and pest control measures; and,

c) On-site wastewater and stormwater management measures, as may be required.”

The existing waste management facility at 464 Rennie Street conforms to the Hamilton-Wentworth Official Plan in accordance with Policy C-4.2.2.10.5 above.

City of Hamilton Official Plan

The subject lands are designated “Industrial” in the City of Hamilton Official Plan. The primary uses permitted in this designation are manufacturing, processing, warehousing, and repair and servicing. Policy A.2.3.39 states that waste management facilities, including expansions, will be subject to the policies of the Regional Official Plan under Section 4.2.2.10. As noted earlier, the existing waste management facility at 464 Rennie Street conforms with Policy C-4.2.2.10.5 above.

New Urban Hamilton Official Plan (For Information purposes)

The New Urban Hamilton Official Plan was adopted by Council on July 9, 2009. The Plan has been forwarded to the Province of Ontario for final approval, and is not yet in effect. The following provides a summary of the applicable policies for information purposes only.

The subject lands are designated “Employment Areas” on Schedule “E” - Urban Structure and “Industrial Land” on Schedule “E-1” - Urban Land Use Designations in the new Urban Official Plan. The following policies are applicable:
“5.3 Employment Area - Industrial Land Designation

The Employment Area - Industrial Land designation applies to older industrial areas of the City with a variety of industrial uses, many in older purpose-designed facilities on a variety of parcel sizes. These areas shall continue to play an important role accommodating traditional industrial uses and those which benefit from access to the Port of Hamilton. Planning for this designation must be flexible to allow new employment uses and supporting uses through re-development and adaptation of existing structures, while ensuring that sensitive land uses are protected from noxious and incompatible impacts.

Function

5.3.1 The range of permitted uses allows for a wide range of employment activity, including heavy industrial uses and transitional uses on lands traditionally used for industry. The Employment Area - Industrial Land designation applies to the Bayfront, East Hamilton, Dundas, and the Glen Road/Tope Crescent Employment Areas, identified on Schedule E-1 - Urban Land Use Designations.

Permitted Uses

5.3.2 The following uses shall be permitted on lands designated Employment Area - Industrial Land on Schedule E-1 - Urban Land Use Designations:

a) Full range of manufacturing uses, warehousing, repair service, building or contracting supply establishments, transport terminals, research and development, communication establishment, private power generation, dry cleaning plants, salvage/storage yards, and motor vehicle repair and wrecking;

b) Limited office uses;

c) Ancillary uses which primarily support industry, businesses and employees within the Employment Area, including hotels, health and recreational facilities, financial establishments, restaurants, personal services, motor vehicle service stations, retail establishments, labour association halls, conference and convention centres, trade schools, commercial parking facilities,
commercial motor vehicle and equipment sales, and commercial rental establishments;

d) Waste processing facilities and waste transfer facilities; and,

e) Accessory uses, such as limited retail and office.

Waste Management Facilities - General Policies

5.3.6 New waste management facilities shall be evaluated on the basis of the following criteria:

a) Compatibility between existing sensitive land uses and the proposed waste management facility;

b) Protection of public health and safety;

c) Protection of the natural heritage system and cultural heritage resources;

d) Capacity to effectively service prospective waste management facilities, including traffic management, adequate water and wastewater services, and stormwater management facilities;

e) Appropriate site design, including: access, parking, building design and setbacks, outdoor storage, noise and odour abatement, and visual barrier requirements.

5.3.6.1 Waste management facilities, including expansions, shall be subject to the policies of Section F.1.19 - Complete Application Requirements and Formal Consultation.

5.3.6.2 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.

5.3.6.3 Existing waste management facilities shall be recognized as permitted uses in the Zoning By-law.
5.3.6.4 Public waste management facilities that are subject to the Waste Management Projects Regulation, O. Reg. 101/07, as amended, or those required to complete a Municipal Class Environmental Assessment under the Environmental Assessment Act, shall not be subject to Policies E.5.3.7 and E.5.3.8 below.

5.3.6.5 Waste management facilities, including expansions, shall be subject to Site Plan Control, in accordance with the policies in Section F.1.7 - Site Plan Control. This policy may be amended once the Green Energy Act is adopted.

Waste Processing Facilities and Waste Transfer Facilities

5.3.7 Waste processing facilities and waste transfer facilities, including expansions, shall be located a minimum of 300 metres from a sensitive land use within the Neighbourhoods, Institutional or Commercial and Mixed-Use designations.

5.3.7.1 Notwithstanding Policy E.5.3.7 above, waste processing facilities and waste transfer facilities, including expansions, may be permitted within 70 metres to 300 metres of a sensitive land use within the Neighbourhoods, Institutional or Commercial and Mixed-Use designations, subject to amendment to the Zoning By-law. In addition to the requirements of Section F.1.19 - Complete Application Requirements and Formal Consultation, the applicant shall demonstrate, through a planning justification report or any other study as may be required by the City, an analysis of the following:

a) The appropriateness of the proposed land use in relation to surrounding land uses;

b) Mitigation of potential impacts to sensitive land uses, the natural environment, or cultural heritage resources located within 300 metres of the proposed waste management facility, which shall include noise, odour, vibration, dust, traffic, air quality, litter, and vermin and pest control measures; and,

c) On-site wastewater and storm water management measures.”

