

Prepared for:

TAGGART MILLER ENVIRONMENTAL SERVICES
3187 Albion Road South
Ottawa, ON
K1V 8Y3

Prepared by:

J.L. RICHARDS & ASSOCIATES LIMITED
864 Lady Ellen Place
Ottawa, ON
K1Z 5M2
Tel: 613-728-3571
Fax: 613-728-6012

Planning Rationale for Site Plan

Capital Region Resource Recovery Centre (CRRRC)



Table of Contents

1.0	Introduction and Purpose.....	1
1.1	Location and Site Description.....	3
1.2	Community Context.....	4
1.3	Proposed Development.....	5
1.4	Approved Mitigation Commitments.....	7
2.0	Policy Context	7
2.1	Provincial Policy Statement 2014	7
2.2	City of Ottawa Official Plan.....	8
2.3	City of Ottawa Zoning By-law 2008-250 and 2018-111.....	10
3.0	Conclusions.....	12

List of Figures

Figure 1	General Location
Figure 2	Subject Lands
Figure 3	Site Context
Figure 4	Draft Overall Site Plan
Figure 5	Schedule 'A' from City of Ottawa By-law 2018-110
Figure 6	Attachment 1 from City of Ottawa By-law 2018-111

List of Appendices

Appendix A	City of Ottawa By-law 2018-110
Appendix B	City of Ottawa By-law 2018-110

1.0 Introduction and Purpose

The following Report has been prepared in support of the application for Site Plan Control for a new proposed integrated waste management facility for commercial industrial and institutional waste (IC&I) and construction and demolition waste (C&D), to be known as the Capital Region Resource Recovery Centre (CRRRC). The site is to be located in the Former City of Cumberland, now the City of Ottawa, on the east side of Boundary Road, just south of Highway 417. The general location of the property is shown on Figure 1.

The access to the site is from Boundary Road with the recovery operations being in the north of the site.

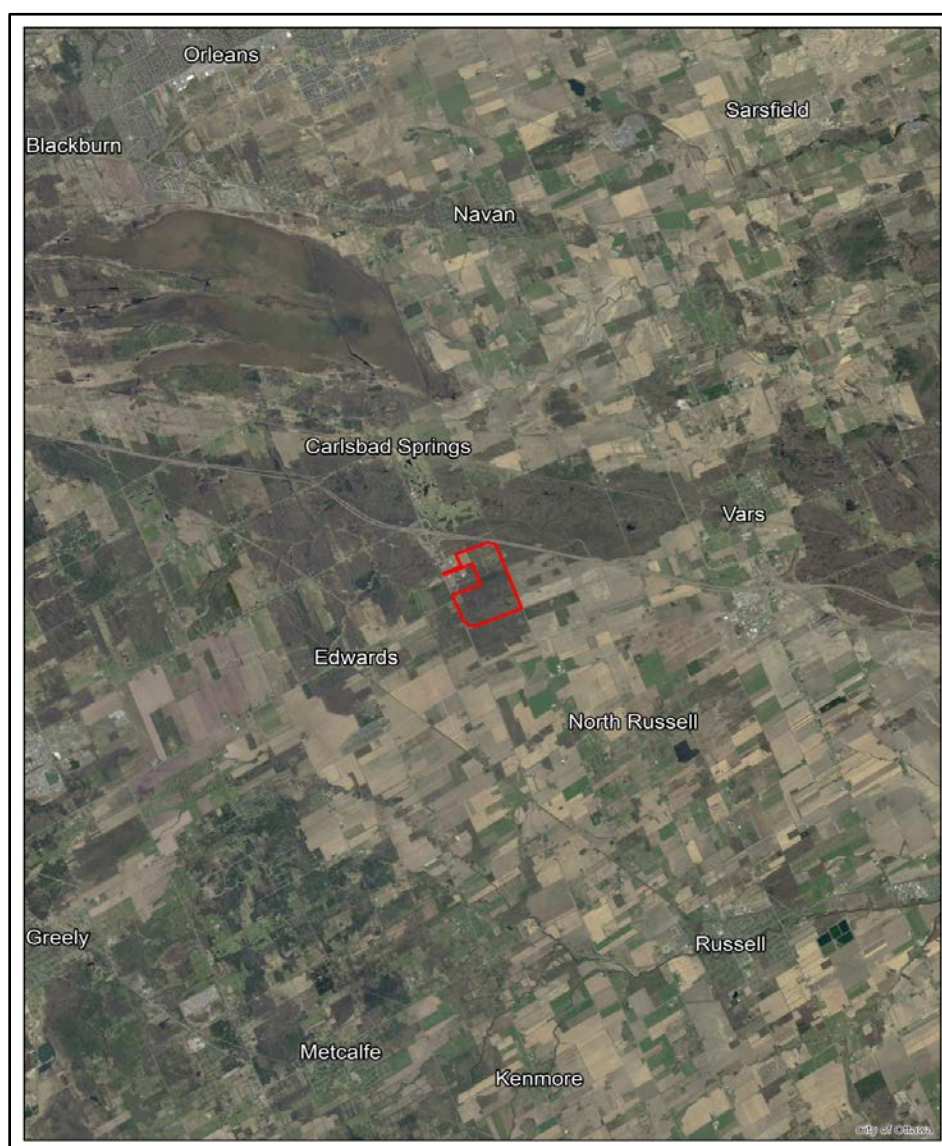


Figure 1 - General Location

Planning Rationale for Site Plan Capital Region Resource Recovery Centre (CRRRC)

This application is being filed with the City of Ottawa as a part of the implementation of the recent Council approved Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) as well as approval of the CRRRC under the Ontario *Environmental Assessment Act* (EAA) by the Minister of Environment and Climate Change and Provincial Cabinet.

The operations at the CRRRC as shown in Figure 4 (Proposed Overall Site Plan) will include:

- Materials recovery and recycling facilities for Industrial, Commercial and Institutional (IC&I) and Construction and Demolition (C&D) waste;
- An organics processing facility for the portion of the IC&I waste stream that has high organic content;
- A contaminated soil treatment and management of surplus soil facility;
- A landfill gas collection facility;
- A leachate pre-treatment facility; and
- A residual waste disposal facility, with a capacity of 10.7 million cubic metres.

The Minister's approval was granted May 31, 2017 as approved by O.C. number 1088/2017.

