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## **Planning Rationale**

## **Capital Region Resource Recovery Centre (CRRRC)**





## **Table of Contents**

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|        |   |    |
|--------|---|----|
| 1.0    | Introduction and Purpose .....                          | 1  |
| 1.1    | The Environmental Assessment .....                      | 2  |
| 1.2    | Location and Site Description .....                     | 6  |
| 1.3    | Community Context .....                                 | 8  |
| 1.4    | Proposed Development .....                              | 9  |
| 2.0    | Provincial Policy Context.....                          | 12 |
| 2.1    | Provincial Policy Statement 2014 .....                  | 12 |
| 3.0    | City of Ottawa Official Plan .....                      | 13 |
| 3.1    | Waste Disposal Policy .....                             | 13 |
| 3.2    | New Waste Disposal Sites.....                           | 15 |
| 3.2.1  | Policy 3.8.2 a (i) .....                                | 17 |
| 3.2.2  | Policy 3.8.2 a (ii) .....                               | 17 |
| 3.2.3  | Policy 3.8.2 a (iii).....                               | 17 |
| 3.2.4  | Policy 3.8.2 a (iv) .....                               | 18 |
| 3.2.5  | Policy 3.8.2 a (v) .....                                | 18 |
| 3.2.6  | Policy 3.8.2 a (vi) .....                               | 19 |
| 3.2.7  | Policy 3.8.2 a (vii).....                               | 19 |
| 3.2.8  | Policy 3.8.2 a.(viii).....                              | 19 |
| 3.2.9  | Policy 3.8.2 b .....                                    | 19 |
| 3.2.10 | Policy 3.8.2 c.....                                     | 20 |
| 3.2.11 | Policy 3.8.3 .....                                      | 20 |
| 4.0    | The Proposed Amendments .....                           | 20 |
| 4.1    | Official Plan Amendment .....                           | 20 |
| 4.2    | Zoning By-law Amendment.....                            | 20 |
| 4.2.1  | Amendments to the Rural Heavy Industrial Zone (RH)..... | 21 |
| 4.2.2  | Amendments to the General Provisions .....              | 22 |
| 5.0    | Conclusions.....  | 23 |

## **List of Figures**

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|          |  |
|----------|--|
| Figure 1 | General Location   |
| Figure 2 | Subject Lands  |
| Figure 3 | Site Context   |
| Figure 4 | Approved Site Development Plan from the Environmental Assessment |
| Figure 5 | Schedule 'K' from City of Ottawa Official Plan                   |
| Figure 6 | Composite from City of Ottawa's Zoning By-law Schedule           |

## **List of Appendices**

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|            |   |
|------------|---|
| Appendix A | Ministry of the Environment and Climate Change Notice of Approval for the CRRRC |
| Appendix B | Site Grading and Site Development Plans   |
| Appendix C | Draft Official Plan Amendment   |
| Appendix D | Draft Zoning By-law Amendment   |





## 1.0 Introduction and Purpose

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The following Report has been prepared in support of applications for an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBLA) 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.



**Figure 1 - General Location**

## Planning Rationale

### Capital Region Resource Recovery Centre (CRRRC)

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These applications are being filed with the City of Ottawa as a part of the implementation of the recent 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 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.

The Official Plan Amendment is to amend Schedule "A" to 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 primary purpose of the Zoning By-law Amendment is to alter the zoning on the site to extend the Rural Heavy Industrial Zone to the entire site. Currently, a portion of the site is zoned as Rural Heavy Industrial while the balance is Rural. The Zoning By-law Amendment Application also proposes certain alterations to the default development standards to reflect the conceptual site development plan approved under the EAA. The details of these proposed changes are outlined below.

The proponent is also seeking a number of other approvals related to the implementation of the EA approval for the CRRRC, including those under the Environmental Protection Act, Drainage Act, Species at Risk Act and Conservation Authorities Act. The Drainage Act application was filed with the City of Ottawa on September 13, 2017.

#### 1.1 The Environmental Assessment

In 2008, initial background work had begun to determine if a project of this nature was feasible. The project was initially proposed for an abandoned quarry in the Township of Russell. After initial research

and community consultation, a second site was added for comparison - the Boundary Road site - which ultimately became the preferred site for the project in the course of the environmental assessment process.

Between 2010 and 2014 six (6) bilingual Open Houses were held within the community, as well as two (2) workshops, tours of Miller operations in the Greater Toronto Area and ongoing consultation with various provincial and federal (NCC) government agencies as well as aboriginal groups.

The basis for the Environmental Assessment was established through the Minister's approval of a proposed Terms of Reference for the Study. The final approval included confirmation that these Terms of Reference had been followed. It is important to note that while only the landfill component of the CRRRC was legally required to undergo an Environmental Assessment (EA), the proponent voluntarily requested that the entire facility be designated under the EAA.

The EA for the CRRRC was conducted using the broad definition of the "environment" in the *Environmental Assessment Act*.

That definition is as follows:

*"environment" means,*

*(a) air, land or water,*

*(b) plant and animal life, including human life,*

*(c) the social, economic and cultural conditions that influence the life of humans or a community,*

*(d) any building, structure, machine or other device or thing made by humans,*

*(e) any solid, liquid, gas, odour, heat, sound, vibration or radiation resulting directly or indirectly from human activities, or*

*(f) any part or combination of the foregoing and the interrelationships between any two or more of them,*

*in or of Ontario; ("environnement")*

Taggart Miller Environmental Services (the proponent) completed a series of detailed reports to support the EA for approval of the CRRRC taking into account the broad definition of "*environment*" in the EAA. Those studies are listed below.

In support of the Environmental Assessment a detailed report along with a series of Technical Support Documents (TSD) were prepared to support the EA approval. The following is a list of the documentation prepared to support the Environmental Assessment:

#### VOLUME I: Environmental Assessment:

##### Section 00

Part 01 - Executive Summary

Part 02 - Table of Contents

Part 03 - Acronyms Units and Glossary of Terms

##### Section 01 - Introduction

##### Section 02 - Methodology

# **Planning Rationale**

## **Capital Region Resource Recovery Centre (CRRRC)**

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Section 03 - Consultation Activities

Section 04 - Rationale for the Proposed CRRRC

Section 05 - Assessment of Alternatives to the Proposed CRRRC

Section 06 - Conceptual Level Description of the Proposed CRRRC

Section 07 - Comparative Evaluation of Alternative Sites and Identification of Preferred Site

Section 08 - Description of the Existing Environment

Part 01 – Regional Overview

Part 02 – Site Vicinity Overview

Part 03 – Site Overview

Part 04 – Atmosphere

Part 05 – Geology, Hydrogeology & Geotechnical

Part 06 – Surface Water

Part 07 – Biology

Part 08 – Land Use & Socio-economic

Part 09 – Cultural Heritage and Archaeology

Part 10 – Agriculture

Part 11 – Traffic

Volume I - Section 09 - Identification of Preferred Site Development Concept

Volume I - Section 10 - Detailed Description of Proposed CRRRC

Volume I - Section 11- Prediction and Assessment of Environmental Effects

Part 01 – In-Design Mitigation Measures and Best Management Practices

Part 02 – Atmosphere

Part 03 – Geology, Hydrogeology & Geotechnical

Part 04 – Surface Water

Part 05 – Biology

Part 06 – Land Use & Socio-economic

Part 07 – Cultural Heritage & Archaeology

Part 08 – Agriculture

Part 09 – Traffic

Part 10 – Net Effects and Effects Monitoring

Volume I - Section 12 - Assessment of Leachate Management Options

Volume I - Section 13 - Cumulative Impact Assessment

Volume I - Section 14 - Monitoring and Contingency

Volume I - Section 15 - Summary of Commitments

Volume I - Section 16 - References

Volume I - Appendix A

Approved TOR  
Criteria for Comparative Evaluation of Alternative Sites

Volume I - Appendix B  
Alternative Haul Route and Leachate Treatment Assessment Criteria

Volume I - Appendix C  
EA EPA Work Plans

VOLUME I: Technical Support Documents:

- TSD #1 – Comparison of Alternative Sites
- TSD #2 – Atmosphere - Noise
- TSD #3 – Atmosphere – Air
- TSD #4 – Biology
- TSD #5 – Land Use & Socio-Economic
- TSD #6 – Archaeological Assessment
- TSD #7 – Cultural Heritage Evaluation Report
- TSD #8 – Agriculture
- TSD #9 – Traffic Impact Study
- TSD #10 – Leachate Management

VOLUME II: Consultation Record

VOLUME III: Geology, Hydrogeology and Geotechnical Report

VOLUME IV: Design and Operations Reports

The website for the project has a complete copy of all of this documentation. The website is as follows:  
<http://www.crrrc.ca/>

A copy of this documentation has also been filed with the City in support of these applications.

During the Pre-Application process the City requested a synopsis the timeline and major events in the EA process. The following is a summary of the major events and points of public contact for the EA process:

- Notice of Commencement of TOR - November 10, 2010
- Open House #1 - November 25, 2010
- Release of FAQ - December 6-8, 2010 with periodic updates
- Workshop #1 (hydrogeology) - April 9, 2011
- Miller Facilities Tour – April 30, 2011
- Release of draft key documents for comment – December 2011 to January 2012
- Notification of Second Site – May 29, 2012
- Open House #2 – June 20 and 25, 2012
- Submission of TOR for Ministry Review – September 14, 2012, revised November 2012
- TOR approved by Minister MOECC December 17, 2012
- Media release announcing the commencement of the EA – February 7, 2013
- Open House #3 – February 25 and 27, 2013
- Open House #4 – June 5, 2013
- Workshop #2 (hydrogeology) – June 22, 2013
- Newsletter – October 31, 2013
- Open House #5 – December 5, 2013
- Release of draft EA – June 11, 2014
- Open House #6 – June 25, 2014

## **Planning Rationale**

### **Capital Region Resource Recovery Centre (CRRRC)**

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- Submission of EA for Ministry Review – January 2, 2015 Revised in 2015, 2016 and 2017
- Ministry Review of the CRRRC EA – April 15, 2016
- EA approved by Minister MOECC – May 17, 2017
- Minister's Letter confirming approval – June 13, 2017.

#### **1.2 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. Portions of the site that have been historically used for industrial purposes (i.e., the Salois lands) and there is a small area, approximately 30 hectares (see TSD #8) used for agricultural purposes pursuant to a short term lease arrangement that will be terminated once construction begins on the CRRRC.





