

**SITE PLAN CONTROL APPROVAL APPLICATION  
DELEGATED AUTHORITY REPORT  
MANAGER, DEVELOPMENT REVIEW, RURAL SERVICES**

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Site Location: 2301 Carp Road to 2437 Carp Road (odd numbers only), 2485  
Carp Road and 512 William Mooney Road

File No.: D07-12-15-0085

Date of Application: May 4, 2015

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This SITE PLAN CONTROL application submitted by Jaime Posen FOTENN Consultants Inc., on behalf of Waste Management of Canada Corporation, is APPROVED as shown on the following plan(s):

1. **Building Plans**, West Carleton Environmental Centre, BP1, prepared by WSP Canada Inc., dated March 31, 2015, Revision No. 2 dated September 14, 2015.
2. **Cardboard Storage Building Floor Plan and Details**, West Carleton Environmental Centre, A-1, prepared by WSP Canada Inc., dated April 17, 2015.
3. **Drainage and Grading Plan North**, West Carleton Environmental Centre, DGN1, prepared by WSP Canada Inc., dated March 31, 2015, Revision No. 3 dated September 14, 2015.
4. **Drainage and Grading Plan South**, West Carleton Environmental Centre, DGS1, prepared by WSP Canada Inc., dated March 31, 2015, Revision No. 2 dated September 14, 2015.
5. **Landscape Zone Index Plan**, West Carleton Environmental Centre, L1, prepared by AECOM Canada Ltd., dated February 2015, Revised September 11, 2015.
6. **Vegetation Removals & Woodlot Edge Management Plan**, West Carleton Environmental Centre, L2, prepared by AECOM Canada Ltd., dated February 15, 2015, Revised September 11, 2015.
7. **Wetland Compensation Plan – Zone 1**, West Carleton Environmental Centre, L3, prepared by AECOM Canada Ltd., dated February 2015, Revised September 11, 2015.

8. **Main Entrance Area – Zone 2 (Drawing 1/2)**, West Carleton Environmental Centre, L4, prepared by AECOM Canada Ltd., dated February 2015, Revised September 11, 2015.
9. **Main Entrance Area – Zone 2 (Drawing 2/2)**, West Carleton Environmental Centre, L5, prepared by AECOM Canada Ltd., dated February 2015, Revised September 11, 2015.
10. **West End Visual Screening – Zone 3**, West Carleton Environmental Centre, L6, prepared by AECOM Canada Ltd., dated February 2015, Revised September 28, 2015.
11. **North End Visual Screening – Zone 4**, West Carleton Environmental Centre, L7, prepared by AECOM Canada Ltd., dated February 2015, Revised October 1, 2015.
12. **Carp Road Corridor Landscape Zone 5 (Drawing 1/2)**, West Carleton Environmental Centre, L8, prepared by AECOM Canada Ltd., dated February 15, 2015, Revised September 11, 2015.
13. **Carp Road Corridor Landscape Zone 5 (Drawing 2/2)**, West Carleton Environmental Centre, L9, prepared by AECOM Canada Ltd., dated February 2015, Revised September 11, 2015.
14. **Site Plan – North**, West Carleton Environmental Centre, SPN1, prepared by WSP Canada Inc., dated March 31, 2015, Revision No. 2 dated September 14, 2015.
15. **Site Plan – South**, West Carleton Environmental Centre, SPS1, prepared by WSP Canada Inc., dated March 31, 2015, Revision No. 2 dated September 14, 2015.
16. **Site Servicing Plan North**, West Carleton Environmental Centre, SSN1, prepared by WSP Canada Inc., dated March 31, 2015, Revision No. 2 dated September 14, 2015.
17. **Site Servicing Plan South**, West Carleton Environmental Centre, SSS1, prepared by WSP Canada Inc., dated March 31, 2015, Revision No. 2 dated September 14, 2015.
18. **Carp Road Proposed Road Modification Concept Plan**, West Carleton Environmental Centre, prepared by AECOM Canada Ltd., dated May 2015.
19. **Landfill Road Sections**, Drawing No. 131-19413-00 - RS-2, prepared by WSP Canada Inc., dated September 2015.