The existing waste management facility use would conform to the new Urban Official Plan.
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**Hamilton Zoning By-law**

City Council recently approved new Industrial Zones for the entire City to be incorporated into the new Comprehensive Hamilton Zoning By-law No. 05-200 via By-law No. 10-128. However, By-law No. 10-128 has been appealed to the Ontario Municipal Board (OMB) and, as such, all new proposals within the lands zoned under the new Industrial Zones must conform to both the existing Hamilton Zoning By-law No. 6593 and the new Industrial Zones of Hamilton Zoning By-law No. 05-200, as amended by By-law No. 10-128, which is currently under appeal, since the more restrictive of the two By-laws is applied.

**Hamilton Zoning By-law No. 6593 (Existing Zoning)**

The subject lands are zoned “J” (Light and Limited Heavy Industry, etc.) District within Hamilton Zoning By-law No. 6593. Section 23 of Amending By-law No. 09-131 (which was passed on June 10, 2009) amended Hamilton Zoning By-law No. 6593, and added the following “Prior Existing Use” to the “J” District:

“Waste Management Facility, as existing at the time of passing of Bylaw 09-131, shall also be permitted on the following property - 464 Rennie Street”.

Based on the foregoing, the existing waste management facility is recognized as a permitted use in accordance with Zoning By-law No. 6593.

**Hamilton Zoning By-law No. 05-200 as Amended by By-law No. 10-128 (New Industrial Zoning)**

The subject lands are zoned “M6-350” Light Industrial Zone. This site-specific zone states that in addition to the permitted uses, on those lands described as 464 Rennie Street, the existing Waste Management Facility shall also be permitted. As such, the existing waste management facility is permitted.

**RELEVANT CONSULTATION**

The Health Protection Division, Public Health Services Department, has no objection to the proposal, provided that certain requirements are included in the amended Certificate of Approval. These requirements include the following: that the Certificate of Approval stipulates the maximum allowed tonnage to be received daily, adequate mitigation plans continue to exist/be modified, and consideration of a maximum odour unit be included in the Certificate of Approval at the most sensitive receptor, as identified in Recommendations (a)(i), (ii), and (iii).
The Environmental and Sustainable Infrastructure Division, Public Works Department, has no objection to the proposal, subject to the inclusion of Recommendations (a)(iv) and (v).

Hamilton Emergency Services, Fire Prevention Division, has no objection to the proposal, subject to the inclusion of Recommendations (a)(vi) and (vii).

The Traffic Engineering Group, Public Works Department, advises that vehicle stacking will not be permitted on Rennie Street, and there must be sufficient space available on-site for trucks to queue in the event that stacking spills out onto the roadway. This condition has been captured in Recommendation (a)(viii).

The Waste Management Division, Public Works Department, has commented that this proposal will have no impact on the City of Hamilton’s Solid Waste Management Master Plan or the Waste Management System, and that the proposal will have improved capacity in order to continue to handle the requirements of its contracts with the City of Hamilton for the day-to-day operation of the City’s transfer stations and community recycling centres.

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 August 25, 2010. The MOE has been notified that the City of Hamilton would not meet the commenting deadline for this application, and has granted the City an extension to the deadline in order to ensure that the City’s comments are received.

ANALYSIS / RATIONALE FOR RECOMMENDATION

(include Performance Measurement/Benchmarking Data, if applicable)

Site Operations

BFI Canada Inc.’s site at 464 Rennie Street is a waste management facility, where the function of the site is to receive, process, transfer, and temporarily store non-hazardous solid industrial and commercial waste with only incidental quantities of food and
domestic waste. Waste material is mainly delivered to the site in roll-off and front-end trucks. Received material is either consolidated and directly transferred to another approved waste management facility or is processed at the site to recover recyclable materials. Recovered recyclables include wood, scrap metal, tires, and cardboard. Recyclable materials are stored in roll-off bins until there is sufficient quantity for a load to be taken to an approved market. The remaining material (after the sorting) is either discharged into a stationary compactor or directly into a transfer trailer. The stationary compactor is used to compact the material and load hard top transfer trailers. All waste is unloaded, stored, processed, and loaded inside the existing building. The recyclables are recovered inside the building. The entire operation is illustrated in Appendix “B”.

Stored Volume

Currently, the site is approved to: receive up to 1,000 tonnes of waste and recyclables per day; store a maximum of 400 tonnes of waste per day; and ship (outbound) a maximum annualized average of 200 tonnes of waste to disposal per day. The currently approved 1,000 tonnes of waste received and storage capacity of 400 tonnes each operating day will remain unchanged. The application seeks only to increase the maximum annualized average of shipped (outbound) waste from 200 tonnes to 600 tonnes per day.

Zoning

As noted earlier, the subject lands are zoned “J” (Light and Limited Heavy Industry, etc.) District in Zoning By-law No. 6593, and “M6-350” Light Industrial Zone in Zoning By-law No. 05-200. Based on the applicable Zoning regulations regarding the location of private waste disposal sites in the City of Hamilton, a site-specific provision has been included to permit the existing waste management facility at 464 Rennie Street. As such, the proposed increase in the amount of daily residual waste is permitted.

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 Certificate. Most of these recommended conditions are addressed in the Relevant Consultation section of this Report. In addition, several standard conditions of approval are also recommended relating to a limitation on the origin of the accepted waste, financial assurances to the MOE for final site clean-up, and identification of an MOE contact for all issues related to the operation (Recommendations (a) (ix), (x), and (xi)).
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.

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)


**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 hazardous and 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”: Concept Plan

:DF
Attaches. (2)
Appendix “A” to Report PED11001 (Page 1 of 1)

Location Map

Planning and Economic Development Department

File Name/Number: MOE-CA-10-006
Date: October 1, 2010
Appendix “A”

Subject Property

464 Rennie Street, Hamilton.

Ward 4 Key Map

N.T.S.