

Waste Management Plan
Agnes Street Infill Development
Village of Alton, Town of Caledon
Prepared for The Alton Development Inc.
by Jereco Management Services

TOWN OF CALEDON
PLANNING
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1.0 Purpose of this document

This document is intended to fulfill the Waste Management requirements of the Region of Peel with respect to the proposed infill residential development at 14 Agnes St, village of Alton, in the Town of Caledon. This document constitutes the Waste Management Plan that has been requested by the Region of Peel as part of a complete application for a Draft Plan of Subdivision and Zoning By-Law Amendment.

2.0 Description of Proposed Development

The Agnes Street infill development is located on a 10 acre (4.04 ha) parcel of land in the centre of the village of Alton. It is planned to be a 67 unit condominium townhouse development serviced by a private roadway. A Draft Plan of Subdivision will create the basic land parcels consisting of 14 residential blocks and a common block including the roadway, visitor parking, common amenity area walkway. A Zoning By-Law amendment will establish the permitted uses including townhouses, singles, semis and other ancillary uses. Plan(s) of Condominium and a Site Plan will provide the necessary implementation details.

3.0 Development Process

The development process for this site is a stepped process. The first step is submission of the Draft Plan of Subdivision and Zoning By-Law amendment applications. The Draft Plan of Subdivision and related Concept Plan included in Section 6 of this report, illustrate the overall layout and illustrate that the key design specifications for waste collection vehicles to access the site (ie. roadway width and turning radii) have been met. Once this first step is completed, the detailed design stage will be carried out by way of Site Plan and related Plan of Condominium applications. The second stage of the development process will entail submission of detailed site and building plans for review and approval, including confirmation that *all* Regional specifications for waste collection, including roadside waste collection points and cart storage have been met.

4.0 Consultation with the Region of Peel Waste Management Dept.

The developer of this project, The Alton Development Inc. (a Seaton Group company) consulted with the Region of Peel Waste Management Department to ensure its requirements are known and complied with. The consultation included the review of the internal road design and turning radii, including specifically obtaining input about the road design near the centre median where a “chicane” feature has been incorporated as recommended by the Traffic Consultant Paradigm Engineering. Region of Peel Waste management staff have confirmed the “chicane” design is satisfactory.

Accordingly, it is anticipated that waste collection will be carried out by the Region of Peel as the development design meets the Regions specifications as outlined in the [Waste Collection Design Standards Manual \(2020\)](#).

5.0 Service Category and Waste Management Services to be provided

This development fits into the Single-Family waste collection service category which includes townhouses. Waste and recycling collection will be by way of carts that will be provided by the Region.

Services will be provided as follows:

- Cart based garbage collected bi-weekly
- Cart based recycling materials collected bi-weekly
- Bulky Items collected bi-weekly, on the same schedule as Garbage;
- Cart based Source Separated Organics collected weekly; and
- Yard Waste collected seasonally.

These Waste Collection services are subject to the Developer demonstrating compliance with the requirements of Section 2.0 and Section 3.0 in the Site Plan submission.

6.0 Region of Peel Waste Collection Design Requirements and Specifications

The key requirements and specifications set out by the Region have been met, including:

- Minimum road width of 6.0 m
- A minimum 13 m turning radii for all turns including the entrance and exit of the site
- Maximum road grade of 8%
- A minimum 3 m x 1m collection point for each dwelling
- A cart storage area for each unit with a minimum of 2.5 m x 1.5 m with direct access to the collection point
- Collection points: there must be space in front of the units to place carts for collection (not blocking a sidewalk), adjacent to the curb and driveway and accessible to the Waste Collection vehicle and be free of obstructions such as parked cars

The photo below illustrates a typical curbside pick-up arrangement of carts on waste collection day on a street with no sidewalk.



Source: Region of Peel Waste Collection Design Manual (2020)

7.0 Development Plans

The Agnes Street infill development is planned to be a 67 unit condominium townhouse development serviced by a private roadway. As described in Section 5, it has been designed in accordance with the waste collection specifications for a Single-Family development. Figures 1, 2 and 3 are below and include:

- Draft Plan of Subdivision illustrating the overall roadway and block design. It mirrors the concept plan in terms of turning radii and roadway width
- Concept Plan illustrating the intended site layout including block and unit layout, roadway, centre-line radii, sidewalk location and other elements
- Sample Blocks from the Conceptual Landscape Plan ⁽¹⁾ illustrating the waste collection points for each unit.