20. **Landfill Road Sections**, Drawing No. 131-19413-00 - RS-3, prepared by WSP Canada Inc., dated September 2015.

And as detailed in the following report(s):

1. **Erosion and Sediment Control Plan**, West Carleton Environmental Centre, prepared by WSP Canada Inc., dated August 2015, Project No. 131-19416-00.
2. **Environmental Impact Statement for Site Plan Stage of the West Carleton Environmental Centre Landfill Expansion**, prepared by AECOM, dated September, 2015, Project No. 60289364.
3. **Geotechnical Studies**, West Carleton Environmental Centre, prepared by WSP Canada Inc., dated August 2015.
4. **Planning Rationale**, West Carleton Environmental Centre, prepared by FOTENN Consultants Inc., dated April 2015, September, 2015
5. **Stormwater Design Brief**, West Carleton Environmental Centre, prepared by WSP Canada Inc., dated August 2015, Project No. 131-19416-00.
6. **Carp Road Traffic Impact Assessment**, Waste Management, prepared by AECOM, dated January 2014, Project No. 60289364.
7. **Archaeology Resource Assessment**, Waste Management of Canada, prepared by AECOM, dated January 2015, Project No. 60289364

And subject to the following Standard and Special Conditions:

#### **Standard Conditions**

1. The applicant shall enter into a standard site development agreement consisting of the following conditions. In the event the Owner fails to enter into such agreement within one year, this approval shall lapse.
2. The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the General Manager, Planning and Growth Management Department.
3. The Owner agrees that the parking areas (and entrances) shall have barrier curbs and shall be constructed in accordance with a design professional and approved by the General Manager, Planning and Growth Management Department.



4. The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be a public water works system, automatic fire pumps, pressure tanks or gravity tanks.
5. Any portion of the subject property which is intended to be used for snow storage shall be as shown on the approved site plan or as otherwise approved by the General Manager, Planning and Growth Management Department and shall not interfere with approved grading and drainage patterns or servicing. Snow storage areas shall be setback from property lines, foundations, fencing or landscaping a minimum of 1.5 metres. Snow storage areas shall not occupy driveways, aisles, required parking spaces or any portion of a road allowance.
6. The Owner shall reinstate at its expense, to the satisfaction of the General Manager, Planning and Growth Management Department, any property of the City, including, but not limited to, sidewalks and curbs, boulevards, that are damaged as a result of the subject development.
7. The Owner shall be required to install construction fencing at its expense, in such a location as may be determined by the General Manager, Planning and Growth Management Department.
8. All exterior lighting proposed for the subject lands shall be installed only in the locations and in accordance with specifications shown on the approved plans attached hereto unless otherwise approved in writing by the General Manager, Planning and Growth Management Department. Sharp cut-off fixtures or an alternative fixture design approved by the General Manager, Planning and Growth Management Department shall be used to minimize possible lighting glare onto adjacent properties.
9. The Owner shall submit a certificate of insurance, in a form satisfactory to the City. The certificate of insurance must be issued in favour of the City of Ottawa in an amount not less than two million dollars per occurrence; must contain an endorsement naming the City as an additional insured and must also provide the City with an unconditional thirty days notice of any material change or cancellation of the policy.
10. The Owner shall be required to enter into a maintenance and liability agreement for all plant and landscaping material placed in the City right-of-way and the Owner shall assume all maintenance and replacement responsibilities in perpetuity.

### **Special Conditions**

11. The Owner shall provide to the City an Environmental Assessment Compliance Monitoring Plan for the purpose of informing the City and Public Liaison Committee on monitored odour and landfill gas emissions, including compliance, as required

through the Environmental Assessment and the Environmental Compliance Approval (ECA) by the Ministry of the Environment.