Figure 2 – Subject Lands

## **Planning Rationale**

### **Capital Region Resource Recovery Centre (CRRRC)**

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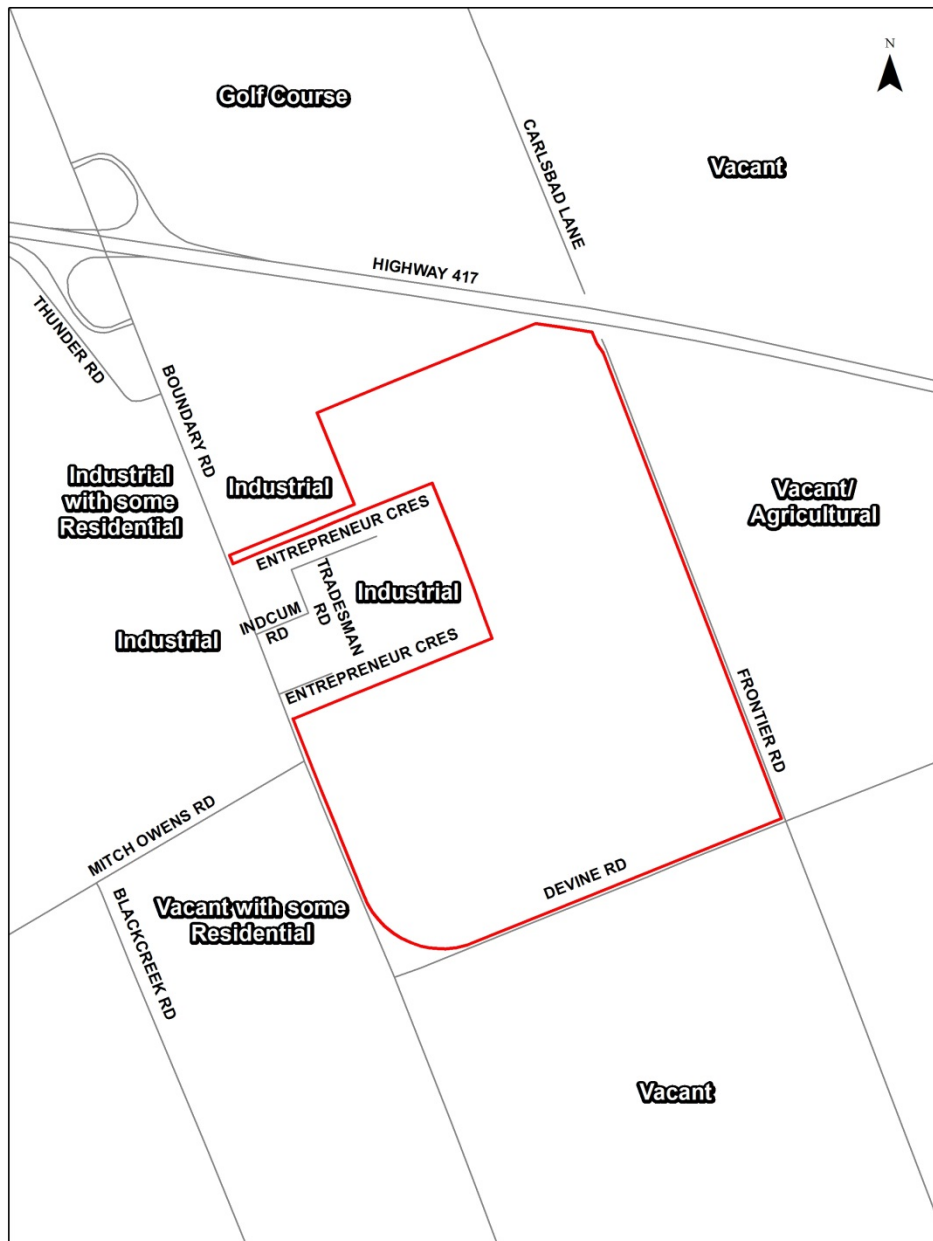
#### **1.3 Community Context**

The land use surrounding the site is primarily a mix of commercial/light 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 Long-Combination Vehicle Transportation facility. Residential development on the site itself is limited to a few homes near the northern end of Frontier Road. These residential properties are currently under Taggart Miller Environmental Services ownership and are to be removed once facility construction commences. There are also seven residences mixed in with the commercial/industrial uses along Boundary Road. The Greyhawk Golf Club is on the north side of Highway 417.





**Figure 3 – Site Context**

#### **1.4 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 identified. For the preferred site development concept, grading and drainage plans for the Northern (Drawing GD1) and Southern (Drawing GD2) parts of the site were also developed. The preferred site development concept was

## Planning Rationale

### Capital Region Resource Recovery Centre (CRRRC)

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provided in the EA documentation. A reduced version of this plan is shown in Figure 4. A large scale copy of the grading plans (the diversion facilities and the landfill areas) and the preferred site development concept are found in Appendix B.

Primary access to the site will be from Boundary Road as shown on the plans. This is the access location that was examined during the EA. The Traffic Report is found in TSD 9. This entrance is to be located immediately south of 5455 Boundary Road (Pomerleau). 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.

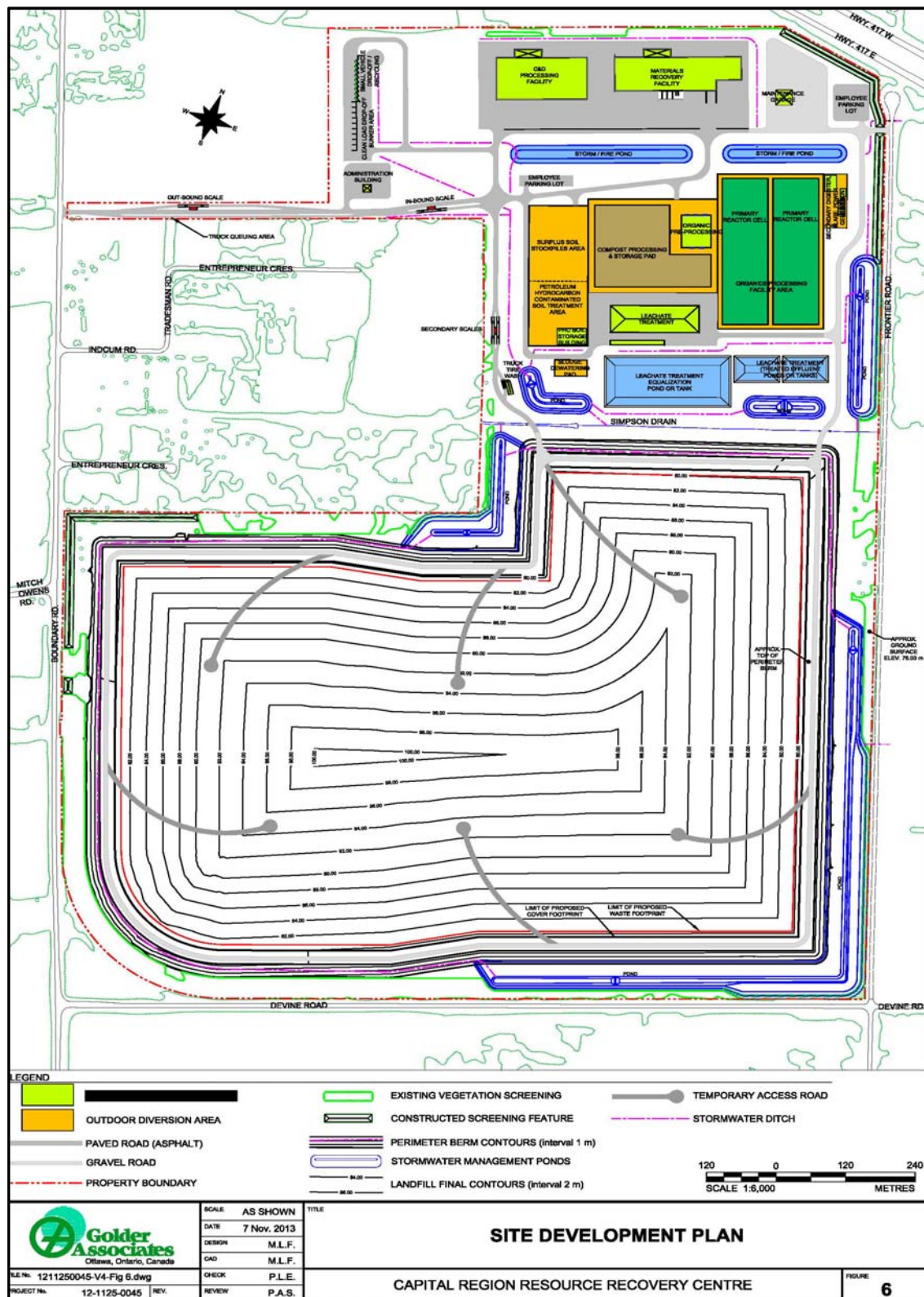


Figure 4 – Approved Site Development Plan from the Environmental Assessment

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) and through the extension to the existing trickle feed system as approved by Official Plan Amendment 152. The site plan for the site will provide the details for each of these services.

# Planning Rationale

## Capital Region Resource Recovery Centre (CRRRC)

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### 2.0 Provincial Policy Context

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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 OPA and ZBLA are 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:

*"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 is consistent with the above-noted policy of the Provincial Policy Statement (2014) for the following reasons:

- The location has been approved by the Minister of the Environment and Climate Change and Provincial Cabinet - the highest level approval possible provincially;
- The CRRRC has been and will be designed in accordance with provincial legislation and standards, e.g. *Environmental Protection Act*, and in accordance with the conditions of the approved EA;
- The approved EA for the CRRRC considered the need and role for the facility, including its size and type;
- The approved EA appropriately addresses environmental, public health and safety considerations;

- The facility provides accommodation for present and future commercial, industrial and institutional waste management requirements for the Capital Region thus ensuring there is adequate capacity locally that minimizes the shipment of waste outside the region; and
- The proposed facility facilitates and promotes the diversion of waste. The Provincial Government seeks to develop a circular economy to reduce waste and has established aggressive targets for diversion of 30% by 2020, 50% by 2030, and 80% by 2050 (see *Strategy for Waste-Free Ontario, 2017*).

### 3.0 City of Ottawa Official Plan

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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]”*

All of the existing Waste Disposal Sites are denoted in the same manner on the Schedules to the Official Plan (Schedules “A” and “B”).

The only change that is required to the Official Plan, as noted above, is to designate the location of the CRRRC on Schedule “A”, as required by policy 3.8.1. The Schedule uses the following symbol to represent a Solid Waste Disposal Site:

“  “

### 3.1 Waste Disposal Policy

The report entitled *“Phase 1 Recommendations Vision, Guiding Principles, Goals, Objectives and Targets”* in November 2011 regarding the City’s Waste Management Master Plan identified ten (10) goals. One of these goals was to ‘Optimize Waste Diversion’. The report also recognized the role of the private sector in IC&I and recycling and diversion (Appendix D). Goal 2 included the following:

- a) Waste recovery facilities and stable markets need to be established within a financially feasible distance of Ottawa.
- b) Comprehensive and consistent diversion programs need to be available in every household and place of work.
- c) Waste diversion receptacles need to be accessible in public spaces.
- d) Programs for special wastes need to be widely available.
- e) People need to make full use of the programs and services provided.

This report also recognized that the ICI sector has challenges:

*“There are systemic challenges facing local businesses and institutions, particularly amongst large institutions, the food industry, and the construction and demolition sector (C&D), such as the following:*

- *Lack of knowledge regarding the options available or expertise on how to implement them;*
- *High cost of diversion collection and processing;*

## Planning Rationale

### Capital Region Resource Recovery Centre (CRRRC)

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- *Lack of local processing facilities for certain materials;*

The City's June 2012 Discussion Paper concerning Ottawa's 30-year Waste Plan also indicates there is strong anecdotal evidence that many businesses in Ottawa have no, or very limited, waste diversion programs. The same document indicates that waste recovery facilities and stable markets need to be established within a financially feasible distance of Ottawa.

The background work for the CRRRC EA included a review of the diversion situation in Ontario. The current status of waste policy implementation in Ontario was captured in the Environmental Commissioner of Ontario (ECO) Annual Report 2010/2011 presented to the Legislative Assembly of Ontario in late November 2011. The report showed an annually increasing total waste generation rate in Ontario, and that the total overall rate of diversion has stayed at a plateau of about 23 percent since about 1998. Although there has been an increase in residential waste diversion, the report stated that diversion of IC&I waste (which comprises about two thirds of the total waste generated in Ontario) had declined; it is for this reason that "province-wide progress in reducing the percentage of waste sent to disposal has stalled." The ECO report describes a number of problems that have led to this situation; they include the poor diversion in the IC&I sectors, the poor diversion of organic waste, the failure of diversion programs to require the producers to cover all costs associated with waste diversion, inadequate coverage of materials to be diverted under the Waste Diversion Act, and lack of Ministry of the Environment (MOE) enforcement.