Not included here is the preliminary site grading plan that illustrates a maximum road grade of 6% at one point, well below the maximum 8% permitted. The vast majority of the site has a nominal road grade of between .5% and 1%. Collectively, all three plans demonstrate that the key design specifications for vehicular access, circulation and cart collection outlined in Section 6 have been met.⁽²⁾

Figure 1: Draft Plan of Subdivision – Weston Consulting, D1, March 16, 2023

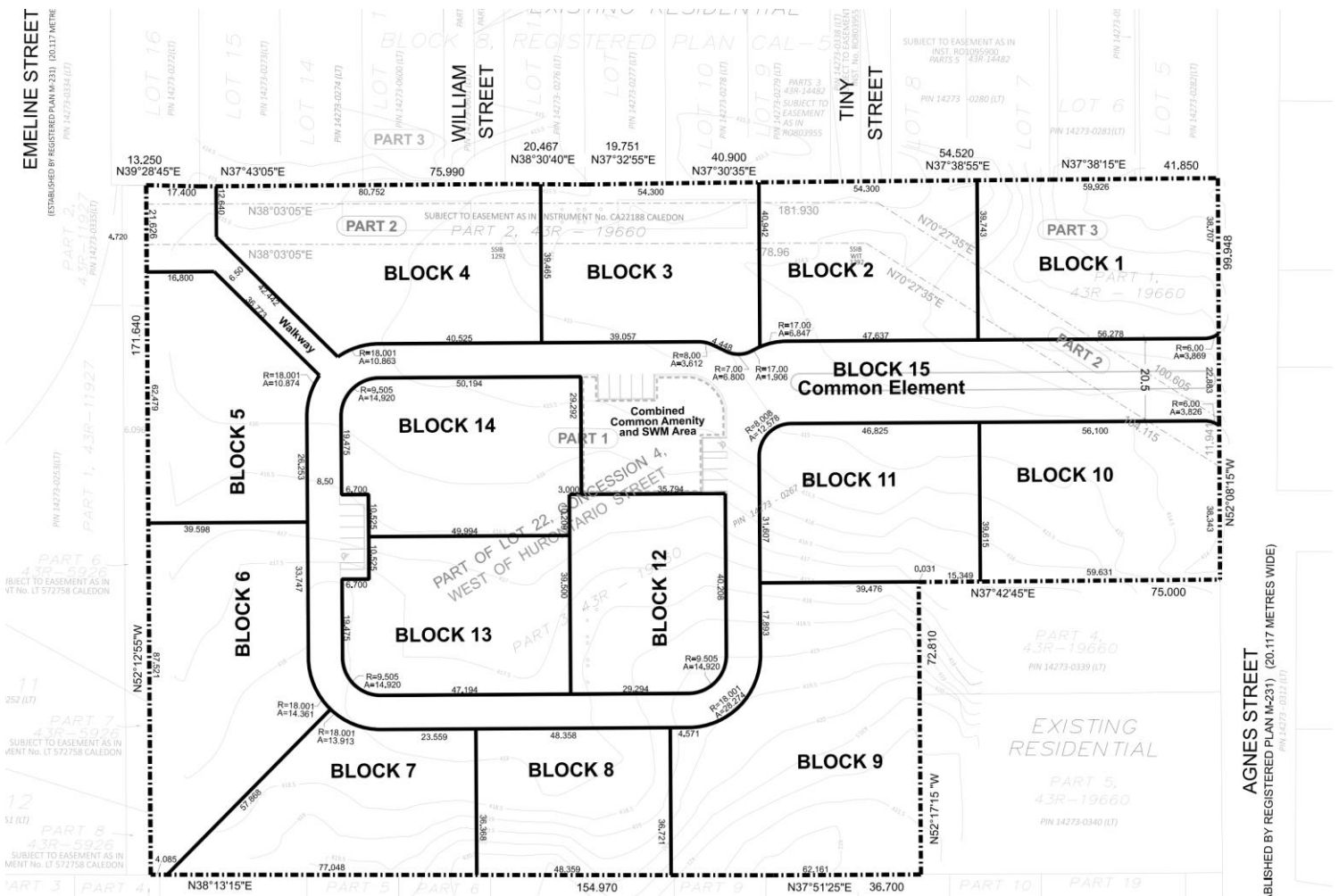
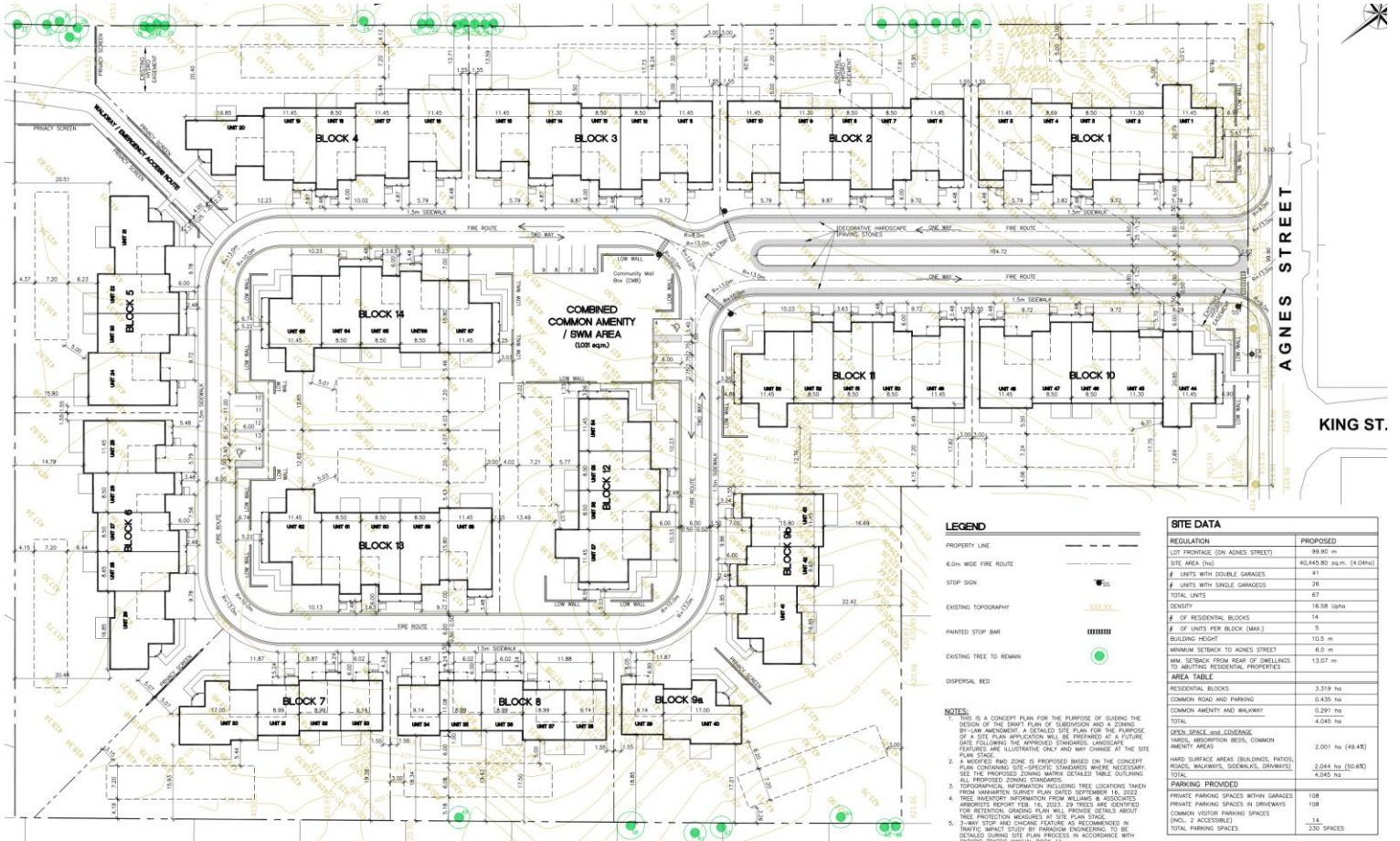