12. The Owner(s) has undertaken a Transportation Study/Brief for this site. The Owner shall ensure, that the recommendations of the Transportation Study/Brief are fully implemented, to the satisfaction of the General Manager, Planning and Growth Management Department.
13. The City does not guarantee the quality or quantity of the groundwater. If, at some future date, the quality or the quantity of the groundwater becomes deficient, the City bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being the sole responsibility of the Owner.
14. The Owner acknowledges and agrees to provide cash-in-lieu of parkland at a rate of 2% of the land evaluation, pursuant to Section 51 of the Planning Act. Said cash-in-lieu amount shall be provided in accordance with applicable subdivision financial schedules, to the satisfaction of the General Manager, Planning and Growth Management.
15. The Owner shall be subject to a Roadway Modification Approval process for the lane and median works on Carp Road as illustrated on the approved Site Plan. The Owner further acknowledges and agrees it shall be responsible for the cost of all roadway modifications identified in the Roadway Modification Approval Report, as approved by the Manager, Development Review (Rural Services).
16. The Owner acknowledges and agrees all road works illustrated on the approved Carp Road Proposed Road Modification Concept Plan, West Carleton Environmental Centre, prepared by AECOM Canada Ltd., dated May 2015 are to be constructed prior to opening of operations and accepting of waste materials.
17. Prior to registration the Owner acknowledges and agrees to:
  - a. have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Analysis Report and the Approved Retaining Wall Plan;
  - b. have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario provide a design for the mini transfer area in accord with the Slope Stability Guidelines of the City of Ottawa, as amended, and to the satisfaction of the General Manager, Planning and Growth Management Department
18. Prior to registration the Owner shall submit a final Geotechnical Report to the satisfaction of the General Manager, Planning and Growth Management Department.



19. Prior to registration the Owner shall submit a final Stormwater Report with culvert and spillway design to the satisfaction of the General Manager, Planning and Growth Management Department.
20. Prior to registration the Owner shall submit a final Sediment and Erosion Control Report to the satisfaction of the General Manager, Planning and Growth Management Department.
21. The Owner acknowledges and agrees to provide both the City and the Public Liaison Committee annual ground water monitoring reports.
22. The Owner shall convey to the City, at no cost to the City, an unencumbered road widening along William Mooney Drive, adjacent to the subdivision lands, in accordance with the Official Plan, to the satisfaction of the General Manager, Planning and Growth Management and the City Surveyor.
23. The Owner shall make satisfactory arrangements with Hydro One for the electrical servicing for the subject property.
24. Prior to registration the Owner acknowledges and agrees to enter into the Host Municipal Responsibility Agreement with the City.
25. A Waste Diversion Plan shall be prepared and submitted to the City and the Public Liaison Committee (PLC) for the purpose of informing the City and PLC of Waste Management's Waste Diversion Plan as it evolves over time.
26. The Owner acknowledges and agrees to maintain all on-site private gravel roads in conditions which minimize the creation of dust. This shall include regular dust suppression measures, such as watering gravel roads.
27. The Owner acknowledges and agrees landscaping for the purpose of visual screening, as per the following approved drawings, shall be installed prior to the operation of the new landfill:
  - a. Carp Road Corridor Landscape Zone 5 (Drawing 1/2), West Carleton Environmental Centre, L8, prepared by AECOM Canada Ltd., dated February 15, 2015, Revised September 11, 2015
  - b. Carp Road Corridor Landscape Zone 5 (Drawing 2/2), West Carleton Environmental Centre, L9, prepared by AECOM Canada Ltd., dated February 15, 2015, Revised September 11, 2015
  - c. West End Visual Screening – Zone 3, West Carleton Environmental Centre, L6, prepared by AECOM Canada Ltd., dated February 15, 2015, Revised September 9, 2015.
  - d. North End Visual Screening – Zone 4, West Carleton Environmental Centre, L7, prepared by AECOM Canada Ltd., dated February 2015, Revised September 11, 2015.

