# Planning and Economic Development Department
## Planning Division

TO: Chair and Members  
Economic Development and Planning Committee  
WARD(S) AFFECTED: WARD 5

COMMITTEE DATE: July 5, 2010

SUBJECT/REPORT NO:  
Application for a Ministry of Environment Certificate of Approval for a Waste Disposal Site, Ministry of Environment Reference #1161-826SAU, 389 Kenora Avenue (Hamilton) (PED10143) (Ward 5)

SUBMITTED BY:  
Tim McCabe  
General Manager  
Planning and Economic Development Department  
PREPARED BY:  
Peter De Iulio  
905-546-2424, Ext. 1345

SIGNATURE:

**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-10-003, Capital Sewer Services, Applicant, for a Certificate of Approval, MOE Reference #1161-826SAU, for the lands located at 389 Kenora Avenue (Hamilton), as shown on Appendix “A” to Report PED10143, that the City of Hamilton requests:

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

   (i) That prior to receiving any waste materials, the applicant obtain a permit from the City of Hamilton Building Services Division for the proposed interior alterations to construct a new partition wall in the new dewatering area.
(ii) That the applicant provide an inventory of quantities, locations, and uses of hazardous products stored and used on site, as per the letter from Hamilton Emergency Service - Fire, dated March 24, 2010, and comply with any subsequent requirements that may be applicable to their use, storage, and handling.

(iii) That the applicant implements 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. 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. That the Spill Prevention and Contingency Plan be submitted, to the satisfaction of the Ministry of the Environment.

(iv) That an internal Emergency Response Plan be prepared and sent to Hamilton Emergency Services-Fire for review and comments.

(v) 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 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.

(vi) That for any liquids that are generated from outside of the City of Hamilton that are discharged into the sewer system, the proponent enters into a Sanitary Sewer Surcharge Agreement with the City, in accordance with Sewer By-law No. 04-150.

(vii) That a private sampling manhole be installed for each sanitary sewer connection and each storm sewer connection to the City’s sanitary and storm sewer systems.

(viii) That the Certificate of Approval limits the maximum daily transfer of waste to a maximum rate of 13.4 tonnes of non-hazardous waste per day.

(ix) That the Certificate of Approval include that an odour mitigation plan / engineering controls, as needed, be in place to address any potential concerns.
(x) That an inventory of waste types stored on-site should be updated daily, and be provided to the Ministry of the Environment.

(xii) That the Certificate of Approval include requirements for strict adherence to all department/agency requirements, including those of the Ministry of Environment, Ministry of Labour, and Hamilton Emergency Services - Fire (Fire Safety Inspection Report, dated March 23, 2010).

(xiii) That the applicant provides the Traffic Engineering office with details regarding the largest truck size anticipated to access the site, as well as the width and radius of the existing access to Kenora Avenue, apply for an Access Permit, if determined necessary, and undertake curb cuts and access widening, in accordance with City standards to accommodate delivery truck designs.

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

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

(xvi) 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 PED10143 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.

EXECUTIVE SUMMARY

The applicant, Capital Sewer Services, has applied to the Ministry of Environment (MOE) for a Certificate of Approval for a Waste Disposal Site (transfer/processing station) to permit the storage and separation of up to 13.4 tonnes per day of non-
hazardous waste comprising of catch basin, grease trap, and other domestic waste. The maximum residual waste for final disposal is 0.56 tonnes per day.

The Ministry of the Environment 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 15.

**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. |

**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...
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

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:

On June 10, 2009, Council adopted Amendment No. 34 to the Hamilton-Wentworth Official Plan, and Amendment No. 218 to the Hamilton Official Plan, which established policies to effectively manage the location of any new, or expansion to an existing, waste management facility. Waste management facilities are considered an appropriate employment use within industrial areas, but due to their potential impact on sensitive land uses, require mechanisms to control their location.

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.