The CRRRC was approved after the Minister considered the purpose of the *Environmental Assessment Act* (EAA), the approved Terms of Reference, the Environmental Assessment, the Ministry Review of the Environmental Assessment and the submissions received by the Ministry. Appendix A is a copy of the approval from the Ministry of Environment and Climate Change. The Ministry's website has a page where information about the environmental assessment can be found:

<https://www.ontario.ca/page/capital-region-resource-recovery-centre>

The conceptual site development plan approved under the EAA has all administration, small load drop-off, IC&I and C&D recycling and organics diversion and processing facilities, soil management and associated operational components in the northern part of the property. The proposed landfill component would occupy the southern part of the property, leaving a minimum 100 metre wide buffer between the landfill and the property boundary. Figure 4 to this report shows the preferred site development concept plan approved under the EAA.

City of Ottawa Council passed the OPA and ZBA to permit the proposed development on April 11, 2018.

The Official Plan Amendment amended Schedule "A" of the Official Plan to add a notation on the schedule to show the general location of the new Waste Disposal Site. The Schedule uses the following symbol to represent the general location of a Waste Disposal Site:



The approved Zoning By-law Amendment extended the Rural Heavy Industrial Zone to the entire site, permitted the Waste Disposal Use on a portion of the property, and created various site-specific zoning standards including minimum lot frontage and minimum parking standard.

The proponent is also currently seeking a number of other approvals related to the implementation of the EA approval for the CRRRC, including:

- i) Environmental Protection Act, filed Jan 2018;
- ii) Drainage Act, filed September 2017;

Planning Rationale for Site Plan

Capital Region Resource Recovery Centre (CRRRC)

- iii) Species at Risk Act and Conservation Authorities Act, filed November 2017;
- iv) Drainage Act application, filed September 2017;
- v) Transfer Leachate Agreement, under discussion with City.

1.1 Location and Site Description

The boundary of the Subject Lands is shown on Figure 2. The site is located in the eastern part of the City of Ottawa, in the former City of Cumberland, and just southeast of the Highway 417/Boundary Road interchange. The property is on the east side of Boundary Road, adjacent to an existing industrial park, and is north of Devine Road and west of Frontier Road. The site is approximately 175 hectares (430 acres). The site is mostly vacant at this point.



Figure 2 – Subject Lands

1.2 Community Context

The land use surrounding the site is primarily a mix of commercial/industrial and agricultural.

Agricultural land use is found immediately east of the site, as well as to the southeast, south and southwest; however, areas of undeveloped land generally exist between the site and the agricultural lands in these directions as shown in Figure 3.

Industrial land uses are found to the west of the northern portion of the site. The lands to the north and west of the site are proposed for an industrial subdivision, which is to include a large warehouse. The residential uses are currently under Taggart Miller Environmental Services ownership are to be removed once facility construction commences. The Greyhawk Golf Club is on the north side of Highway 417.

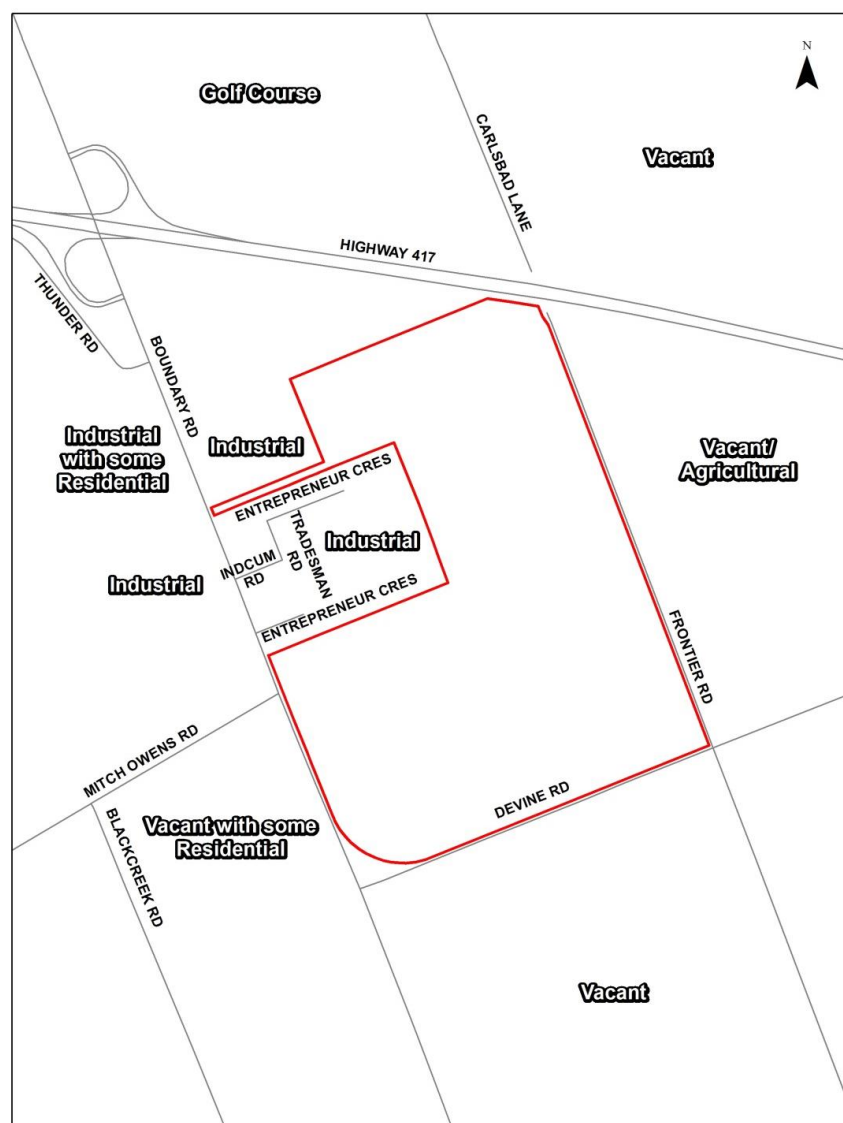


Figure 3 – Site Context

1.3 Proposed Development

The primary focus of the proposed CRRRC is resource recovery and diversion of materials away from disposal. The intent is to divert materials away from landfill disposal. Taggart Miller Environmental Services is committed to providing industrial, commercial and institutional (IC&I) and construction and demolition (C&D) diversion capability and capacity that is currently lacking in the Capital Region and eastern Ontario.