28. Prior to registration the Owner acknowledges and agrees the associated holding provision of the Rural Heavy Industrial Zone, Exception 787r, with a Holding Provision (RH[787r]-h) must be lifted, and enacted as a by-law by City Council.
29. The Owner shall follow the recommended Forest Compensation strategy of the approved Environmental Impact Statement (Section 8.2.2), to the satisfaction of the General Manager, Planning and Growth Management Department.
30. Prior to the release of site securities the Owner acknowledges and agrees to provide a certification letter to the City that the performance objectives, recommended compensation strategy and management and monitoring of the Forest Compensation plan as per the approved Environmental Impact Statement, have been met, to the satisfaction of the General Manager, Planning and Growth Management.
31. The Owner shall follow the recommended Wetland Creation and Enhancement strategy of the approved Environmental Impact Statement (Section 8.2.4), to the satisfaction of the General Manager, Planning and Growth Management Department.
32. Prior to the release of site securities the Owner acknowledges and agrees to provide a certification letter to the City that both the performance objectives, restoration strategy and management and monitoring of the Wetland Creation and Enhancement plan as per the approved Environmental Impact Statement, have been met, to the satisfaction of the General Manager, Planning and Growth Management.
33. The Owner acknowledges and agrees securities will be posted with the Site Plan Agreement on the following special requirements:
  - a. required road works identified in the approved Roadway Modification Approval Report
  - b. Securities to be posted on forest compensation as per Section 8.2.2 of the approved Environmental Impact Statement
  - c. Securities to be posted on wetland creation and enhancement as per Section 8.2.2 of the approved Environmental Impact Statement
34. The Owner shall provide to the City the results of the 2015 baseline study, or subsequent studies, for the bank swallow nesting colony for informational purposes.
35. The Owner shall demonstrate to the City they meet their obligations and approvals under the Endangered Species Act, if required by the Ministry of Natural Resources.
36. Prior to registration the Owner shall provide to the City a detailed (final) wetland compensation plan as per the recommendations of the approved EIS to the satisfaction of the General Manager, Planning and Growth Management.

37. That the Owners Environmental Consultant test groundwater to be removed from the site during and after redevelopment, if through further testing the groundwater samples are found to be contaminated, all groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations, MOECC Guideline B-7, and Ontario Regulation 232/98 and possibly others and/or discharged in accordance with the City of Ottawa Sewer Use By-law 2003-514.
38. The Owner acknowledges and agrees to provide to the City and the Public Liaison Committee all groundwater, surface water, leachate and landfill gas monitoring programs required through the ECA Number A461002, dated September 8<sup>th</sup>, 2011 (Item 42, of Schedule 'A').

October 28, 2015

Date

Derrick Moodie

Derrick Moodie  
Manager, Development Review  
Rural Services  
Planning & Growth Management Department

Enclosure: Site Plan Control Application approval – Supporting Information



## **SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION**

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**File Number: D07-12-15-0085**

### **SITE LOCATION**

The subject site, West Carleton Environmental Centre, is an assembly of multiple parcels of land municipally addressed from 2301 Carp Road to 2437 Carp Road (odd numbers only), 2485 Carp Road and 512 William Mooney Road. It is located north of Highway 417, south of Richardson Side Road, and has frontage on Carp Road to the east and William Mooney Road to the west, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The City of Ottawa has received a Site Plan Control application to permit an expansion to the existing waste disposal facility, which includes constructing a new landfill footprint and relocation of the primary site entrance with an associated widening of Carp Road. The plans also include a minor expansion to the existing waste processing and transfer facility, as well as a minor reconfiguration of existing buildings and infrastructure (new stormwater management ponds and infiltration basins).

A new landfill footprint is proposed to the north of the existing capped landfill. The new facility will be designed to provide up to 6.5 million cubic metres of disposal capacity and will reach a maximum height of approximately 33 meters. The total area of the new landfill footprint is 37.8 hectares.

The new footprint is proposed to be located approximately 365 metres from Carp Road and 118 metres from William Mooney Road. Two existing buildings on site will be retained for re-use, and include a retail office/showroom building proposed to be used as an administrative office and an existing industrial building anticipated to be used for equipment storage or waste diversion activities in the future.

Regarding new buildings, an existing concrete pad adjacent the existing waste transfer facility will be expanded and covered to accommodate a new cardboard storage facility. With respect to landscaping, a landscape scheme is proposed for the Carp Road corridor, with the intention of providing screening for the new landfill from the road, and aiding in beautifying the corridor.

### **ROADWAY MODIFICATIONS**

The purpose of the proposed road modifications is to allow vehicles to safely access the proposed Waste Management site. The landfill expansion will require the relocation of the existing access. Northbound trucks will use the proposed left-

turn lane into the landfill access and southbound trucks will use the proposed right-turn lane into the landfill access. A left turn lane in the southbound direction is also being proposed on Carp Road to facilitate turns into the existing access.