Hamilton-Wentworth Official Plan

The subject property is designated as “Urban Area” in the Hamilton-Wentworth Official Plan. Policy C-3.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas. Policy C-4.2.2.10 outlines the policies for Waste Management Facilities:

“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 storm water 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, 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 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 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 storm water management measures, as may be required."

The subject property is over 400 metres from a Residential or Institutional designation. As a result, the proposed MOE Certificate of Approval application to establish a new waste transfer facility conforms with the Hamilton-Wentworth Official Plan.

**City of Hamilton Official Plan**

The subject lands are designated “Industrial” on Schedule “A” Land Use Concept, and “Special Policy Area 11” on Schedule “B” Special Policy Areas, in the City of Hamilton Official Plan. The primary uses permitted in this designation are manufacturing, processing, warehousing, repairing, and servicing. Further, within the recently adopted Official Plan Amendments regarding private waste disposal facilities, the following policies were included:

“A.2.3.39 Waste management facilities, including expansions, will be subject to the policies of the Regional Official Plan under Section 4.2.2.10 - Waste Management Facilities, and Part D, Section 11 - Definitions.

B.2.4.10 Council will only permit waste management facilities, including expansions, on lands designated "Industrial" by this Plan, subject to the policies of Section 4.2.2.10 - Waste Management Facilities, and Part D, Section 11 - Definitions of the Regional Official Plan.”
Since the application conforms with the Hamilton-Wentworth Official Plan, the proposed MOE Certificate of Approval application to establish a new waste transfer facility conforms with the City of Hamilton Official Plan.

**Hamilton Zoning By-law**

The subject lands are zoned “KK” (Restricted Heavy Industrial) District in the City of Hamilton Zoning By-law No. 6593. As mentioned above in the Historical Background section, with the Official Plan and Zoning By-law Amendments, which were passed by Council on June 10, 2009, respecting private waste disposal facilities, the following revisions were made to the "KK" District:

“That Section 17A - “KK” (Restricted Heavy Industrial) District of Zoning By-law No. 6593 (former City of Hamilton), is hereby amended as follows:

(a) Section 17A(1) - COMMERCIAL OR INDUSTRIAL USES, is hereby amended by adding the following subsection:

(bc) Waste Transfer Facility, Waste Processing Facility;

(b) By adding the following regulations:

(9) In addition to the regulations of Section 17A above, any building, structure, or land used for a Waste Transfer Facility or a Waste Processing Facility shall be located a minimum of 300 metres from a Residentially Zoned property lot line, or the lot line of a property used for an institutional use.”

Since the subject lands are more than 400 metres from a Residentially Zoned property line, or the lot line of a property used for an institutional use, the proposed MOE Certificate of Approval application to establish a new waste transfer facility complies with the provisions of the Zoning By-law.

**By-law No. 05-200**

On May 26, 2010, Council passed By-law No. 10-128 to incorporate Industrial Zones into the By-law. The last day to appeal the By-law was June 24, 2010. The subject property is zoned General Industrial (M5) Zone, which permits a “waste processing facility” and a “waste transfer facility.” The subject property is located more than 400 metres away from a Residentially Zoned or Institutionally Zoned property. As a result, the subject application complies with By-law No. 05-200.
New Urban Official Plan

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 Council adopted Urban Official Plan, which is currently awaiting Ministerial approval. 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 redevelopment 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 allow 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 storm water management facilities; and,

(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 Waste Disposal sites, 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.1.17 - 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 proposed use would conform with the new Urban Official Plan.
RELEVANT CONSULTATION

Public Health Services, Health Protection Division, has no objection to the proposal, and would like to put the following recommendations forward:

1. That appropriate spill containment be provided for the catch basin, grease trap, and other domestic waste materials.

2. That an odour mitigation plan/engineering controls (as needed) be in place to address any potential concerns.

3. That approval be sought from City of Hamilton Public Works (Sewer By-law) for an applicable Surcharge Agreement.

These recommendations are included as Recommendations (a) (v), (vi), and (ix).