The ECO report also summarized possible solutions to these current diversion deficiencies that the MOE could implement through regulation and incentives. These include: imposing a waste disposal surcharge; banning materials from disposal; developing a schedule and targets for diversion of designated waste materials; establishing penalties for not meeting the requirements; annual reporting of waste diversion and disposal; and greater enforcement to encourage IC&I waste diversion. The ECO encouraged the MOE to follow through on the many ideas and approaches available to it to increase diversion of IC&I and other waste from disposal.

The MOE, in its June 2004 Ontario 60% Waste Diversion Goal - A Discussion Paper, reiterated a Provincial objective of achieving 60% diversion of all waste streams, including the IC&I and C&D sectors. The MOE proposed in 2008 that one of the key "building blocks" to achieving the long-term vision of "zero waste" would be an increase in the diversion of IC&I waste (MOE, 2008).

Most recently, the MOECC in 2017 issued a new *Strategy for a Waste Free Ontario*. This document sets out aggressive new waste diversion targets for the province for both residential and ICI waste of 30 per cent by 2020, 50 per cent by 2030 and 80 per cent by 2050.

The City of Ottawa also took the forward-looking initiative to develop a strategic plan to divert IC&I and C&D waste from landfilling (*Diversion 2015: An IC&I 3R Waste Diversion Strategy for Ottawa*).

There are many environmental, social and sustainable benefits that can be derived from properly implemented waste recycling and diversion efforts of materials from disposal for subsequent re-use. But from a strictly financial point of view, a premium is typically required to divert materials from disposal. Waste diversion is driven by government regulations and policy, which can take many forms in terms of diversion of materials (e.g., diversion targets and timing of implementation, specific materials, incentives, etc.) and disposal of residuals (e.g., landfill bans, pre-disposal processing, etc.). This is true for both the residential sector and the IC&I / C&D sector. This is particularly the case for the IC&I and C&D sector, which consists largely of business relationships and contracts between privately owned IC&I and C&D waste generators and privately owned waste management companies. Regulatory requirements can dictate, to a significant degree, the nature and extent of the waste

management services that waste management companies are able to competitively offer to the market. The combined cost of the waste collection, diversion and disposal components comprise the total cost of waste management that becomes an operating expense for the generator. The timing and content of regulations to require additional IC&I and C&D diversion are unknown, but Taggart Miller is prepared to commit to significant investments in diversion facilities in anticipation of such regulatory changes and to lead the development of IC&I and C&D waste diversion infrastructure in the Capital Region.

Taggart Miller concluded that there is an opportunity to build and operate a facility to assist the City of Ottawa to achieve its clearly stated and desired ICI waste diversion objectives. It was also noted that approval of a facility like the CRRRC would also conserve disposal capacity within the City (and possibly within other municipally owned landfills in eastern Ontario) for residential waste.

The approval of the OPA and Zoning Amendment for the CRRRC will allow the implementation of a site that will assist in addressing these provincial and local policy preferences and challenges, thereby clearly addressing the intent of the introduction to Section 3.8. This was recognized by City staff in their May 2016 Report to the Environment Committee and Council on the proposed CRRRC, where the following observation was made:

*“The phasing and development of the proposed site (the CRRRC) will have a significant bearing on the community achieving (its ICI waste diversion) targets.”*

### **3.2 New Waste Disposal Sites**

The policies of Section 3.8 of the Ottawa Official Plan explicitly address the establishment of Waste Disposal Sites within the City. The first three policies apply to the establishment of a new site.

Policy 1 states:

1. Operating Solid Waste Disposal Sites are designated on Schedules A and B in order to recognize their function and their potential impact on surrounding land uses.

Policy 2 states:

2. The City will require an official plan amendment for the establishment of any new Solid Waste Disposal Site. The City will evaluate applications based on the following:
  - a. The proponent has completed an Environmental Assessment or an Environmental screening Report under the Environmental Assessment Act considering such items as the:
    - i. Rationale for the undertaking,
    - ii. Potential impact on the City's commitment to waste reduction, reuse and recycling,
    - iii. Potential community, public health, transportation, environmental, visual, financial and land use impact of the facility,
    - iv. Use of mitigation measures, such as buffers and setbacks, to address potential land-use conflicts,
    - v. Potential impacts and mitigation measures related to air traffic,
    - vi. Potential impacts and mitigation measures related to roads and haul routes to the facility;
    - vii. Environmental monitoring of the facility;
    - viii. The end use of the facility.

## **Planning Rationale**

### **Capital Region Resource Recovery Centre (CRRRC)**

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- b. Compliance with a Terms of Reference for the Environmental Assessment, as approved by the Minister of the Environment under the Environment Assessment Act; or in the case of a project using the Environmental Screening Process, the submission of a Notice of Completion to the Ministry of the Environment.
- c. Does not duplicate the requirements of the Environmental Assessment Act.



Policy 3 states:

3. The zoning by-law will restrict the location of Solid Waste Disposal facilities to specific sites.

Policy 3.8 provides a complete code of the matters that the City must consider when reviewing an OPA to identify a new Waste Disposal Site in the Official Plan.

Policy 3.8.2 a. sets out eight (8) items that an EA will be expected to have considered as a part of the completion of an Environmental Assessment under the Environmental Assessment Act. The EA for the CRRRC addressed all of these matters in accordance with the approved Terms of Reference. As noted above the proponent has completed a full individual Environmental Assessment (EA) for the project. A copy of the Minister's Approval is found in Appendix "A".

The following discusses where each of these items has been addressed in the EA for the CRRRC.

#### **3.2.1 Policy 3.8.2 a (i)**

The rationale for the undertaking is summarized in the Executive Summary found in Volume I of the EA Report beginning on Page iii and in Section 4 of Volume I, entitled "Rationale for the Proposed CRRRC". This section provided more details as to the rationale including focus on improving resource recovery of IC&I and C&D wastes in the Capital Region and eastern Ontario in accordance with Policy 3.8.2a.i.

#### **3.2.2 Policy 3.8.2 a (ii)**

The impact of the CRRRC on the City's commitment to waste reduction, reuse and recycling was outlined in this same section of the EA. The City's current policy is to increase the rates of diversion. The details of the EA confirm that the intent of this proposal is to increase the diversion rates for the ICI sector.

#### **3.2.3 Policy 3.8.2 a (iii)**

Policy 3.8.2a.iii identifies a list of potential impacts of a new waste management facility. The CRRRC provided an analysis for each of the listed items. The sections where each was considered are found in the following sections of the EA:

## Planning Rationale

### Capital Region Resource Recovery Centre (CRRRC)

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**Table 1: Policy 3.8.2 a (iii)**

| <b>Policy</b>                                   | <b>EA Reference</b>                 |
|---|-------------------------------------|
| Potential community impact of the facility      | EA, Volume I, Section 11.6.1, 13.3  |
| Potential public health impact of the facility  | EA, Volume I, Section 11.6.1 , 13.3 |
| Potential transportation impact of the facility | EA, Volume I, Section 11.9          |
| Potential environmental impact of the facility  | EA, Volume I, Sections 11.2, 11.5   |
| Potential visual impact of the facility         | EA, Volume I, Sections 11.6.3       |
| Potential financial impact of the facility      | EA, Volume I, 11.6.2                |
| Potential land use impact of the facility       | EA, Volume I, Section 11.6.1        |

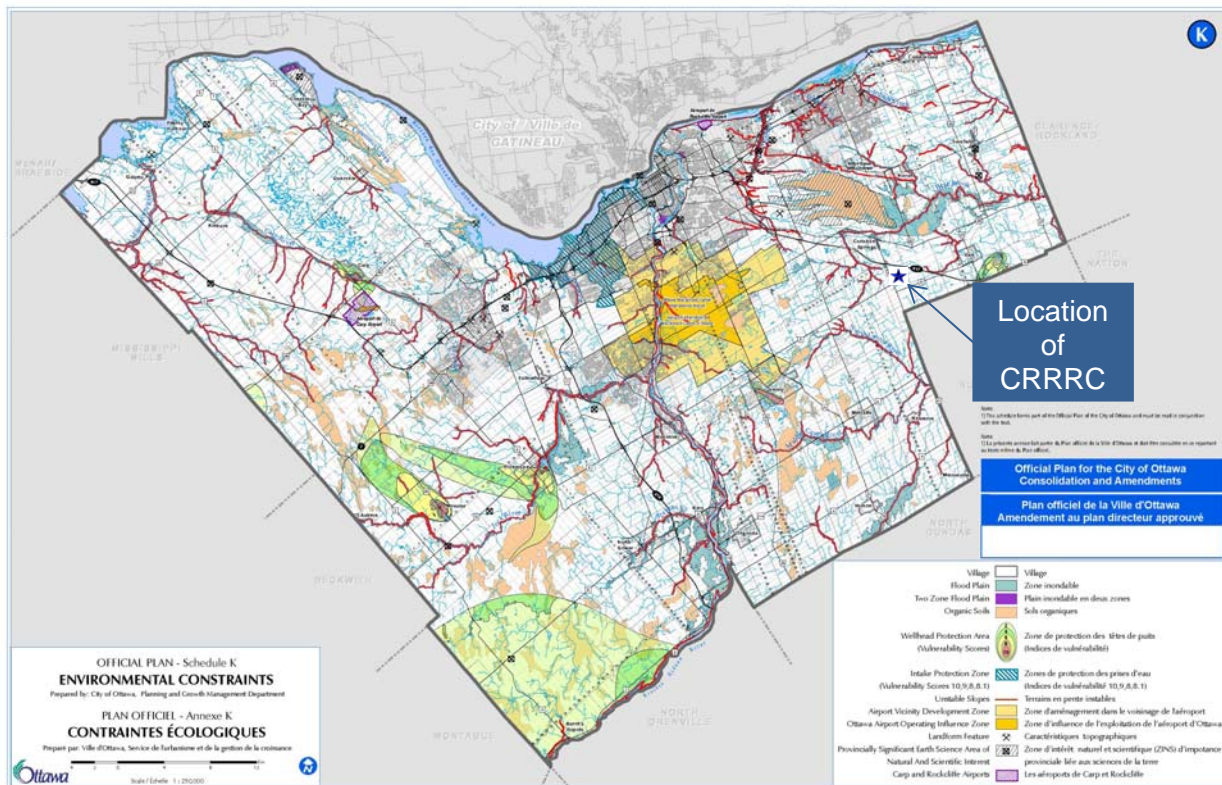
#### **3.2.4 Policy 3.8.2 a (iv)**

Policy 3.8.2a.iv deals with the use of mitigation measures, such as buffers and setbacks, to address potential land-use conflicts. Section 9.2.1 of the EA provided a description of the landfill buffers that are to be used during the site development, including setbacks. The Noise Study also provided an analysis of potential for land-use conflicts and identified mitigation measures to be implemented through the EPA approvals as discussed in TSD 2. Other in-design mitigation features were incorporated and considered throughout the impact assessment component of the EA.

#### **3.2.5 Policy 3.8.2 a (v)**

Policy 3.8.2a.v requires a review of potential impacts and mitigation measures related to air traffic. The site was confirmed to be outside of the 15 kilometre distance used by Transport Canada for regulated Wildlife Management Plans (confirmed by Transport Canada during the EA). As there was no indication of any potential for impact this was not reviewed further in the EA.