Taggart Miller Environmental Services, a joint venture of Taggart Investments Inc. and Miller Waste Systems Inc. (Taggart Miller), is the project proponent.

As part of the EA process a preferred site development concept was originally identified. The preferred site development concept was provided in the EA documentation. The submitted draft Site Plan has been developed in accordance with this concept plan.

Primary access to the site will be from Boundary Road as shown on the plans. This entrance is to be located immediately south of 5455 Boundary Road (Pomerleau). There are improvements to Boundary Road that are detailed in the Road Modification Application (RMA) that accompanies this Site Plan Application.

The development of the site will include (as shown on Figure 4):

- an administration building;
- inbound and outbound weight scales;
- employee parking;
- small load drop-off parking;
- a material recovery facility;
- a construction & demolition material processing facility;
- a maintenance garage;
- an organic pre-processing facility;
- an organics processing facility;
- a secondary digester;
- a flare and power generation;
- a compost processing and storage pad;
- a surplus soil stockpiles area;
- a petroleum hydrocarbon contaminated soil treatment area;
- a petroleum hydrocarbon contaminated soil storage building;
- a leachate pre-treatment facility;
- a sludge dewatering pad;
- a leachate treatment equalization pond or tank;
- treated leachate effluent ponds or tanks;
- various storm and fire ponds; and
- a landfill.

Planning Rationale for Site Plan Capital Region Resource Recovery Centre (CRRRC)

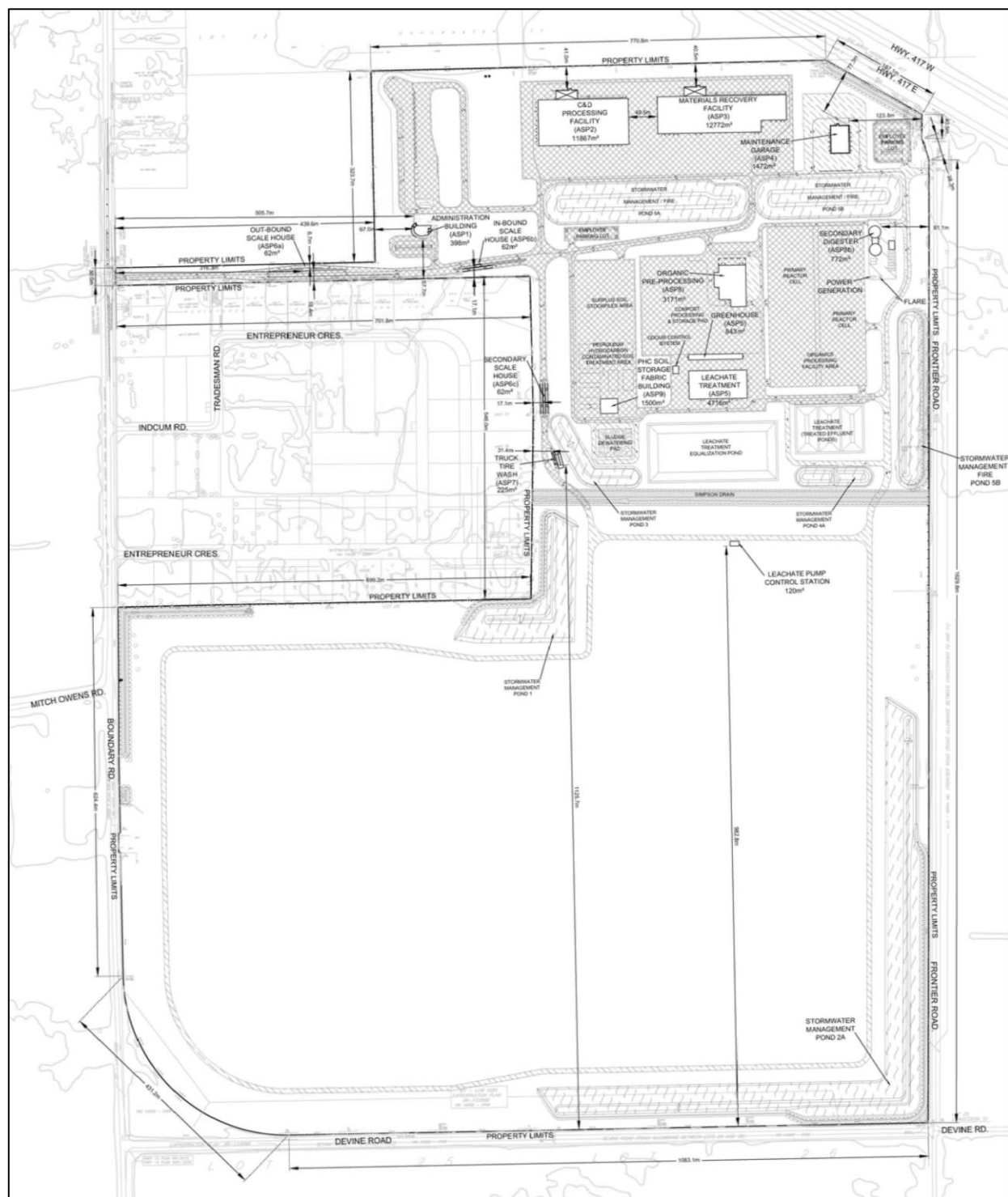


Figure 4 – Draft Overall Site Plan

Planning Rationale for Site Plan Capital Region Resource Recovery Centre (CRRRC)

The site is within the Rural Area of the City of Ottawa. There are currently no municipal services (sanitary sewer or water) to the site. The development of the site will be serviced with private waste disposal (septic holding tanks) and through the extension to the existing trickle feed system as approved by Official Plan Amendment 152. The details of these services can be found in the submitted Site Servicing Brief.

1.4 Approved Mitigation Commitments

As part of the approval of the EA various commitments were identified in order to mitigate impacts of the proposed development. These mitigation commitments include the following:

- Establishment of a Community Liaison Committee;
- Establishment of an adequate buffer width between the landfill component and property boundary;
- Removal of vegetative cover progressively in sequence;
- Construction of berms to attenuate noise;
- Maintaining of existing vegetation buffer around the site prime or, where required constructing screening berms with plantings on top;
- Obtain authorization from MNR under the Endangered Species Act and construct 5 barn swallow habitats on the north west side of the Subject Lands;
- Provide required intersection improvements and left turn lane into the site at the access location off Boundary Road; and
- Provide for on-site queuing area of sufficient capacity to avoid truck queuing on Boundary Road.