Figure 2: Concept Plan – Orchard Design, drawing A1.1, March 13, 2023



The key specifications related to waste collection vehicular access and circulation, being a 6 m wide roadway and 13 m centre-line turning radius, have been incorporated into the Concept Plan design, as illustrated in greater detail below:

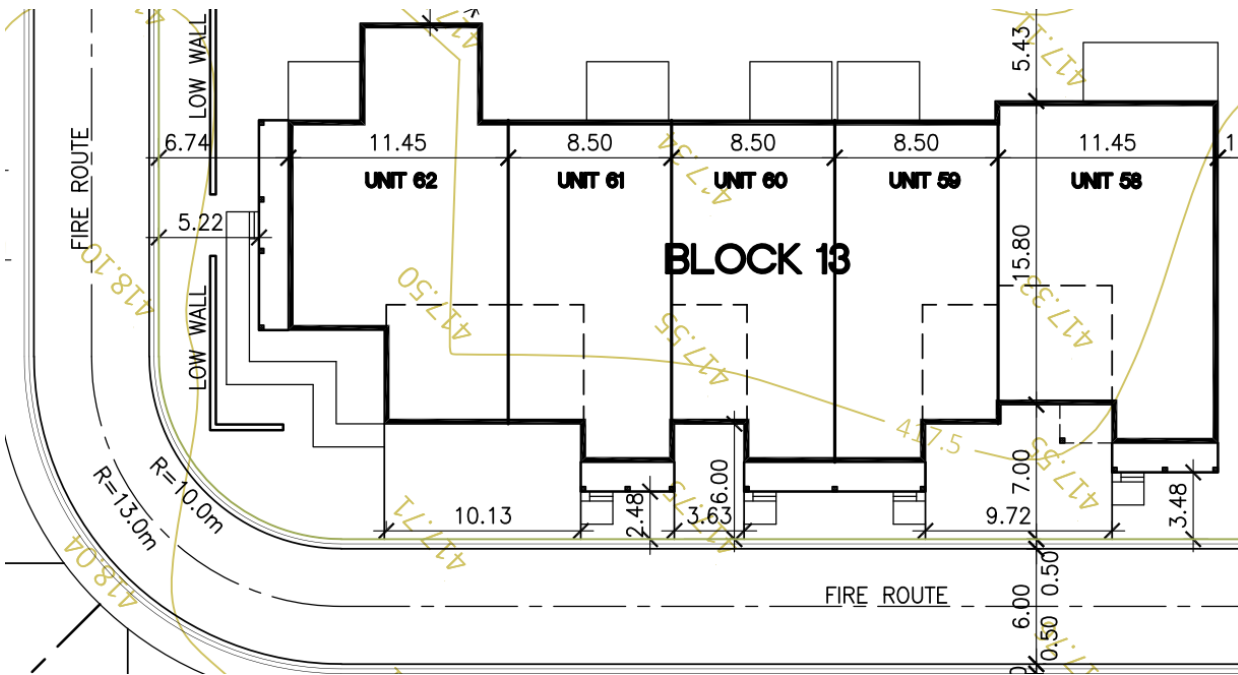
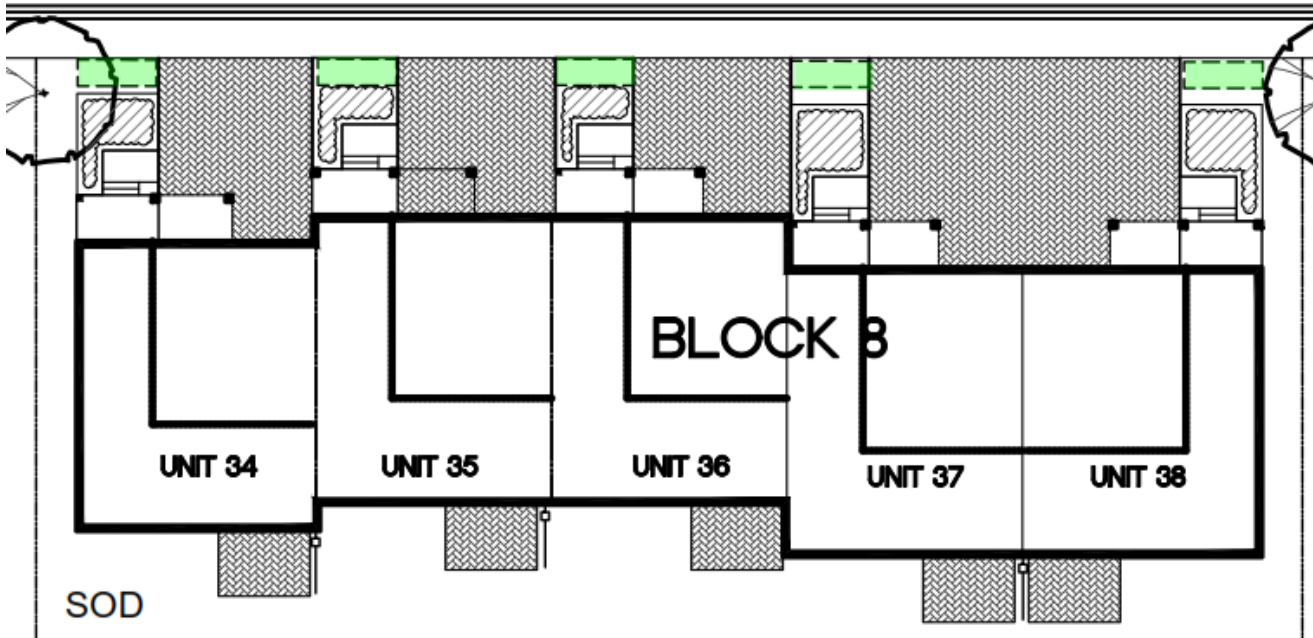
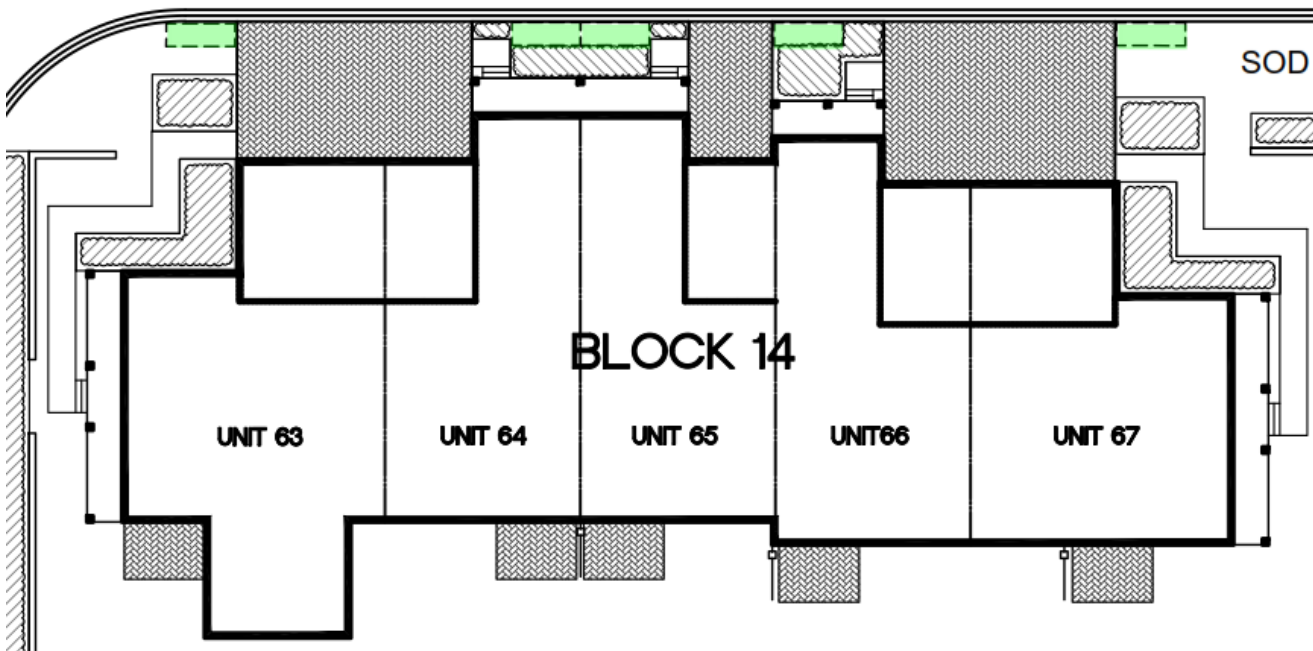