Based on the Transportation Impact Assessment prepared by AECOM in January, 2014 the following new volumes will be generated by the proposed development:

- (a) Weekday AM Peak Hour – 70 inbound and 45 outbound.
- (b) Weekday PM Peak Hour – 45 inbound and 70 outbound.

The specific modifications to Carp Road being proposed are as follows:

- A new site access on the west side of Carp Road
- Southbound and northbound left-turn lanes on Carp Road at the new and existing site accesses.
- Southbound right-turn lane on Carp Road at the new site access.
- Closure of the existing access to the Waste Management facility
- Southbound truck acceleration lane on Carp Road

## **FOREST AND WETLAND COMPENSATION**

A total of approximately 9.5 hectares of Significant Woodland will be removed including a 8.5 hectare forest block and another 1.0 hectares along the north side of the proposed landfill. The forest compensation plan addresses the requirement to compensate for all forest that is proposed to be removed for the landfill expansion.

Furthermore, the proposed landfill expansion will result in the removal of approximately 4 hectares of wetland habitat that provides a variety of environmental functions including providing breeding habitat for five species of amphibians. As a result a plan has been developed to compensate for the area of wetland that would be removed through the development of the landfill.

Waste Management has committed to a restoration, creation and enhancement strategy to offset removals of wetland in the proposed landfill footprint that will be developed through detailed design, and implemented through the construction phase.

## **RELATED APPLICATIONS**

A Zoning By-law Amendment was approved under City File #D02-02-14-0015, through By-law 2014-276 on July 9<sup>th</sup>, 2014, which rezoned the lands to Rural Heavy Industrial Zone, Exception 787r, with a Holding Provision (RH[787r]-h). The Holding Provision (h) can be lifted upon Site Plan Control approval. The purpose of By-law 2014-276 was to permit the expansion of the West Carleton Environmental Centre from a land-use and zoning perspective.

An Environmental Assessment (EA) was approved by the Minister of the



Environment and Climate Change) on September 6<sup>th</sup>, 2013. Since the approval of the above mentioned Zoning By-law, Waste Management has submitted an Environmental Compliance Approval (ECA) application to the Ministry of the Environment and Climate Change. Comments on the ECA application have been received and final approval of the ECA is pending from the Ministry.

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The Official Plan (OPA 150) designates the site 'Carp Road Rural Employment Area', 'Solid Waste Disposal' & 'Sand and Gravel Resource Area'. The 'Solid Waste Disposal' designation allows for the expansion of the landfill, through a Zoning By-law Amendment, which was approved on July 9<sup>th</sup>, 2014.
- The Carp Road Community Design Plan (CRCDP) designates the site as 'Solid Waste Disposal Facility', 'Heavy Industrial Area' and 'Light Industrial Area'.
- The site meets all provisions of the Rural Heavy Industrial Zone, Exceptions 787r, 200r, 269r and 270r, with Holding Provision. The provisions of the holding zone 'h' require site plan approval to be granted prior to the lifting of the 'h'.
- The portion of the site fronting both Richardson Side Road and Carp Road (2485 Carp Road) is zoned RG5[275r]-h. Although part of the Site Plan Control application for landscaping purposes, no buildings or site works (other than landscaping) will be taking place on these lands, thus the 'h' will remain on the property.
- Schedule 2 of the Carp Road Corridor Community Design Plan (CRCCP) Environmental Features, identifies woodlands greater than 50 years of age. Both the CRCDP and Official Plan (OP) policies require implementation of Section 4.7 OP to demonstrate no negative environmental impact. The approved Environmental Impact Statement compensates for all 9.5 ha of forest removed and all 4 ha of wetland removed.
- The approved planting scheme along the west side of Carp Road is consistent with Section 7 (Visual Appearance) of Carp Road Corridor Community Design Plan.
- The proposed roadway modifications comply with Section 7.3 (Maximize Road Network Efficiency), Section 7.4 (Maximize Road Safety for All Users) and Section 7.5 (Enable Efficient Goods Movement) of the Transportation Master Plan (2013).