The Site Plan and supporting drawings for the site have been designed to include these mitigation commitments as required under the EA approval.

2.0 Policy Context

The following provides our analysis of the applicable policies from the Provincial Policy Statement and the City of Ottawa Official Plan.

2.1 Provincial Policy Statement 2014

The proposed draft Site Plan is consistent with the vision and intent of the Provincial Policy Statement 2014 (PPS) as issued under Section 3 of the *Planning Act*.

Part V of the PPS are the Policies. Section 1.0 provides policy for Building Strong Healthy Communities.

Section 1.1 recognizes the Ontario's long-term prosperity, environmental health and social well-being are served by managing and directing land uses to appropriate locations that are "*Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs*" (1.1.1g). The definition of infrastructure includes waste management systems. The PPS definition for waste management systems is:

Planning Rationale for Site Plan Capital Region Resource Recovery Centre (CRRRC)

“means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites”.

Section 1.6 deals with Infrastructure and Public Service Facilities. Section 6.10 provides the policy for Waste Management where it states:

“1.6.10.1 Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion.

Waste management systems shall be located and designed in accordance with provincial legislation and standards.”

The proposed CRRRC development is consistent with the above-noted policy of the Provincial Policy Statement (2014) as demonstrated by Council's approval of the OPA and ZBA and it has also been designed in accordance with provincial legislation and standards as per the approved EA.

2.2 City of Ottawa Official Plan

City of Ottawa Council passed Official Plan Amendment #211 (OPA #211) through By-law 2018-110 on April 11, 2018. This amended Schedule “A” of the Official Plan (OP), as shown on Figure 5, to identify a new Solid Waste Disposal Site on the Subject Lands.

The introduction to Section 3.8 of the Ottawa Official Plan, Solid Waste Disposal Sites, provides as follows:

*“Operating and non-operating Solid Waste Disposal Sites are landfills, dumps, incinerators and any other facilities providing for the long-term storage or destruction of municipal solid waste. Composting, recycling and transfer facilities are considered processing operations. In addition to operating its own facilities, the City has jurisdiction in regards to enacted consents for private waste disposal facilities. The City's criteria in granting consents for these facilities include an assessment of the impact on waste types and quantities, landfill capacity in Ottawa and consistency with the City's integrated Waste Management Master Plan.
[Amendment #76, August 04, 2010]”*

The proposal is consistent with Section 3.8 Solid Waste Disposal Sites of the OP. The Subject Lands are within the rural boundary, and is identified as a Solid Waste Disposal Site on Schedule A of the OP.

Planning Rationale for Site Plan Capital Region Resource Recovery Centre (CRRRC)

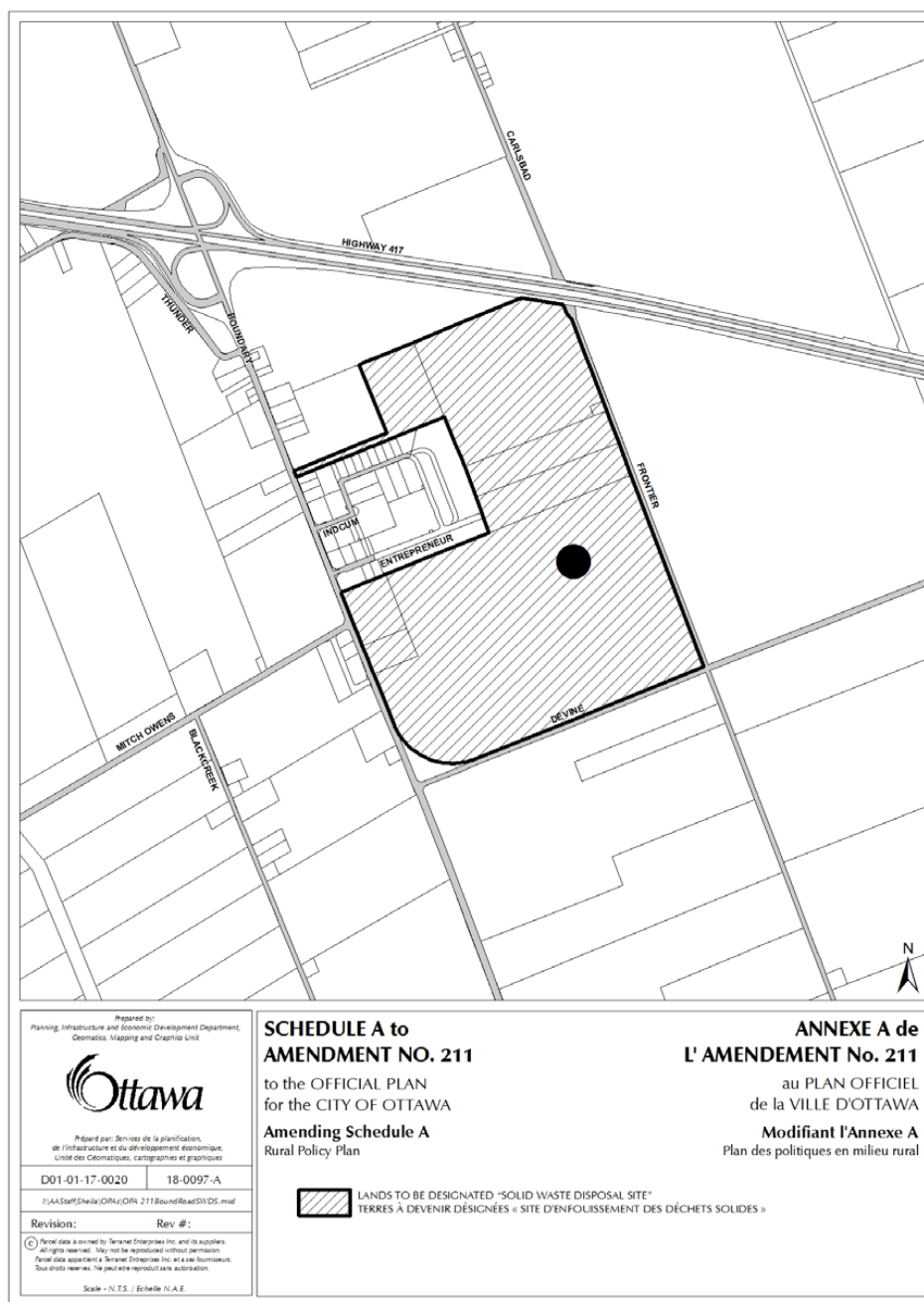


Figure 5 – Schedule “A” of By-law 2018-110 (OPA #211)