The site is also outside of the influence area, noise contour mapping and operating influence area, of the Macdonald-Cartier (Ottawa) International Airport (YOW). The noise contours and the operating area are shown in the Official Plan on Schedule 'K'. This site is clearly outside of these defined areas, as shown on Figure 5; therefore, the proposal conforms to the requirements of this policy.



**Figure 5 – Schedule K from the City of Ottawa Official Plan**

### **3.2.6 Policy 3.8.2 a (vi)**

Policy 3.8.2a.vi deals with potential impacts and mitigation measures related to roads and haul routes to the facility. Section 11.9 of Volume I and TSD 9, as noted above, addresses the transportation impacts related to the site development. Implementation of recommendations will be undertaken at the time of Site Plan Approval by the City of Ottawa.

### **3.2.7 Policy 3.8.2 a (vii)**

Policy 3.8.2a.vii deals with environmental monitoring of the facility. Section 14 of Volume I outlined the monitoring and contingency provisions for the site development. Various sub-sections dealt with the environmental monitoring of the site, including Section 14.1.1.2 for Air Quality and Odour and 14.1.2 for groundwater and leachate. The Provincial approval of the EA included a series of monitoring provisions in Section 4 of the approval and such conditions will be imposed in the Environmental Protection Act approval process. These conditions demonstrate how the proposal conforms to this policy of the Official Plan.

### **3.2.8 Policy 3.8.2 a.(viii)**

Section 14.1.4 of the EA dealt with the end use of the facility as required by Policy 3.8.2a.viii.

### **3.2.9 Policy 3.8.2 b**

Policy 3.8.2.b. seeks to confirm that the EA was completed in "Compliance with a Terms of Reference for the Environmental Assessment, as approved by the Minister of the

## Planning Rationale

### Capital Region Resource Recovery Centre (CRRRC)

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Environment under the Environment Assessment Act; or in the case of a project using the Environmental Screening Process, the submission of a Notice of Completion to the Ministry of the Environment.” The Minister’s Approval, Appendix A, confirms that the Terms of Reference were followed by the proponent.

#### **3.2.10 Policy 3.8.2 c**

The final part of policy 3.8 states that the City’s review “*Does not duplicate the requirements of the Environmental Assessment Act.*” This application for an Official Plan Amendment is reliant upon and uses the work done to complete the EA for the CRRRC. The City has agreed that the approved EA is being used as the basis for its review of the OPA pursuant to Section 3.8.2.

#### **3.2.11 Policy 3.8.3**

The final policy of this section requires that the site be identified in the Zoning By-law in order to implement the Official Plan. A complementary and parallel application for a Zoning By-law Amendment has been filed with the OPA. The next section will provide an outline of the requested Zoning By-law Amendment.

All of the Environmental Assessment documents are already on file with the City as a part of the EA process. They have also been filed with the City in support of these applications.

## **4.0 The Proposed Amendments**

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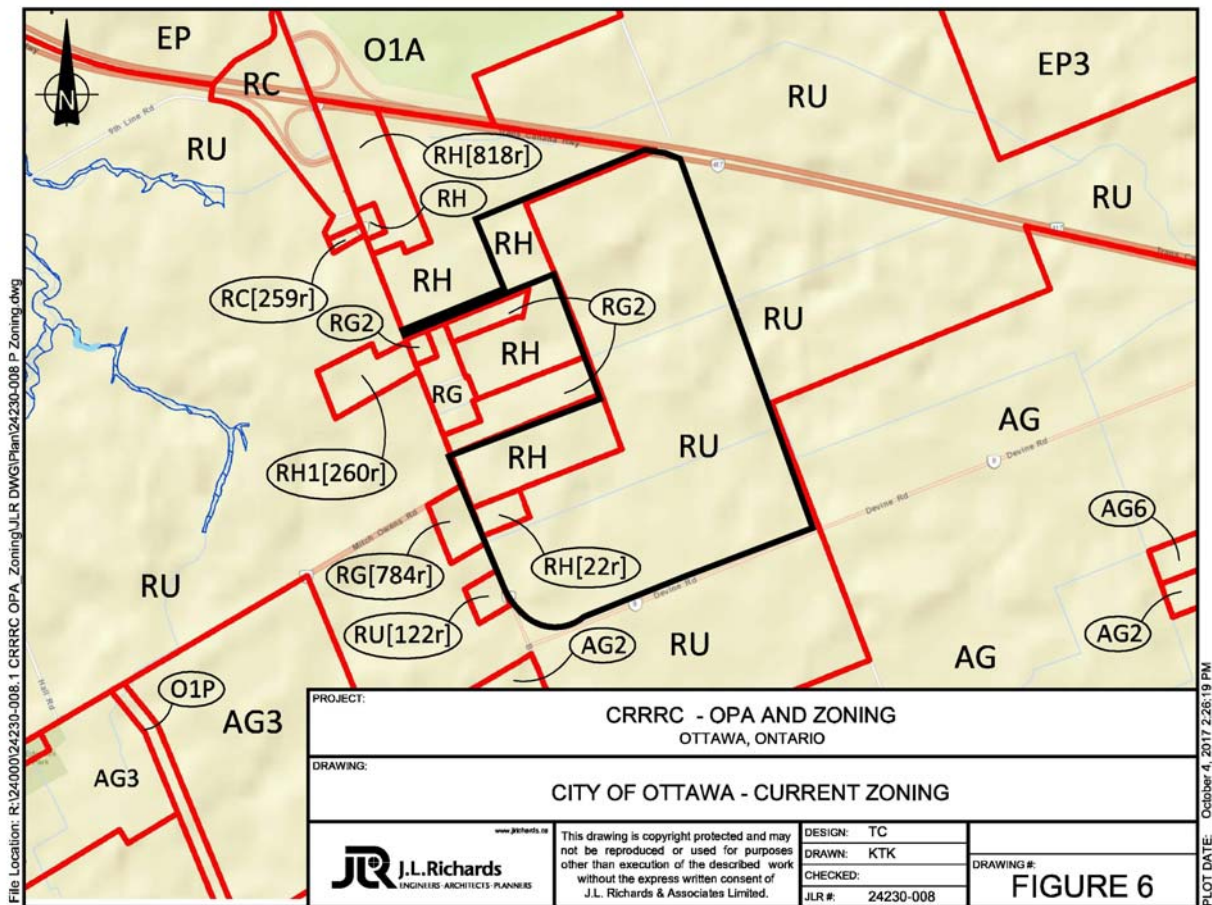
### **4.1 Official Plan Amendment**

The Official Plan Amendment is to add the following symbol on Schedule “A”, in the area immediately north and east of the intersection of Boundary Road and Devine Road, to represent a Solid Waste Disposal Site:

“”.

### **4.2 Zoning By-law Amendment**

As shown in the EA the site is presently zoned as a combination of Rural Heavy Industrial, including exceptions (RH), and Rural (RU) in accordance with By-law 2008-250 as shown in Figure 6.



**Figure 6 – Composite from City of Ottawa’s Zoning By-law Schedule**

The Zoning By-law Amendment application is to zone that portion of the lands that are not currently Rural Heavy Industrial, as described in the EA and shown in Figure 6 to this report, as Rural Heavy Industrial (RH) Exception (xxxx). The site is outlined with Black on Figure 6. There needs to be an additional permission for the site to be used for a Solid Waste Disposal Facility as an additionally permitted use. The existing permitted uses in the RH zone includes all of the other uses proposed for the CRRRC either as permitted uses or accessory uses. This change is required to implement the provincially approved EA and the policies of the Official Plan. In order to implement the EA approval there will also be a need to amend some of the RH Zone and General Provisions, as generally described below.

#### **4.2.1 Amendments to the Rural Heavy Industrial Zone (RH)**

The RH Zone is found in Part 13, Rural Zones, of the Zoning By-law of the City of Ottawa, By-law 2008-250. Sections 221 and 222 provide the details for site development. The development standards of the RH Zone, Section 221, appear to be mostly appropriate for the development of the CRRRC in accordance with the EA.

The RH zone does not permit Solid Waste Disposal in the parent zone, only within specific exceptions; therefore an exception will be required to include this as a permitted use for these lands. For example, Trail Road Landfill is zoned as RH Exception 200r, as is part of the Carp Road landfill site.

The main exception to the development standards will be to the maximum height of a principal building. The current provision [221(3) Table 221 (g)] restricts the height to 15

## Planning Rationale

### Capital Region Resource Recovery Centre (CRRRC)

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metres. In order to allow for the construction of the Materials Recovery Facility (MRF) and Construction and Demolition Recovery (C&D) Buildings, both of which have a large footprint, approximately 3,300 square metres each, a greater height is required. These two buildings propose a flat roof design where the design assumes a clear height inside of approximately 15 metres. We request a maximum building height of 18 metres to include an allowance for the roof structure to enclose the buildings.

The second alteration to the RH Zone predevelopment standards is to the minimum frontage for the site. Table 221(a) establishes the Minimum lot width as 50 metres.

The By-law defines the front of a lot as the: "lot line which means that lot line, not including a corner lot line, which abuts a street for the shortest distance...". As shown on Figure 6, the site has extensive frontage on Devine Road, Frontier Road and in two locations on Boundary Road. The shortest of these is the "lot frontage". The portion with shortest distance along one of these streets is where the site access is proposed. This width is 30 metres, thus forming the front lot line and not conforming to the minimum requirement of the By-law. As this does not conform to the By-law we therefore request the City to include this amendment to allow for the development of the CRRRC in accordance with the preferred site development concept as shown in the EA.

#### **4.2.2 Amendments to the General Provisions**

The General Provisions are found in Part 2, General Provisions, of the Zoning By-law of the City of Ottawa, By-law 2008-250, Sections 55 to 73. There are amendments being requested to three provisions of this Part of the By-law to implement the EA. These deal with location of accessory buildings, setbacks from watercourses and minimum parking.

Section 55 outlines the location requirements for accessory buildings. Table 55, Row (1) deals with setbacks from a front lot line, where it states: "Same as required for principal building". The City's Interpretation of this clause means that the accessory buildings are to be setback the same distance as the main building, not only the minimum required setback.

The front lot line for this site will be along Boundary Road where the site access is proposed. This would mean that the front yard for this site would extend from Boundary Road, along the access road to the front wall of the Administration Building. The outbound weigh scale, as shown on the Site Development Plan (Figure 4), will be in the front yard between the street and the Administration Building; therefore it will be necessary to amend the By-law to permit it be in this location. Based upon the Site Development Plan, shown on Figure 4, the scale house will be more than the minimum required front yard setback of 15 metres from the street, but still within the Front Yard.

The minimum parking requirements for most of these uses are not specifically described within Table 101 of the Zoning By-law. Only the Administration Building is described as a use for parking calculation. We would request a special proviso for parking to be based upon the projected employment and an allowance for visitor parking. At this time, based upon similar operations that Taggart Miller Environmental Services are aware of, and where Miller is the operator, the active industrial operations buildings (Materials Recovery Facility, C&D Processing, Composting, Maintenance Building, Administration Building, and the landfill components of this site will provide 100 full-time long term jobs.

The two largest buildings on the site (MRF and C&D) are operated with very few employees due to the scale of the equipment and the areas required for material storage. These are not typical buildings where activity related to processing occurs throughout the building. The number of employees required to operate the systems is far more limited than a typical processing facility or even a warehouse operation. Similarly the soil processing and compost buildings are not designed to be occupied by staff; therefore calculating parking based upon gross floor area is not appropriate. The parking calculations are normally based upon the area and not necessarily representative of the actual use. This exemption would apply to the landfill and the associated facilities and not apply should any other uses ever be introduced in the future.

It is proposed that 100 spaces would be appropriate for employee use.