## CONCLUSION

Site Plan Control details those matters which the municipality has the authority, to review and approve under Section 34 of the Planning Act, and includes:

- Site Plan (including building layout, configuration, size and elevations)
- Landscape Plan (retention of existing vegetation and planting of new vegetation, and landscaping of the Carp Road Corridor)
- Natural Environment (impacts on significant flora and fauna, and implementation of compensation and enhancements)
- Transportation (road improvements on Carp Road)
- Engineering (geotechnical, servicing, grading, and stormwater management)

As matters relate to the above items the Planning and Growth Management Department is satisfied the subject application respects the Provincial Policy Statement (2014), complies with the City's Official Plan, fulfills the intent the Carp Road Community Design Plan, and complies with the City's Zoning By-law.

## CONSULTATION DETAILS

El-Chantiry has concurred with the proposed conditions of approval.

### Public Comments

A public meeting was held on the evening of June 15, 2015, at the Carp Agricultural Hall in the village of Carp and was attended by approximately 20 community members.

#### Summary of Site Plan related Comments - Public

1. How is holding provision ('h') removed as it relates to the Site Plan Approval process?
2. How is the Host Agreement negotiated and when does the public find out the terms?
3. How is dust on the private gravel roads going to be suppressed?
4. Please advise how the new expanded landfill will be visually screened?
  - a. Will mature trees be planted as part of the visual screen?
5. What is the Waste Diversion strategy of Waste Management?
6. How is odour going to be monitored and enforced?
  - a. How is the strategy to manage odour different at the expanded landfill compared to the original landfill?
7. Can the location of the cardboard storage building and future waste diversion building be relocated to Carp Road?
8. We understand and 'end of use' strategy must be implemented, can Waste Management advise what public facilities they are proposing to fulfil this obligation?



9. There are existing traffic issues on Carp Road, how will the new expanded landfill contribute to this, and how will the City ensure Carp Road traffic issues do not get worse?

Response to Site Plan related Comments - Public

1. As directed by a Council motion on July 9<sup>th</sup>, 2014, the 'Lifting of Holding By-law' will be placed on the Agriculture and Rural Affairs Committee (ARAC) agenda after site plan approval is granted for information purposes, prior to City Council considering it for approval.
2. The Host Municipal Responsibility Agreement will be negotiated between the City and Waste Management. Residents and community associations have been involved in providing the City with their concerns, which the City is committed to addressing, to the best of its ability within its jurisdictional parameters, through both the site plan agreement and the host municipal responsibility agreement.

The Host Agreement process is not a public process, however the PLC will be made aware of the Host Agreement once finalized and this committee has the ability to discuss the above matters at their meetings. Once information concerning the Host Agreement has been made available to the PLC this can be disseminated to the greater public.

3. Regarding 'Dust Suppression' a condition of Site Plan Approval (see Special Condition 26 has been imposed. In addition, the Air Best Management Practices (BMP) (Dust) submitted to the MOECC as part of the West Carleton Environmental Centre ECA application describes the specific practices to be used to manage dust at the site.
4. The approved landscape plans illustrate visual screening in 3 major areas; Carp Road corridor, North End Visual Screening (Richardson Side Road) and West End Visual Screening (William Mooney Road):

Carp Road Corridor Landscape Plan Zone 5, Drawings 1 and 2 illustrate the planting of 338 trees and 245 shrubs. The trees will be a minimum height of 1.2 metres for coniferous trees and 2.5 metres for deciduous trees.

North End Visual Screening Zone 4, L7, illustrates the planting of 377 trees and 136 shrubs. The trees will be a minimum height of 1.2 metres for coniferous trees and 2.5 metres for deciduous trees. A 1.5 to 2.0 metre earth berm will be located along Richardson Side Road to contribute to the screening of the new landfill.

West End Visual Screening Zone 3, L6, illustrates the planting of 533 trees and 180 shrubs. The trees will be a minimum height of 1.2 metres for

coniferous trees and 2.5 metres for deciduous trees. A 1.5 to 2 metre earth berm will be located along William Mooney Road to contribute to the screening of the new landfill.