Planning Rationale for Site Plan
Capital Region Resource Recovery Centre (CRRRC)

2.3 City of Ottawa Zoning By-law 2008-250 and 2018-111

City of Ottawa Council passed by-law 2018-111 on April 11, 2018, which amended Zoning By-law 2008-250 by rezoning the entire Subject Lands to Rural Heavy Industrial Special Exception (RH [860r] H(18)-h), as shown on Figure 6, and by adding the following exception cause to Section 240 of the Bylaw:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
860r	RH[860r] H(18)-h	-solid waste disposal facility	-all uses until such time as the holding symbol is removed	<p>-The minimum parking rate for a solid waste disposal facility and waste processing and transfer facility is 110 parking spaces.</p> <p>-minimum lot width: 30 m</p> <p>-The holding symbol may not be removed until such time as it has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development:</p> <p>i) that the solid waste disposal facility not be permitted to operate until the waste processing and transfer facility and/or operations that form part of this undertaking as contemplated in the Capital Region Resource Recovery Centre Environmental Assessment have also been constructed and are operational, including the construction and demolition processing facility materials recovery facility, organics processing facility, compost processing and storage pad, and contaminated soil treatment and soil surplus stock piles.</p> <p>ii) That the City's natural heritage interests have been addressed</p>

Planning Rationale for Site Plan Capital Region Resource Recovery Centre (CRRRC)

				through the commitments in the Environmental Assessment and in the site plan and the Environmental Compliance Approval, consistent with the Environmental Assessment and the approved conceptual site development plan.
--	--	--	--	---

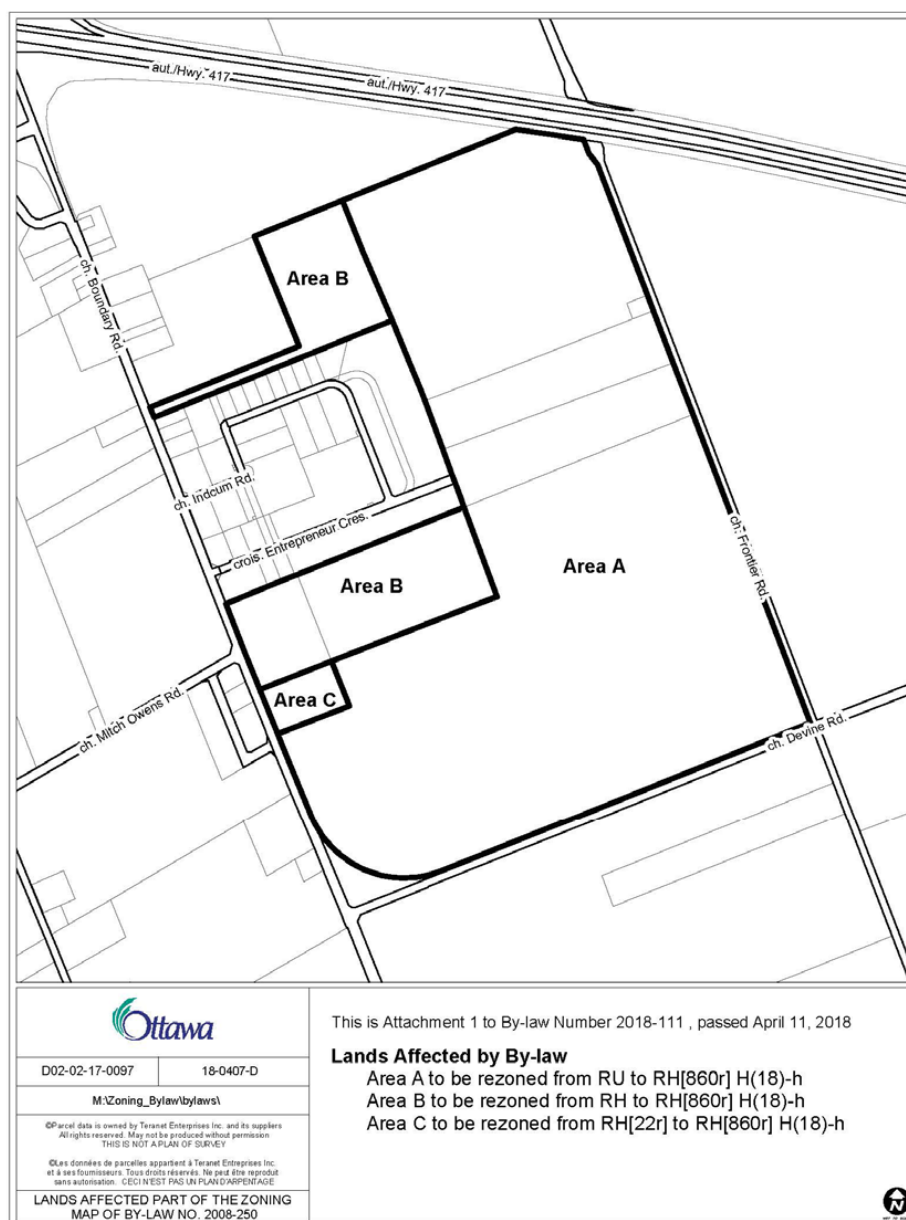


Figure 6 – Attachment 1 of By-law 2018-111

Planning Rationale for Site Plan Capital Region Resource Recovery Centre (CRRRC)

The proposed Site Plan has been designed to comply with the zoning standards of the RH[860r] H(18)-h zone and all other relevant provisions including the General, Parking and Loading requirements.

The proposed Solid Waste Disposal use was established as an additionally permitted use, in Column III of the Exception. The site includes a Holding Provision which restricts the operation of the Solid Waste Disposal use until the waste processing and transfer facility and/or operations have also been constructed and are operational, including the construction and demolition processing facility materials recovery facility, organics processing facility, compost processing and storage pad, and contaminated soil treatment and soil surplus stock piles.

The development will proceed to construction once the Site Plan is approved and the holding lifted.

3.0 Conclusions

This Report has been prepared in support of an application for Site Plan Control for the proposed Capital Region Resource Recovery Centre (CRRRC).

Based on the information presented in this Report, it can be concluded that the proposed Site Plan has been designed appropriately to implement the approved EA, OPA and ZBA for the CRRRC when evaluated against the applicable policies and provisions.