There should be an allowance for visitor parking for the site. A review of other landfill sites operating in the City has found that Trail Road has 25, Carp has 4, and Navan has 15 spaces. It is proposed that 10 spaces would be appropriate for visitor use.

It would be our recommendation that the site be developed with 110 parking spaces to represent the actual operation of the site.

## **5.0 Conclusions**

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This Report has been prepared in support of an Official Plan Amendment and Zoning By-law Amendment for the proposed Capital Region Resource Recovery Centre (CRRRC).

Based on the information presented in this Report, it is concluded that the proposed Official Plan Amendment and Zoning Amendment are appropriate to implement the approved EA for the CRRRC when evaluated against the applicable policies and provisions.

Both the OPA and ZBLA are 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 OPA and ZBLA are consistent with the Provincial Policy Statement as discussed herein.

The proposed Zoning By-law Amendment is in conformity with the City's Official Plan as discussed herein.

The studies submitted in connection with the approved Environmental Assessment fully support these applications and demonstrate the compatibility of this development with respect to its proposed location and that potential impacts can be appropriately mitigated.

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, the proposed Official Plan Amendment and Zoning By-law Amendment represent good land use planning.



## Planning Rationale Capital Region Resource Recovery Centre (CRRRC)

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Prepared by:

A handwritten signature in black ink, appearing to read 'Tim F Chadder'.

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

Reviewed by:

A handwritten signature in black ink, appearing to read 'Wendy Nott'.

Wendy Nott, RPP, FCIP  
Senior Principal  
Walker, Nott, Dragicevic Associates Limited



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## Appendix A

Ministry of the Environment  
and Climate Change Notice of  
Approval for the CRRRC

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**ENVIRONMENTAL ASSESSMENT ACT**

**SECTION 9**

**NOTICE OF APPROVAL TO PROCEED WITH THE UNDERTAKING**

RE: An Environmental Assessment for the Capital Region Resource Recovery Centre

Proponent: Taggart Miller Environmental Services

EA File No.: EA-03-08-02

TAKE NOTICE that the period for requesting a hearing, provided for in the Notice of Completion of the Review for the above-noted application, expired on May 20, 2016.

Having considered the purpose of the Environmental Assessment Act, the approved Terms of Reference, the Environmental Assessment, the Ministry Review of the Environmental Assessment and submissions received, I hereby give approval to proceed with the undertaking, subject to the conditions set out below.

## REASONS

My reasons for giving approval are:

- (1) The proponent has complied with the requirements of the Environmental Assessment Act.
- (2) The Environmental Assessment has been prepared in accordance with the approved Terms of Reference.
- (3) On the basis of the proponent's Environmental Assessment and the Ministry Review, the proponent's conclusion that, on balance, the advantages of this undertaking outweigh its disadvantages appears to be valid.
- (4) No other beneficial alternative method of implementing the undertaking was identified.
- (5) The proponent has demonstrated that the environmental effects of the undertaking can be appropriately prevented, changed, mitigated, or remedied.
- (6) On the basis of the proponent's Environmental Assessment, the Ministry Review and the conditions of approval, the construction, operation and maintenance of the undertaking will be consistent with the purpose of the Environmental Assessment Act (section 2).
- (7) All comments from government agencies, the public and Indigenous communities have been appropriately addressed.
- (8) I am not aware of any outstanding issues with respect to this undertaking which suggest that a hearing should be required.

## CONDITIONS

The approval is subject to the following conditions:

### **1. Definitions**

For the purposes of these conditions:

"construction" means physical construction activities, including site preparation works (such as clearing trees etc.), but does not include tendering of contracts.

"date of approval" means the date on which the Order in Council was approved by the Lieutenant Governor.

"Director" means the Director of the Environmental Approvals Branch.

"EAB" means the Environmental Approvals Branch of the Ministry of the Environment and Climate Change.

"CRRRC Environmental Assessment" means the document titled Environmental Assessment of the Proposed Capital Region Resource Recovery Centre, December 2014, including Addenda.

"ministry" means the Ministry of the Environment and Climate Change.

"CLC" means Community Liaison Committee.

"program" means compliance monitoring program.

"proponent" means Taggart Miller Environmental Services.

"seismic occurrence" means a moderate earthquake having a magnitude of at least 5 on the Richter scale.

"site" means the proponent's 184 hectare property east of Boundary Road and southeast of Highway 417/Boundary Road interchange, City of Ottawa.

"undertaking" means the construction and operation of the Capital Region Resource Recovery Centre, which includes:

- a materials recovery and recycling operation for incoming 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 up to 10.7 million cubic metres.

## **2. General Requirements**

- 2.1 The proponent shall implement the undertaking in accordance with the CRRRC Environmental Assessment which is hereby incorporated in this approval by reference except as provided in these conditions and as provided in any other approval or permit that may be issued for the site.
- 2.2 The proponent shall fulfill all commitments made during the environmental assessment process.
- 2.3 Any proposed changes to the CRRRC Environmental Assessment and/or the undertaking shall be made in accordance with the Environmental Assessment Act and the amending procedure outlined in the CRRRC Environmental Assessment.
- 2.4 These conditions do not prevent more restrictive conditions being imposed under other statutes.
- 2.5 Where a document is required to be posted on a website, the Director may determine the length of time for which the document must be posted.

### **3. Public Record**

- 3.1 Where a document is required for the public record, the proponent shall provide a copy of the document to the Director.
- 3.2 The EAB file number EA-03-08-02 and the EAIMS number 10261 shall be quoted on all documents submitted to the ministry pursuant to this Notice of Approval.
- 3.3 For every document submitted to the ministry, the proponent shall clearly identify under which condition the document is.
- 3.4 Documents may be provided electronically where appropriate. If the ministry requests that the document be provided in hardcopy, the proponent shall provide the document in hardcopy within 15 business days to the Director.

### **4. Compliance Monitoring Program**

- 4.1 The proponent shall prepare and implement a Compliance Monitoring Program.
- 4.2 The Compliance Monitoring Program shall be submitted to the Director a minimum of 60 days prior to the start of construction or such other date the Director agrees to in writing.
- 4.3 The Compliance Monitoring Program shall be included in the public record and shall be posted on the proponent's website at the time of submission.
- 4.4 The Compliance Monitoring Program shall include updated reports on the:
  - a. implementation of the undertaking, including mitigation measures;
  - b. post-approval consultation with the public and Indigenous communities;
  - c. completion of any outstanding studies or work to be undertaken;
  - d. compliance with the conditions in this Notice of Approval;
  - e. status of commitments made during the Environmental Assessment Act application process;
  - f. actualization of the targets for waste diversion set out in the Waste Diversion Protocol;
    - (i) by waste type by year;
    - (ii) by waste type showing year over year changes;
  - g. steps taken to reach the targets for waste diversion set out in the Waste Diversion Protocol and any additional proposed measures if targets are not being met; and
  - h. year over year changes in greenhouse gas emissions.
- 4.5 The Compliance Monitoring Program must contain an implementation schedule.
- 4.6 The Director may amend the Compliance Monitoring Program at any time by providing notice to the proponent in writing. The proponent shall amend the Compliance

Monitoring Program document in accordance with the Director's notice and shall carry out the amended Compliance Monitoring Program.

- 4.7 The proponent shall make the Compliance Monitoring Program documentation available to the ministry or its designate upon request in a timely manner when so requested by the ministry.

## **5. Compliance Reporting**

- 5.1 The proponent shall prepare an annual compliance report documenting the results of the Compliance Monitoring Program (Condition 4 above).
- 5.2 The first compliance report shall be submitted to the Director for the public record no later than one year following the date of approval. Each subsequent compliance report shall be submitted within 12 months of the submission of the previous report. Each report shall cover the previous 12 month period.
- 5.3 The proponent shall submit an annual compliance report until the Director provides notice otherwise.
- 5.4 The proponent shall retain, either onsite or in another location approved by the Director, copies of each of the annual compliance reports and any associated documentation regarding compliance monitoring activities.
- 5.5 The compliance reports and supporting documentation shall be posted on the proponent's website.
- 5.6 The proponent shall make the compliance reports and supporting documentation available to the ministry or its designate upon request in a timely manner when requested to do so by the ministry.

## **6. Community Liaison Committee**

- 6.1 The proponent shall maintain a CLC to provide a forum for public concerns to be raised and for mitigation measures to be discussed.
- 6.2 Interested members from the Township of Russell shall be invited to participate in the CLC.
- 6.3 If there is no interest from the public in the CLC, the proponent may discontinue the CLC. The proponent shall re-establish the CLC at the request of the public.
- 6.4 The CLC, as required, shall serve for the dissemination, review and exchange of information and monitoring results relevant to the undertaking.

## **7. Complaint Protocol**

- 7.1 The proponent shall prepare and implement a protocol establishing a procedure for addressing inquiries and complaints with respect to the undertaking.

- 7.2 The proponent shall submit the Complaint Protocol to the Director at a minimum the earlier of one year from the date of approval, or 60 days before the start of construction.
- 7.3 The Director may amend the Complaint Protocol at any time by providing notice to the proponent in writing. The proponent shall amend the Complaint Protocol document in accordance with the Director's notice and shall carry out the amended Complaint Protocol.
- 7.4 The proponent shall submit the amended Complaint Protocol to the Director within the time period specified by the Director.

## **8. Climate Change Considerations**

- 8.1 The proponent shall include with its application for an Environmental Compliance Approval:
- a) an assessment of the largest ten (10) storm events in the past five (5) years.
  - b) an assessment of whether the proposed stormwater management system has the capacity to contain the events.
  - c) a discussion of potential contingency plans to address extreme weather events in the future should the frequency of such storms increase and capacity become an issue.
- 8.2 The proponent shall study the feasibility of utilizing the landfill gas collected at the site for beneficial uses (i.e. electricity or heat generation) rather than just flaring the gas. The results of the study shall be provided to the Director 60 days prior to the proponent accepting waste in the residual waste disposal facility.

## **9. Traffic Study Commitments**

- 9.1 Prior to the start of construction, the proponent shall consult with the Ministry of Transportation on the commitments outlined in the CRRRC EA, including:
- a) intersection improvements at the Site access location off Boundary Road (left turn lane into the Site); and
  - b) on-Site queuing area of sufficient capacity to avoid truck queuing on Boundary Road.

## **10. Waste Diversion**

- 10.1 The proponent shall not accept waste in the residual waste landfill until the waste diversion facilities and/or operations that form part of this undertaking as contemplated in the CRRRC EA 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.

## **11. Leachate Treatment Plan**

11.1 The proponent shall include in its application for an Environmental Compliance Approval a proposed Leachate Treatment Plan that outlines the long-term plan for pre-treatment at the site, transport, and delivery to the receiving facility. The Leachate Treatment Plan shall include, but is not limited to, contingency measures for:

- a) accommodating short-term disruptions at the receiving leachate treatment facility,
- b) spills; and
- c) potential effects due to seismic events.

## **12. Odour Abatement Plan**

12.1 The proponent shall develop an Odour Abatement Plan detailing the measures for addressing the potential odours that may emanate from the site. The proponent shall submit the plan to the ministry as part of the application for approval under Part V of the Environmental Protection Act.

## **13. Dust Controls**

13.1 The proponent shall install a dust collection system at the Materials Recovery and Recycling Facility and the Construction and Demolition Processing Facility.

13.2 The proponent shall prepare a Dust Management Plan for the site and shall submit the plan to the ministry as part of the application for approval under Part II.1 of the Environmental Protection Act. The plan shall include fugitive dust from all sources on the site.

