

VIA E-MAIL ONLY

September 1, 2023

Region File: D.20.11.OTH-23-0021

Ricki Allum
Application Assessment Officer
City of Welland
60 East Main Street
Welland, ON L3B 3X4

Dear M. Allum:

**Re: Regional and Provincial Comments
Request for Approval of Waste Disposal Sites
Ministry Reference Number: 3718-CRWGTR
ERO Number: 019-7371
Owner: ADL Process Inc.
405 Humberstone Road
City of Welland**

Staff of the Regional Growth Strategy and Economic Development Department has received an application of a new Environmental Compliance Approval of a waste disposal site for the property municipally known at 405 Humberstone Road in the City of Welland. Regional staff received notice of this application on July 18, 2023.

The Waste Disposal Site will be used to process solid non-hazardous materials including Electronic & Electrical Equipment (EEE) and similar metal bearings. The site will receive up to 200 tonnes per day in solid non-hazardous waste; the total amount of waste and processed materials on site will not exceed 1250 tonnes at any time. The waste disposal site is proposed to service North America with operating hours of 24 hours, seven (7) days a week.

Planning Comments

The subject lands are located within a 'Settlement Area' under the *Provincial Policy Statement, 2020* ("PPS"), designated 'Delineated Built-Up Area' within *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation* ("Growth Plan") and designated "Built-Up Area" in the *Niagara Official Plan, 2022* ("NOP").

Section 5.2.4.6 of the NOP states that "*The selection of all solid waste disposal sites will involve consideration of:*

- a. *The compatibility of the methods of operation with adjacent land uses;*
- b. *The nature of bedrock and soil conditions in order to reduce the likelihood of groundwater contamination;*
- c. *Operational economics, transportation costs, maintenance, land prices, opportunity for future expansion, etc.; and*
- d. *Compliance with the policies of Chapter 3, and specifically Section 3.1, of this Plan.”*

Section 5.2.4.9 of the NOP further states that *“Proposed development within the influence area, as determined by Provincial Land Use Compatibility Guidelines or through site specific study, of all waste management facilities shall demonstrate that the solid waste disposal site will not have any unacceptable adverse effects on the proposed development and will not pose any risks to human health and safety.”*

Staff notes that Section 5.2.4.10 of the NOP states that *“Notwithstanding Policy 5.2.4.9, the following compatible uses may not require a study provided that the solid waste disposal site water table is not affected and excavations shall not result in landfill gas migration or removal of a visual screen buffering of the landfill from the public view: utilities, waste-processing facilities, above-grade transportation routes, forestry activities, and gravel pits, quarries and other mining activities. No new land-use shall be permitted within 30 metres of the licensed perimeter of an operating solid waste disposal site.”*

Staff request that consideration be taken of the above noted policies. Staff observe that there are existing residential land uses towards the North, North-East, and East of the proposed subject land. In accordance with the Ministry of the Environment, Conservation, and Parks (MECP) D-6 Compatibility between Industrial Facilities Guideline, the proposed waste disposal site may fall under the Class II or Class III industrial designation. Regional staff recommend consideration be given to any potential adverse effects on the surrounding residential land uses towards the North, North-East, and East.

With respect to Chapter 3 of the NOP, staff note that there are no environmental features on the property. The development proposal for a waste storage facility is in compliance with the NOP, and as such, approval is supported for the waste disposal site.

Should you have any questions regarding the above comments, please contact the undersigned at Connor.Wilson@niagararegion.ca

Regards,



Connor Wilson
Development Planner

Cc: Pat Busnello, MCIP, RPP, Manager of Development Planning