The proposed development is consistent with the approved EA. The EA was conducted in accordance with the approved Terms of Reference, and approved by the Minister of Environment and Climate Change and the Provincial Cabinet in May of 2017.

The proposed development is consistent with the Provincial Policy Statement and is in conformity with the City's Official Plan as discussed herein.

The proposed development also conforms to the provisions of the RH[860r] H(18)-h zone which permits a solid waste disposal site as well as a waste processing and transfer facility.

The studies submitted in connection with the approved Environmental Assessment fully support this application and demonstrate the compatibility of this development with respect to its proposed location and that potential impacts can be appropriately mitigated. These mitigation measures have been including in the design of this development.

The proposed development will address the pressing need for recovery of resources and diversion of material from disposal generated by the industrial, commercial and institutional (IC&I) and construction and demolition (C&D) sectors in the Capital Region and assist in implementation of the new provincial *Strategy for a Waste-Free Ontario* as well as City of Ottawa diversion objectives.

Given the outcome of the over seven-year environmental assessment process, which resulted in Cabinet approval for the CRRRC, as well as the above-noted rationale, the application for site plan control for the Subject Lands is appropriate and represents good land use planning.

Planning Rationale for Site Plan Capital Region Resource Recovery Centre (CRRRC)

In support of this Site Plan Control application, please find enclosed the following:

- Two (2) copies of the Site Plan Control application form, duly executed;
- A cheque in the amount of \$32,483.66 made payable to the City of Ottawa;
- Two (2) copies of the draft R-Plan prepared by Stantec;
- Six (6) copies of the Site Plan and Fire Route Plan (SP1-SP18) prepared by J.L. Richards & Associates Limited, dated June 14, 2018;
- Three (3) copies of the Planning Rationale prepared by J.L. Richards & Associates Limited, dated June 15, 2018;
- Six (6) copies of the Capital Region Resource Recovery Centre Site Servicing Report prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Stormwater Management System Design Report prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Grading and Drainage Plans (C01-C14) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Site Servicing Plans (C15-C26) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Plan View of Pond 1 and Details (C27) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Plan View of Pond 2 and Details (C28) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Plan View of Pond 3 and Details (C29) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Plan View of Pond 4a and Details (C30) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Plan View of Pond 4b and Details (C31) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Plan View of Storm-Fire Pond 5A, 5B and Details (C32) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Boundary Road Modification Drawings (C33-C35) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Details Sheets (C36-C37) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Site Servicing Plans (SS1-SS2) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Sediment and Erosion Control Plan (EC1-EC2) prepared by Golder, dated June 15, 2018;
- Six (6) copies of the Architectural Exterior Elevations (ASP1-ASP9) prepared by J.L. Richards & Associates Limited, dated June 14, 2018;
- Six (6) copies of the Electrical Illumination Site Plans (ESP1-ESP17) prepared by J.L. Richards & Associates Limited, dated June 14, 2018;
- Six (6) copies of the Landscape Plan prepared by Levstek Consultants Inc., dated June 2018;
- Six (6) copies of the Description of Proposed Vegetation Screen Capital Region Resource Recovery Centre (CRRRC) memo prepared by Golder, dated June 7 2018;
- Six (6) copies of Ministry of Natural Resources and Forestry Confirmation of Registration with the Ontario Regulation Reg. 242/08 of the Endangered Species Act, 2007, dated November 17, 2017;
- Six (6) copies of the Proposed Roadway Modification of Boundary Road Capital Region Resource Recovery Centre (CRRRC) letter prepared by Golder, dated June 15, 2018;

Planning Rationale for Site Plan Capital Region Resource Recovery Centre (CRRRC)

- Six (6) copies of the Additional Geotechnical Investigation Program Capital Region Resource Recovery Centre (CRRRC) prepared by Golder, dated June 2018;

Prepared by:



Katie Morphet, MCIP, RPP
Planner
J.L. Richards & Associates Limited

Reviewed by:



Timothy F. Chadder, MCIP, RPP
Chief Planner, Associate
J.L. Richards & Associates Limited

Appendix A

OPA # 211

City of Ottawa By-law 2018-111

BY-LAW NO. 2018 - 110

A by-law of the City of Ottawa to amend Schedule A – Rural Policy Plan of the Official Plan of the City of Ottawa for the lands municipally known as 5471, 5575 and 5613 Boundary Road and 5554, 5508, 5570, 5610 and 5800 Frontier Road to identify a solid waste disposal site.

WHEREAS Agriculture and Rural Affairs Committee convened a public meeting to consider the adoption of the aforementioned official plan amendment;

AND WHEREAS Agriculture and Rural Affairs Committee recommends the adoption of the aforementioned official plan amendment;

AND WHEREAS Council on April 11th, 2018, carried the recommendation of Agriculture and Rural Affairs Committee;

THEREFORE the Council of the City of Ottawa enacts as follows:

1. The attached document, being Official Plan Amendment 211 to the Official Plan for the City of Ottawa, is hereby adopted.
2. This by-law shall come into force in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

ENACTED AND PASSED this 11th day of April, 2018.

CITY CLERK

MAYOR

**Official Plan Amendment 211 to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE

Purpose

Location

Basis

PART B – THE AMENDMENT

Introduction

Details of the Amendment

Implementation and Interpretation

Schedules

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. 211 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment No. 211 to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

1. Purpose

The purpose of this amendment to the Official Plan is to amend Schedule "A" to identify a new Solid Waste Disposal Site.

2. Location

This Official Plan Amendment applies to all lands addressed municipally as 5471, 5575 and 5613 Boundary Road, 5554, 5508, 5570, 5610 and 5800 Frontier Road.

3. Basis

The City of Ottawa received an Official Plan Amendment (OPA) application as a part of the implementation of the approval of the Capital Region Resource Recovery Centre (CRRRC). under the Ontario *Environmental Assessment Act* by the Minister of Environment and Climate Change and Provincial Cabinet. The EA was conducted in accordance with the approved TOR, and approved by the Minister of Environment and Climate Change and the Provincial Cabinet in May of 2017 (subject to conditions).

Policies in the Official Plan require that all "Solid Waste Disposal Sites " be identified on Schedules " A" and "B".