## **14. Seismic Inspections**

14.1 The proponent shall include an annual inspection of the site as part of its Compliance Monitoring Program. The purpose is to determine that all landfill components are in good working order. The inspection shall be carried out by a person(s) qualified to assess the proper functioning of the landfill components. The results of the inspection shall be included in the Compliance Reports required by Condition 5 of this approval. The frequency of the inspections may be changed by the Director by giving notice in writing to the proponent.

14.2 Within 24 hours of a seismic occurrence, the proponent shall have a person(s) qualified to do so evaluate and ensure that the landfill components are in good working order. The proponent shall submit to the District Manager a written report from the person(s) conducting the evaluation of the landfill components within five business days of the seismic occurrence. The requirement for these inspections may be changed by the Director by giving notice in writing to the proponent.



**15. Review and Duration of Approval**

- 15.1 If, within 5 years of the date of approval, the proponent has not commenced construction of the undertaking, the proponent shall undertake a review of the CRRRC Environmental Assessment. The proponent shall review whether the effects analysis, anticipated net effects, and associated mitigation measures set out in the CRRRC Environmental Assessment remain accurate for the undertaking, and identify any changes to these.
- 15.2 The proponent shall provide to the ministry a report that sets out the findings of its review. The report shall be submitted to the Director at least 90 days prior to the commencement of construction. The proponent shall also, at the same time, provide the report to the Indigenous communities consulted on the CRRRC Environmental Assessment, the CLC and the City of Ottawa. The proponent shall also post the review of the CRRRC Environmental Assessment on the proponent's website at the time of submission.
- 15.3 Construction of the undertaking must commence within 10 years of the date of approval or this approval expires.

Dated the 17 day of May 2017 at TORONTO.

  
Minister of the Environment and Climate Change  
77 Wellesley Street West  
11th Floor, Ferguson Block  
Toronto, Ontario  
M7A 2T5

Approved by O.C. No. 1088/2017

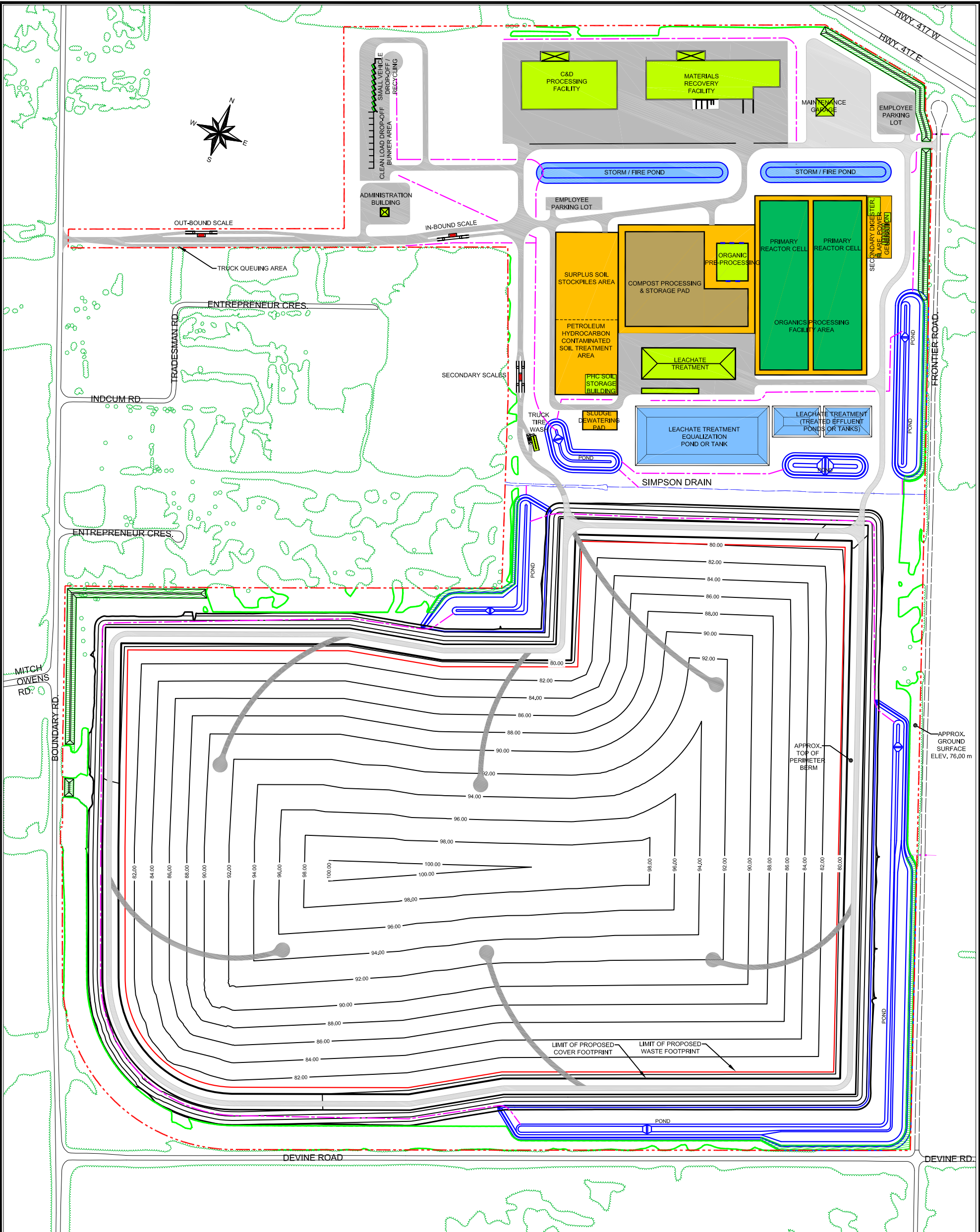
Date O.C. Approved May 31, 2017

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# Appendix B

Site Grading and Site  
Development Plans

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PROPOSED FACILITY BUILDING

OUTDOOR DIVERSION AREA

PAVED ROAD (ASPHALT)

GRAVEL ROAD

PROPERTY BOUNDARY

EXISTING VEGETATION SCREENING

CONSTRUCTED SCREENING FEATURE

PERIMETER BERM CONTOURS (Interval 1 m)

STORMWATER MANAGEMENT PONDS


LANDFILL FINAL CONTOURS (Interval 2 m)

TEMPORARY ACCESS ROAD

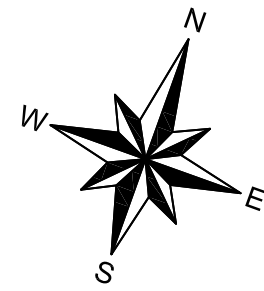
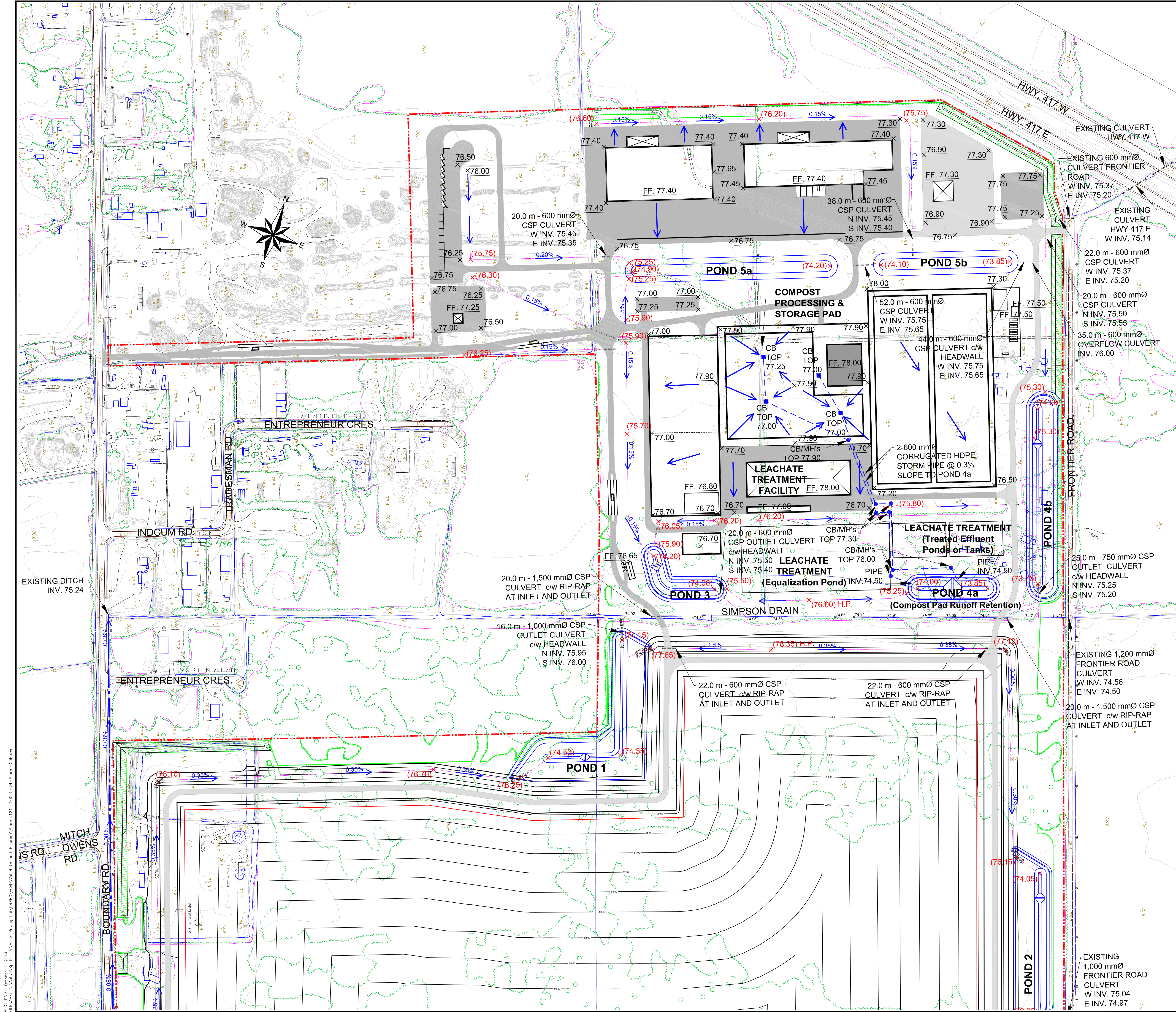
STORMWATER DITCH

1200 0 120 240

SCALE 1:6,000 METRES

|   |        |             |   |
|---|--------|-------------|---|
|  <div><b>Golder Associates</b><br/>Ottawa, Ontario, Canada</div> | SCALE  | AS SHOWN    | TITLE                                   |
|   | DATE   | 7 Nov, 2013 |   |
|   | DESIGN | M.L.F.      |   |
|   | CAD    | M.L.F.      |   |
| FILE No. 1211250045-V4-Fig 6.dwg  | CHECK  | P.L.E.      | CAPITAL REGION RESOURCE RECOVERY CENTRE |
| PROJECT No. 12-1125-0045  | REV.   | P.A.S.      |   |
|   |        |             | FIGURE                                  |
|   |        |             | 6                                       |