The Traffic Engineering Group, Public Works Department, advises that the site plan provided does not show details regarding access and driveway widths. We ask that the Applicant provide these details on a scaled drawing so we are able to evaluate truck manoeuvring. The Applicant should also advise the largest size truck expected to enter the site. It appears, from an aerial photo, that the width of the access is sufficient, however, we advise it should be a minimum 9m in width at the road allowance to accommodate trucks. (Included in Recommendation (a) (xiii)).

The Environment and Sustainable Infrastructure Division, Public Works Department, advises that:

1. A review of the Capital Sewer Services Inc. application indicates that spill prevention and containment measures will be dealt with through the C of A. Also, that any solid and liquid waste will be appropriately dealt with through the proper Ministry guidelines.

2. Contingency plans for spills on site and clean up procedures are covered under the company’s Contingency Plan, that the City’s Spill number (905) 540-5188 will be included in the company’s on site Contingency Plan.

3. A review of the application indicates that waste is hauled to the Kenora Avenue facility from Hamilton and other municipalities, and then the clarified water is discharged into the City of Hamilton’s sewer system. Discharges of liquids from outside the City of Hamilton borders into the City of Hamilton sewage works require a Sanitary Sewer Surcharge Agreement with the City of Hamilton.
4. The application also indicates that the waste includes catch basin and grease trap wastes. A private sampling manhole will be installed for each sanitary sewer connection and each storm sewer connection to the City sanitary sewer and City storm sewer.

As it stands, the proposal put forth by Capital Sewer Services Inc. is acceptable from a sewer use standpoint, with the provision that wastewater discharged from this operation complies with Sewer Use By-law No. 04-150, as amended, and that they institute the above-noted four items, as indicated. (Included as Recommendations (a) (iii), (vi), and (vii)).

**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. Obtain a permit from the City of Hamilton Building Services Division for the proposed interior alterations to construct a new partition wall in the new dewatering area.


3. Provide an inventory of quantities, locations, and uses of hazardous products stored and used on site, as per our letter dated March 24, 2010, and comply with any subsequent requirements that may be applicable to their use, storage, and handling.

4. That the proponent implements 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. 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. That the spill prevention and contingency plan be submitted, to the satisfaction of the Ministry of the Environment.

5. That an internal Emergency Response Plan be prepared and sent to Hamilton Emergency Services-Fire for review and comments.
6. 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 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.

Included in Recommendations (a) (i), (ii), (iii), (iv), (v), and (xii).

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 February 8, 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)

Proposal

Capital Sewer Services Inc. provides services in the field of pipeline maintenance, inspection, and reconstruction, which services are categorized into three main areas: lining, sewer, and drain. This application is for the storing and separation of non-hazardous waste comprising of catch basin waste, grease trap waste, and other domestic waste.

The facility receives 19 cubic metres of non-hazardous waste per month, which is transported by trucks owned by Capital Sewer. The company currently has a waste management system Certificate of Approval for the haulage of sewage, which includes non-hazardous wastes such as catch basin wastes, oil, grease, sand, and several other domestic wastes. The maximum volume of liquid and solid waste on site at any given time is 5.7 cubic metres and 13.4 cubic metres, respectively. The operating hours are 7:00am to 7:00pm, Monday to Saturday.
The received waste is offloaded from trucks into a dewatering roll-off box, which separates the liquid and solid phases. The capacity of the box is 19 cubic metres. The liquid (clarified water) is then removed from the sludge/slurry and discharged into the City of Hamilton’s sewer system. Solid wastes are disposed at an MOE approved landfill.

**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 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) (xiv), (xv), and (xvi)).

**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.

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 Recommendation 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 non-hazardous waste in a controlled environment, and appropriate safeguards will be put in place through the MOE Certificate of Approval.

**APPENDICES / SCHEDULES**
- Appendix “A”: Location Map.
- Appendix “B”: Site Plan.

:PD
Attachs. (2)
SITE PLAN

BANCROFT STREET