PART B – THE AMENDMENT

1. Introduction

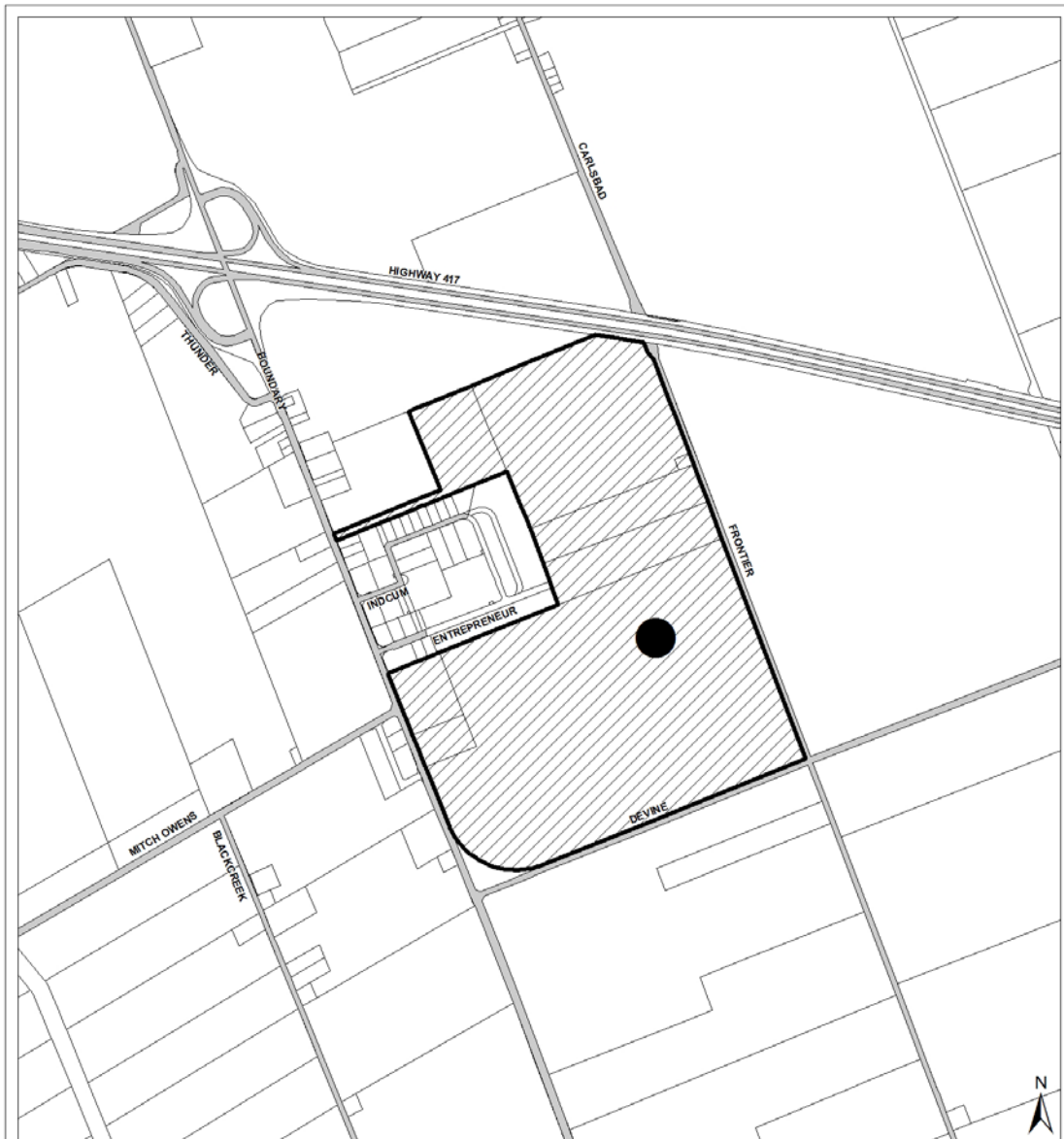
All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. 211 to the Official Plan for the City of Ottawa.

2. Details

Schedule "A" to the City's Official Plan is hereby amended by adding the symbol for a "Solid Waste Disposal Site" as shown on Schedule "A".

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.



Prepared by:
Planning, Infrastructure and Economic Development Department,
Geomatics, Mapping and Graphics Unit



Préparé par: Services de la planification,
de l'infrastructure et du développement économique,
Unité des Géomatiques, cartographies et graphiques

D01-01-17-0020

18-0097-A

I:\AStaff\Sheila\OPA\211 Bound Road SWDS.mxd

Revision:

Rev #:

Parcel data is owned by Teranet Enterprises Inc. and its suppliers.
All rights reserved. May not be reproduced without permission.
Parcel data appartient à Teranet Enterprises Inc. et à ses fournisseurs.
Tous droits réservés. Ne peut être reproduit sans autorisation.

Scale = N.T.S. / Échelle N.A.E.

SCHEDULE A to AMENDMENT NO. 211

to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedule A
Rural Policy Plan



LANDS TO BE DESIGNATED "SOLID WASTE DISPOSAL SITE"
TERRES À DEVENIR DÉSIGNÉES « SITE D'ENFOUISSEMENT DES DÉCHETS SOLIDES »

ANNEXE A de L' AMENDMENT No. 211

au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modifiant l'Annexe A
Plan des politiques en milieu rural

Agenda Item 3 (ARAC Report No.33)

Appendix B

City of Ottawa By-law 2018-110

BY-LAW NO. 2018 - 111

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 5471, 5575 and 5613 Boundary Road and 5554, 5508, 5570, 5610 and 5800 Frontier Road.

The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act*, R.S.O.1990, enacts as follows:

1. The Zoning Map of By-law No. 2008-250, entitled the “City of Ottawa Zoning By-law” is amended by rezoning the lands shown on Attachment 1 to this by-law as follows:

- (a) Area A from RU to RH [860r] H(18)-h;
- (b) Area B from RH to RH [860r] H(18)-h; and,
- (c) Area C from RH[22r] to RH [860r] H(18)-h.