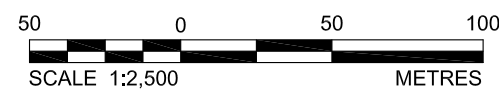


- LEGEND:**
- PROPERTY BOUNDARY
  - x (74.50) PROPOSED SWALE GRADE
  - x 77.00 PROPOSED GRADE
  - EXISTING GRADE
  - EXISTING CONTOUR (0.25m INTERVAL)
  - TERRACING (SLOPE AS INDICATED)
  - DRAINAGE DIRECTION
  - RIP-RAP 200 mmØ, 300 m THICK (NOMINAL) AS PER OPSD 810.010 TYPE 'B'
  - DITCH
  - CATCH BASIN (OPSD 705.010 c/w 600 mm SUMP)
  - MAINTENANCE HOLE (OPSD 707.020)
  - 600 mmØ CULVERT OR AS NOTED
  - EXISTING CULVERT AS NOTED
  - EXISTING SIMPSON DRAIN GRADE (SURVEY BY GOLDER ASSOCIATES LTD JULY 5, 2012)
  - ALL GRADES ARE METRES ABOVE SEA LEVEL (masl)

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION.
  - ALL SERVICES TO BE INSTALLED AS PER OPSS AND OPSD STANDARDS. EMBEDMENT AND BACKFILL SHALL CONFORM TO OPSD 802.010, 802.013, OR 802.014 AS APPLICABLE (FOR FLEXIBLE PIPE) USING GRANULAR 'A' FOR EMBEDMENT MATERIAL.
  - RIP-RAP TO BE INSTALLED AS PER OPSS 511 AND OPSD 810.010 TO A NOMINAL SIZE OF 200 mm, 300 mm THICK UNDERLAID WITH GEOTEXTILE INCLUDING DITCH SIDESLOPES.
  - ALL MANHOLES SHALL BE INSTALLED WITH FROST STRAPPING AS PER OPSD 701.100.
  - ALL SANITARY AND STORM MANHOLES SHALL BE PARGED AND MADE WATER TIGHT WITHIN THE INSIDE WALLS AT THE STRUCTURE USING NON-SHRINK GROUT.
  - THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE RECEIVING WATERCOURSE DURING CONSTRUCTION ACTIVITIES. THESE PRACTICES ARE REQUIRED TO ENSURE NO SEDIMENT AND/OR ASSOCIATED POLLUTANTS ARE RELEASED TO THE RECEIVING WATERCOURSE AND INCLUDES INSTALLATION OF SEDIMENT BARRIERS ON ALL CATCH BASIN AND MAINTENANCE HOLES AND A SILT FENCE BARRIER (AS PER OPSD 219.110 AND ASSOCIATED SPECIFICATIONS) ALONG ALL OTHER AREAS THAT SHEET DRAIN OFF SITE. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

**NOTE:**  
TO BE READ IN CONJUNCTION WITH PLAN VIEW OF POND AND DETAILS NO. P1, P2, P3 AND P4.

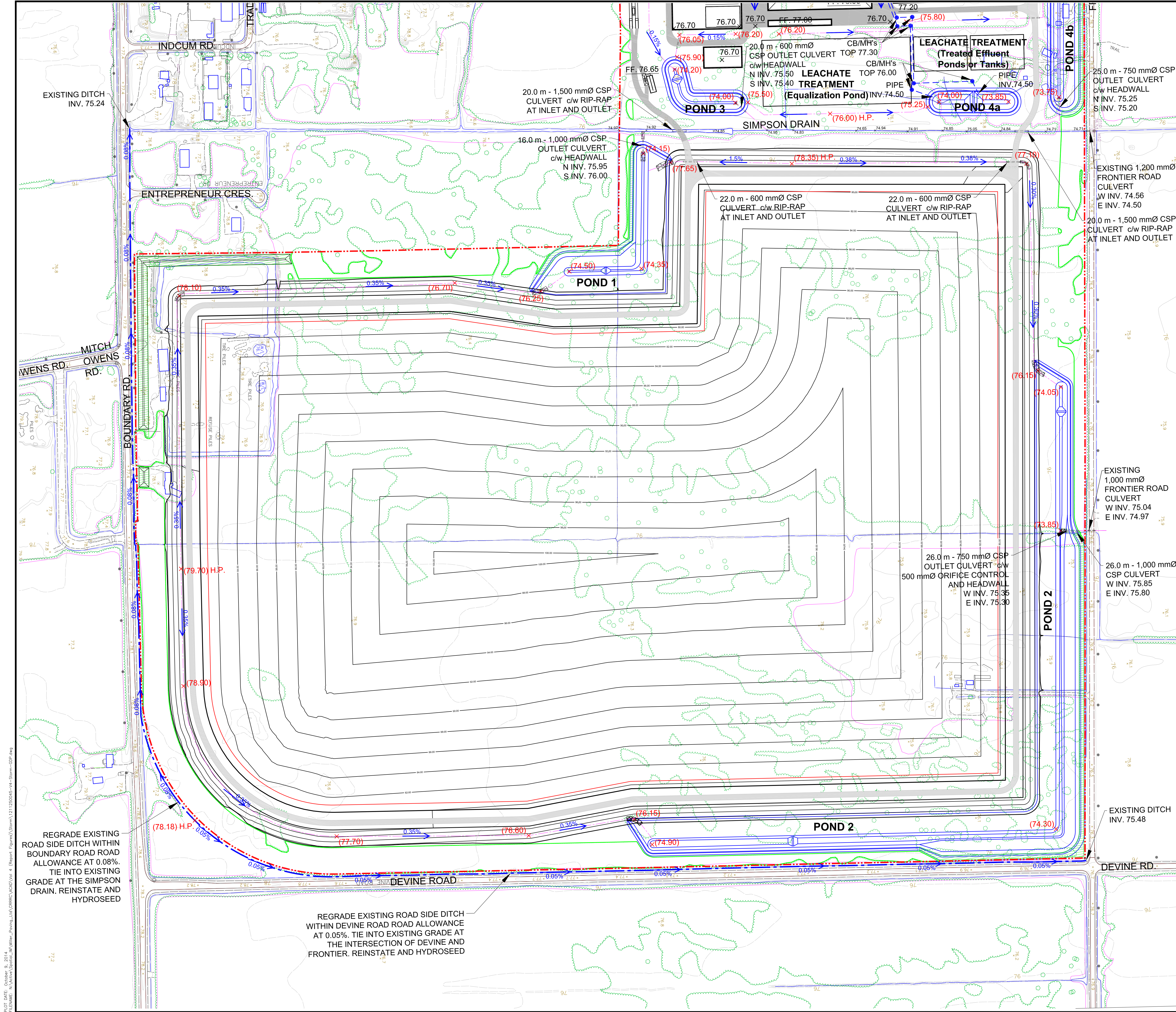
**NOT FOR  
CONSTRUCTION**



| REV   | DATE   | DES          | REVISION DESCRIPTION | CAD      | CHK  | RWV |
|---|--------|--------------|----------------------|----------|------|-----|
| PROJECT   |        |              |                      |          |      |     |
| CAPITAL REGION RESOURCE RECOVERY CENTRE                       |        |              |                      |          |      |     |
| TITLE   |        |              |                      |          |      |     |
| GRADING AND DRAINAGE PLAN<br>NORTH PART OF SITE               |        |              |                      |          |      |     |
| PROJECT No. 12-1125-0045 FILE No. 1211250045-V4-Storm-GDP.dwg |        |              |                      |          |      |     |
| DESIGN  | D.V.K. | 20 Nov. 2013 | SCALE                | AS SHOWN | REV. | 0   |
| CAD   | M.L.F. | 28 Nov. 2013 | DRAWING No.          |          |      |     |
| CHECK   | P.L.E. | Aug. 2014    | GD1                  |          |      |     |
| REVIEW  | P.A.S. | Aug. 2014    |                      |          |      |     |





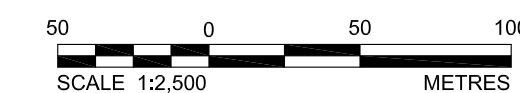


- LEGEND:**
- PROPERTY BOUNDARY
  - x (74.50) PROPOSED SWALE GRADE
  - x 77.00 PROPOSED GRADE
  - EXISTING GRADE
  - EXISTING CONTOUR (0.25m INTERVAL)
  - TERRACING (SLOPE AS INDICATED)
  - DRAINAGE DIRECTION
  - RIP-RAP 200 mmØ, 300 m THICK (NOMINAL) AS PER OPSD 810.010 TYPE 'B'
  - DITCH
  - CATCH BASIN (OPSD 705.010 c/w 600 mm SUMP)
  - MAINTENANCE HOLE (OPSD 707.020)
  - 600 mmØ CULVERT OR AS NOTED
  - EXISTING CULVERT AS NOTED
  - x 74.95 EXISTING SIMPSON DRAIN GRADE (SURVEY BY GOLDER ASSOCIATES LTD JULY 5, 2012)
  - ALL GRADES ARE METRES ABOVE SEA LEVEL (masl)

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION.
  - ALL SERVICES TO BE INSTALLED AS PER OPSS AND OPSD STANDARDS. EMBEDMENT AND BACKFILL SHALL CONFORM TO OPSD 802.010, 802.013, OR 802.014 AS APPLICABLE (FOR FLEXIBLE PIPE) USING GRANULAR 'A' FOR EMBEDMENT MATERIAL.
  - RIP-RAP TO BE INSTALLED AS PER OPSS 511 AND OPSD 810.010 TO A NOMINAL SIZE OF 200 mm, 300 mm THICK UNDERLAID WITH GEOTEXTILE INCLUDING DITCH SIDESLOPES.
  - ALL MANHOLES SHALL BE INSTALLED WITH FROST STRAPPING AS PER OPSD 701.100.
  - ALL SANITARY AND STORM MANHOLES SHALL BE PARGED AND MADE WATER TIGHT WITHIN THE INSIDE WALLS AT THE STRUCTURE USING NON-SHRINK GROUT.
  - THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE RECEIVING WATERCOURSE DURING CONSTRUCTION ACTIVITIES. THESE PRACTICES ARE REQUIRED TO ENSURE NO SEDIMENT AND/OR ASSOCIATED POLLUTANTS ARE RELEASED TO THE RECEIVING WATERCOURSE AND INCLUDES INSTALLATION OF SEDIMENT BARRIERS ON ALL CATCH BASIN AND MAINTENANCE HOLES AND A SILT FENCE BARRIER (AS PER OPSD 219.110 AND ASSOCIATED SPECIFICATIONS) ALONG ALL OTHER AREAS THAT SHEET DRAIN OFF SITE. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

**NOTE:**  
TO BE READ IN CONJUNCTION WITH PLAN VIEW OF POND AND DETAILS NO. P1, P2, P3 AND P4.

**NOT FOR  
CONSTRUCTION**



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|--|------|-----|----------------------|--|--|--|-----|-----|-----|
| <div><div></div><div></div></div>  |      |     |                      |  |  |  |     |     |     |
| REV  | DATE | DES | REVISION DESCRIPTION |  |  |  | CAD | CHK | RVW |
| PROJECT  |      |     |                      |  |  |  |     |     |     |
| CAPITAL REGION RESOURCE RECOVERY CENTRE  |      |     |                      |  |  |  |     |     |     |
| TITLE  |      |     |                      |  |  |  |     |     |     |
| GRADING AND DRAINAGE PLAN<br>SOUTH PART OF SITE  |      |     |                      |  |  |  |     |     |     |
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**GD2**



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## Appendix C

Draft Official Plan Amendment

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# **APPENDIX 'C'**

# **Draft Official Plan Amendment**



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

**Capital Region Resource Recovery Centre  
(CRRRC)**

**Identification of Waste Disposal Site**

Land use

## **THE STATEMENT OF COMPONENTS**

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

PART B – THE AMENDMENT consisting of the following text changes constitutes Amendment No. XX 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 identify the location of the CRRRC on Schedule “A” to the Plan.

### **2. Location**

This Official Plan Amendment applies to the lands identified in the Environmental Assessment for the CRRRC, being lands south of Highway 417 east of Boundary Road, and north of Devine Road.

