

Comments to be Submitted to the EBR Registry (#011-8496)

City of London staff recommend that the following comments be submitted to the EBR posting:

1. The Ministry of the Environment (MOE) should review the current ECA (#A040147) to ensure that all appropriate conditions are in place that are typically included in an ECA for a facility of this nature. It is imperative that the MOE ensure that older recycling centres and their operations are modernized to a reasonable level to ensure that the local business community is without impacts (e.g., blowing litter from outside storage).
2. The MOE should ensure that there is an appropriate level of local resources to monitor the operational requirements, both inside and outside the recycling facility, as specified in the ECA for Halton.
3. The property located at 15 Buchanan Court is Zoned Light Industrial LI2/LI3/LI7 in the City's Zoning By-law and is designated as Light Industrial in the City's Official Plan.

Among the list of permitted uses included in the Zoning By-law is a Manufacturing and Assembly industries, which is defined in the by-law as follow:

"MANUFACTURING AND ASSEMBLY INDUSTRY" means a building or part thereof used for a broad range of manufacturing, fabricating and assembly industries, including processing ancillary to the permitted manufacturing and assembly uses and includes household waste recycling depots, but excludes paper and allied products industries, food, tobacco and beverage processing, processed goods industries, raw materials processing industries, primary metals industries, waste treatment industries, armaments, munitions and explosive manufacturing industries, and any obnoxious use.

The current Zone does permit a household waste recycling depot. Material Recovery Facilities or Recycling Centres are considered to be household waste recycling depots.

Neither the current Zone nor land use designation, within the Official Plan, permits a waste transfer station for garbage at this location. The establishment of a waste transfer station for garbage at this location would require Planning Act approval, by way of a Zoning By-law Amendment, Official Plan Amendment or granting of a Minor Variance, under specific circumstances, to implement the current Official Plan and Zoning By-law criteria for this type of use in the City of London.