2. Section 240 – Rural Exceptions of the said By-law No. 2008-250 is amended by adding the following exception:

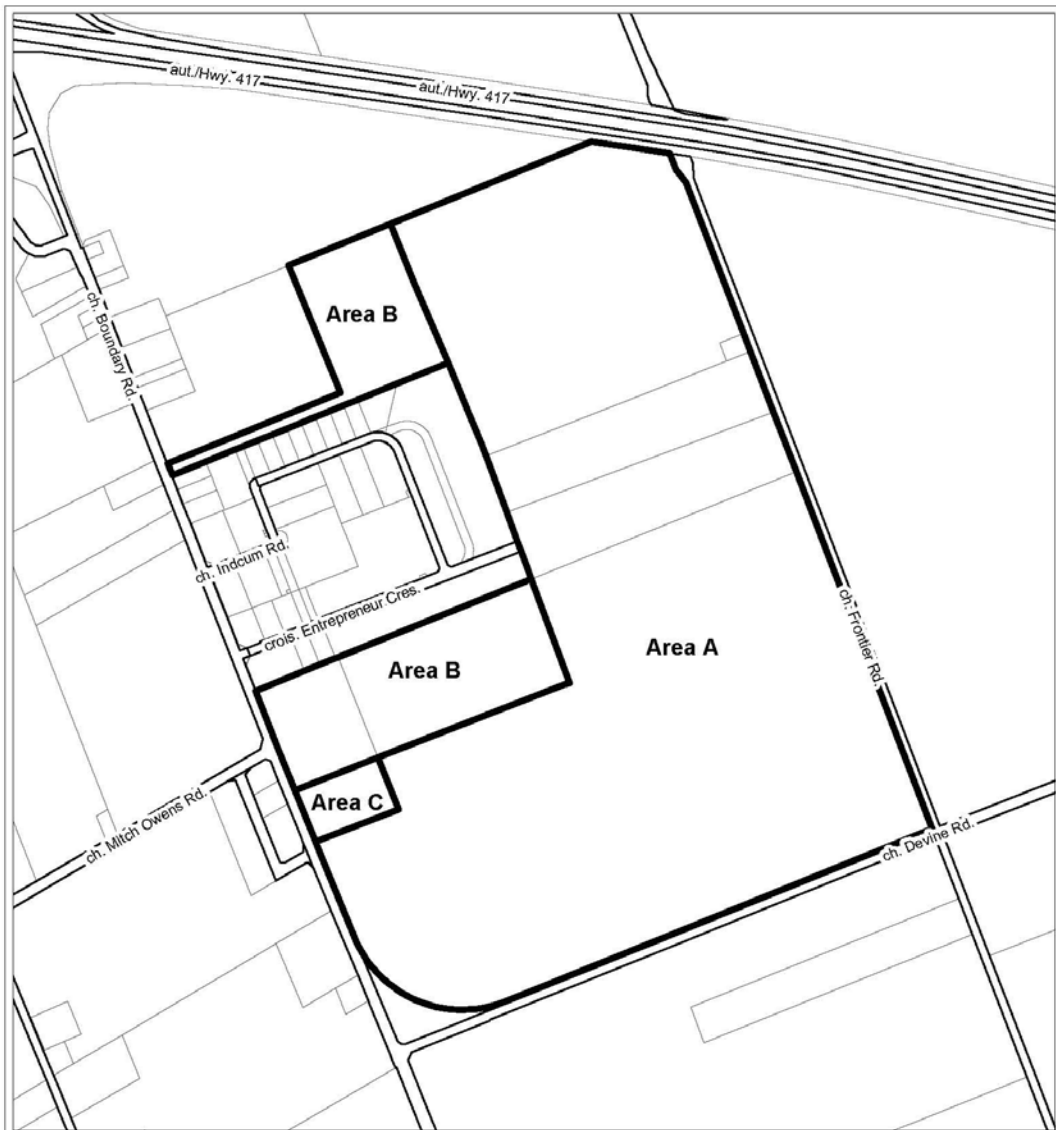
I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
860r	RH[860r] H(18)-h	-solid waste disposal facility	-all uses until such time as the holding symbol is removed	<p>-The minimum parking rate for a solid waste disposal facility and waste processing and transfer facility is 110 parking spaces.</p> <p>-minimum lot width: 30 m</p> <p>-The holding symbol may not be removed until such time as it has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development:</p> <p>i) that the solid waste disposal facility not be permitted to operate until the waste processing and transfer facility and/or operations that form part of this undertaking as contemplated in the Capital Region Resource Recovery</p>

				<p>Centre Environmental Assessment have also been constructed and are operational, including the construction and demolition processing facility, materials recovery facility, organics processing facility, compost processing and storage pad, and contaminated soil treatment and soil surplus stock piles.</p> <p>ii) That the City's natural heritage interests have been addressed through the commitments in the Environmental Assessment and in the site plan and the Environmental Compliance Approval, consistent with the Environmental Assessment and the approved conceptual site development plan.</p>
--	--	--	--	--

ENACTED AND PASSED this 11th day of April, 2018.

CITY CLERK

MAYOR



D02-02-17-0097

18-0407-D

M:\Zoning_Bylaw\bylaws\

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers.
All rights reserved. May not be produced without permission.
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartiennent à Teranet Enterprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'APPARTENANCE

LANDS AFFECTED PART OF THE ZONING
MAP OF BY-LAW NO. 2008-250

This is Attachment 1 to By-law Number 2018-111, passed April 11, 2018

Lands Affected by By-law

Area A to be rezoned from RU to RH[860r] H(18)-h

Area B to be rezoned from RH to RH[860r] H(18)-h

Area C to be rezoned from RH[22r] to RH[860r] H(18)-h



-0-

[illegible]

COUNCIL AUTHORITY:
City Council April 11, 2018
Agenda Item 3 (ARAC Report No.33)



www.jlrichards.ca

Ottawa

864 Lady Ellen Place
Ottawa ON Canada
K1Z 5M2
Tel: 613 728-3571

ottawa@jlrichards.ca

Kingston

203-863 Princess Street
Kingston ON Canada
K7L 5N4
Tel: 613 544-1424

kingston@jlrichards.ca

Sudbury

314 Countryside Drive
Sudbury ON Canada
P3E 6G2
Tel: 705 522-8174

sudbury@jlrichards.ca

Timmins

201-150 Algonquin Blvd.
East
Timmins ON Canada
P4N 1A7
Tel: 705 360-1899

timmins@jlrichards.ca

North Bay

200-175 Progress Road
North Bay ON Canada
P1A 0B8
Tel: 705 495-7597

northbay@jlrichards.ca

Hawkesbury

326 Bertha Street
Hawkesbury ON Canada
K6A 2A8
Tel: 613 632-0287

hawkesbury@jlrichards.ca

Guelph

107-450 Speedvale Ave.
West Guelph ON Canada
N1H 7Y6
Tel: 519 763-0713

guelph@jlrichards.ca