Figure 3: Conceptual Landscape Plan – Hill Design, drawing L1, March 16, 2023

Below are two example residential Blocks from the Conceptual Landscape Plan with 1m x 3 m waste collection points highlighted:



Block with waste collection points on side of street with curb-face sidewalk



Block with waste collection points on side of street with no sidewalk

8.0 Conclusion

This document constitutes the Waste Management Plan required by the Region of Peel to be submitted as part of a complete development application.

The proposal for this 10 acre (4.04 ha) property envisions a 67 unit condominium townhouse development serviced by a private roadway.

Draft Plan of Subdivision and Zoning By-Law Amendment applications will be filed by the proponent as step one in the development process. Plans supporting these applications are contained herein and confirm that the key Region of Peel design specifications for the Single-Family category cart pick-up waste collection services to be provided by the Region, (road width, turning radius and provision of cart collection points) have been met.

As part of the second step in the development process, the detailed design stage, detailed plans will be provided to confirm that *all* design specifications including cart storage, will be met.

The plans produced to date demonstrate that the site is eligible for waste collection services by the Region as it has been designed in accordance with the Regions' specifications.

Notes:

⁽¹⁾ Conceptual Landscape Plan is preliminary only. Details will be finalized during Site Plan process.

⁽²⁾ During the detailed design stage of the project when site servicing, grading plans and building designs are finalized, other Regional specifications such as the maximum road grade and required cart storage areas will be illustrated.