### **3. Basis**

The CRRRC was approved after the Minister of Environment and Climate Change 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.

Policies in the Official Plan require the site to be identified on the Schedule to the Official Plan.

## **PART B – THE AMENDMENT**

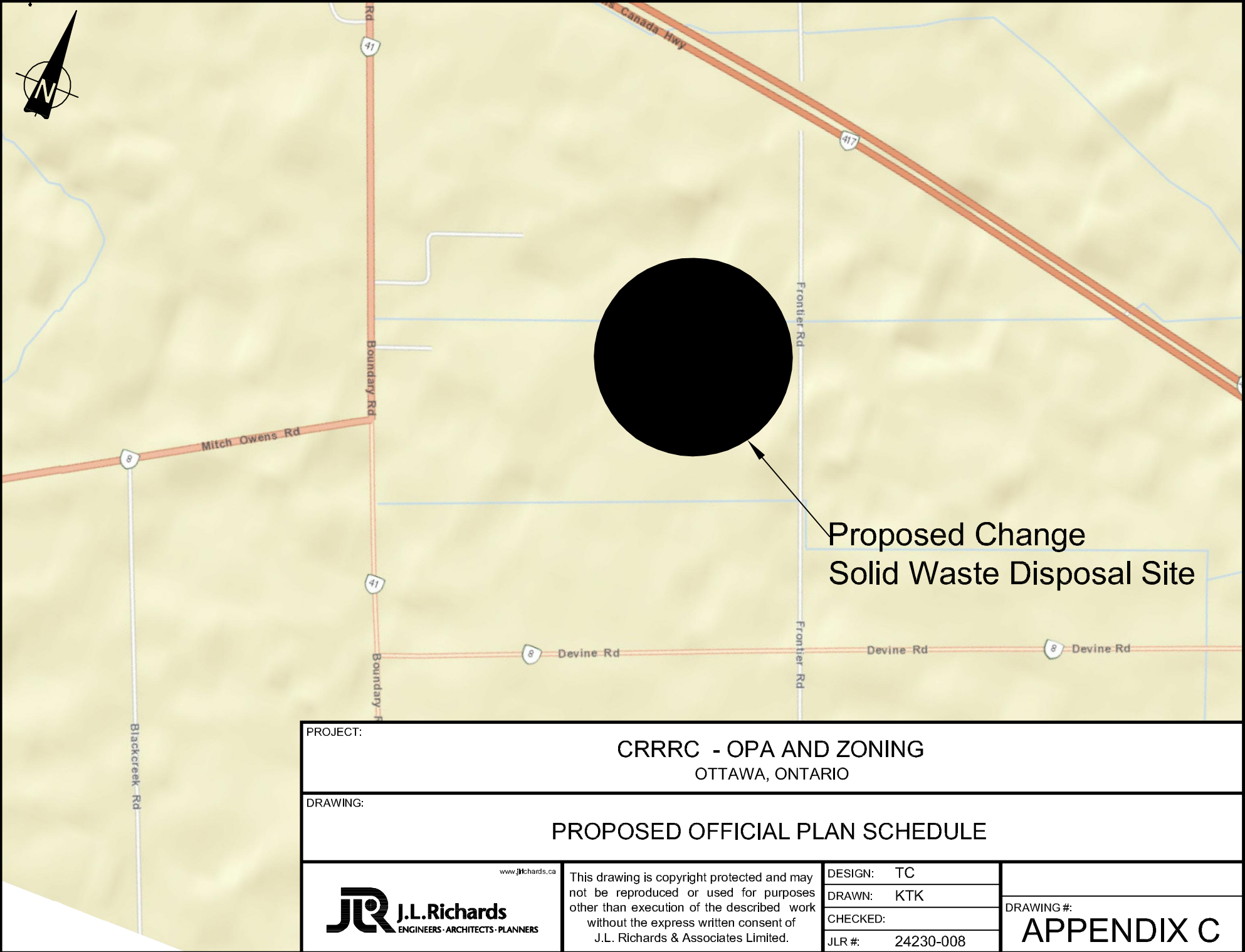
### **1. Introduction**

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX 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 Waste Disposal Site as shown on Schedule “A” to this Amendment.

File Location: R:\24000\24230-008.1 CRRRC OPA\_Zoning\JLR DWG\Plan\24230-008 P PropOP.dwg



|   |  |   |           |
|---|--|---|-----------|
| PROJECT:  |  | CRRRC - OPA AND ZONING<br>OTTAWA, ONTARIO |           |
| DRAWING:  |  | PROPOSED OFFICIAL PLAN SCHEDULE           |           |
| <br>J.L. Richards<br>ENGINEERS · ARCHITECTS · PLANNERS | <a href="http://www.jlrichards.ca">www.jlrichards.ca</a><br><br>This drawing is copyright protected and may not be reproduced or used for purposes other than execution of the described work without the express written consent of J.L. Richards & Associates Limited. | DESIGN:                                   | TC        |
|   |  | DRAWN:                                    | KTK       |
|   |  | CHECKED:                                  |           |
|   |  | JLR #:                                    | 24230-008 |
|   |  |   |           |
|   |  | DRAWING #:<br>APPENDIX C                  |           |

PLOT DATE: October 16, 2017 3:10:17 PM

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## Appendix D

Draft Zoning By-law Amendment

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# **APPENDIX ‘D’**

# **Draft Zoning Amendment**

**Zoning By-law Amendment XX**

**to**

**By-law 2008-250**

**Zoning By-law for the**

**City of Ottawa**

**Capital Region Resource Recovery Centre**

**(CRRRC)**

**Diversion Facilities**

**And**

**Waste Disposal Site**

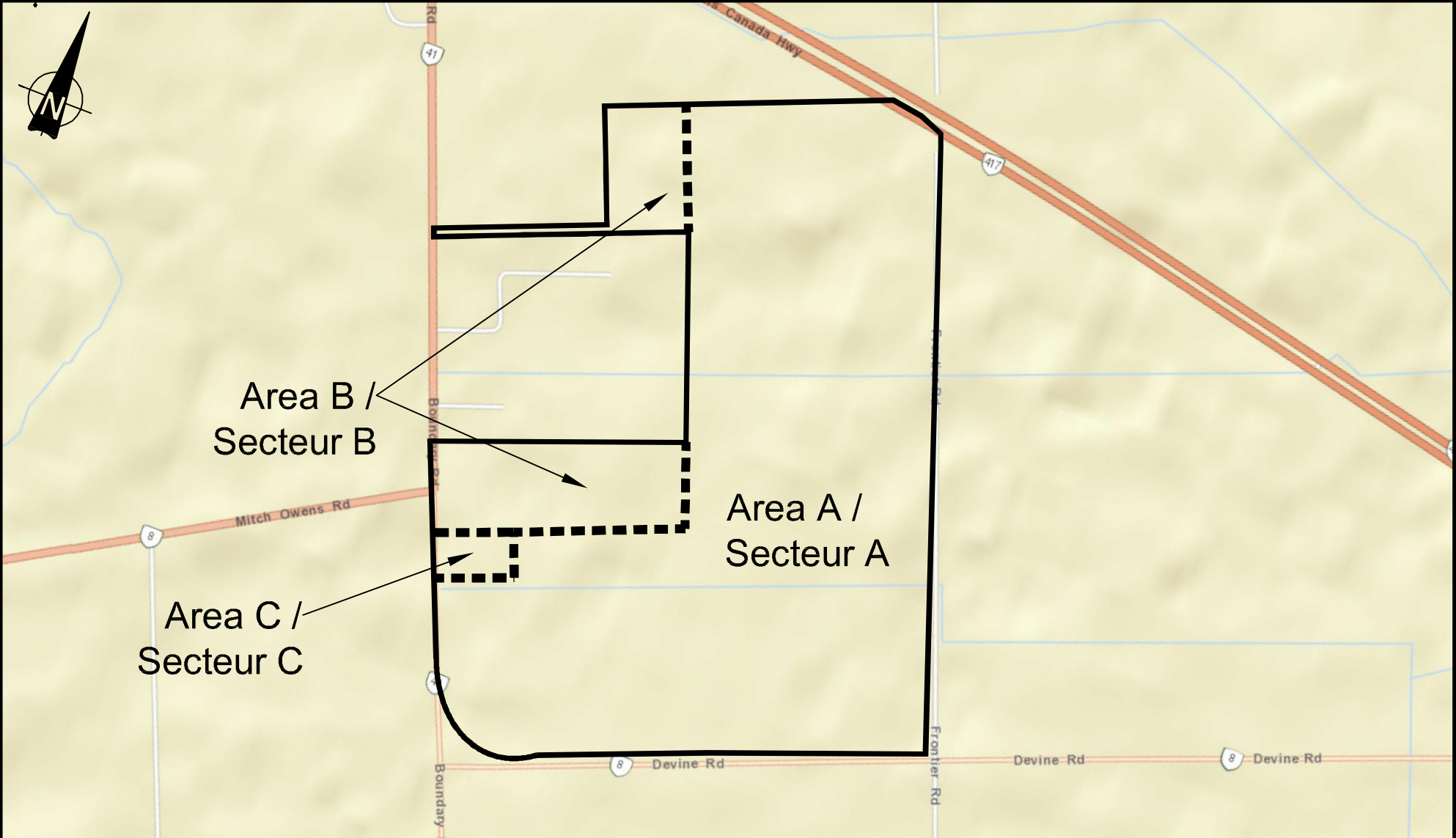



## Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for 5471 Boundary Road, 5575 Boundary Road, 5613 Boundary Road, 5508 Frontier Road, 5554 Frontier Road, 5570 Frontier Road, 5610 Frontier Road, and 5800 Frontier Road:

1. Rezone Area A on Document xx from RU to RH [xxxxr].
2. Rezone Area B on Document xx from RH to RH [xxxxr].
3. Rezone Area C on Document xx from RH[22r] to RH [xxxxr].
4. Create a new exception xxxr including provisions similar in intent to the following:
  - a) Add the following permitted use to Column III:
    - Waste Disposal Site
  - b) Add the following text to Column V:
    - Notwithstanding the provisions of Section 55, an accessory building may be located within a front yard provided that the accessory structure is not within the minimum required front yard setback.
    - Notwithstanding the provisions of Section 101, as the development on the lands zoned RH[xxxxr] is for the Diversion Facilities and Waste Disposal Site the site shall be developed with a minimum of 110 parking spaces.
    - Notwithstanding the provisions of Table 221, Row (a), the minimum lot frontage shall be 30 metres.
    - Notwithstanding the provisions of Table 221, Row (g), the maximum building height shall be 18 metres.

File Location: R:\24000\24230-008.1 CRRRC OPA\_Zoning\JLR DWG\Plan\24230-008 P Zoning\_Prop.dwg



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|---|--|---|-----------|
| PROJECT:  |  | CRRRC - OPA AND ZONING<br>OTTAWA, ONTARIO |           |
| DRAWING:  |  | PROPOSED ZONING SCHEDULE                  |           |
| <br>J.L. Richards<br>ENGINEERS · ARCHITECTS · PLANNERS | <a href="http://www.jlrchards.ca">www.jlrchards.ca</a><br><br>This drawing is copyright protected and may not be reproduced or used for purposes other than execution of the described work without the express written consent of J.L. Richards & Associates Limited. | DESIGN:                                   | TC        |
|   |  | DRAWN:                                    | KTK       |
|   |  | CHECKED:                                  |           |
|   |  | JLR #:                                    | 24230-008 |
|   |  | DRAWING #:<br>APPENDIX D                  |           |

PLOT DATE: October 13, 2017 11:35:43 AM



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