Special Condition 27 requires all planting, for the intention of screening, to be planted prior to the commencement of construction and operation of the expanded landfill. This condition is intended to ensure that trees survive through their warranty period and begin growth in advance of site operations.

5. Regarding the waste diversion strategy for Waste Management (WM), the following information is provided:
  - a. The permit for the existing transfer station at WCEC allows WM to transfer/process no more than 400 metric tonnes per day of waste and recyclable materials from the residential, commercial, industrial, and institutional sectors in Ontario, including construction and demolition materials. The permit also allows WM to operate 6 days per week. With the daily volume and days of operation allowed by the permit, the existing transfer/processing facility will address the concerns about WM's commitments to developing waste diversion facilities at the WCEC. It should be noted that the capacity to process recyclables is built and constructed at the existing transfer/processing facility.
  - b. The permit for the existing WCEC allows WM to transfer/process compostable waste from the institutional, commercial, and industrial sectors.
  - c. The WCEC site plan includes a mini-transfer area that will allow local residents to drop off household recyclables.
  - d. WM will transport these recyclables to the transfer/processing facility for transfer/processing.
  - e. Special Condition 25 of the site plan approval requires WM to prepare and submit a Waste Diversion Plan to the City and the Public Liaison Committee (PLC) for the purpose of informing the City and PLC of Waste Management's Waste Diversion Plan as it evolves over time.
6. The City will be addressing concerns in respect of odours through monitoring conditions in the Site Plan that replicate the conditions imposed by the Ministry of the Environment and Climate Control, the City is not in a position to impose conditions to "police" this issue, nor will it be in a position to investigate or authorize an investigation, as this is something which falls within the jurisdiction of the Ministry. Special Condition 11 will require monitoring information/reports to be sent to the City and Public Liaison Committee.



- a. Waste Management has prepared a best management practice plan (BMPP) describing measures to manage potential odour impact, as included in the Environmental Compliance Approval (ECA).
  - The new landfill at WCEC integrates a landfill gas collection system in the design as per O.Reg. 232/98, whereas the closed landfill has a gas collection system that pre-dated current landfill standards.
  - Documentation on gas collection efficiency in the closed landfill versus the new landfill is provided in the Environmental Assessment (EA) and Environmental Compliance Approval (ECA) applications – see attached link to WM website <http://wcec.wm.com/>
  - Landfill gas collection in the closed landfill was achieved through extensive retrofits and capping efforts whereas these elements are included in the new landfill and will be implemented throughout.
7. The transfer station is an existing facility and Waste Management has no plans to relocate the facility.
8. The public benefits as part of an end-of-life closure plan will not be shown on the site plan, as they are end-of-life facilities that will not be taking place concurrently with the active landfill. The ECA the 'Landfill Standards, A Guideline on the Regulatory and Approval Requirements for New and Expanding Landfill Sites (January 2012)' require a closure plan, including post closure activities not later than the date 90 percent of the total waste disposal volume is reached or 2 years before the anticipated date of closure, whichever comes first.
9. Regarding traffic issues, the Waste Management Traffic Impact Assessment was a supporting document to their Environmental Assessment (EA), and the approved EA from the Ministry includes Carp Road as their access point, including the use of the Carp Road interchange. Through their Site Plan Control application being reviewed by the City, Waste Management (WM) has submitted a detailed study, to illustrate what traffic measures need to be implemented to support their development.

## APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to significant time required to address engineering and environmental compensaton.

**Contact:** Sean Moore - Tel: 613-580-2424, ext. 16481; Fax: 613-580-2576; or e-mail: [sean.moore@ottawa.ca](mailto:sean.moore@ottawa.ca)



## Document 1 – Location Map



**PLANNING AND GROWTH  
URBANISME MANAGEMENT  
ET GESTION DE LA CROISSANCE**

D07-12-15-0015

15-0878-C / 045361282

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REVISION / RÉVISION - 2015 / 09 / 23

LOCATION MAP / PLAN DE RÉVISION  
SITE PLAN / PLAN D'EMPLACEMENT



2301- 2437 (odd) and 2485, ch. Carp Rd. and  
512 ch. William Mooney Rd.



