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TOWN OF CALEDON
PLANNING
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April 30, 2024

Roshan Thirugnanasampathar
2818963 Ontario Inc.
900 The East Mall, Suite 300
Toronto, ON, M9B 6K2

15441 Mount Pleasant Road – DRAFT Waste Management Plan

Dear Roshan,

1. Introduction

GHD was retained by 2818963 Ontario Inc. to complete a Waste Management Plan (WMP) in support of a development application for a residential development located at 15441 Mount Pleasant Road in the Town of Caledon, Ontario. The proposed development (Site) consists of five (5) Rural Estate residential lots and the Site will be accessed from Mount Pleasant Road.

The WMP has been prepared to address the Region of Peel's (Region) waste collection application requirements in relation to the proposed development (layout and use).

The WMP was prepared using the Region's Waste Collection Design Standards Manual¹ (Manual). This letter discusses the waste management issues related to the Site and can therefore be considered as the "Waste Management Plan" to satisfy the approval authority's requirements. The following elements are discussed herein:

- Proposed Site Plan
- Residential waste storage
- Residential waste collection
- Best management practices to address common waste-related complaints
- Recommendations

¹ <https://www.peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf> (accessed November 7, 2023)

2. Waste Management Plan

2.1 Site Plan

As stated above, the proposed development consists of five (5) Rural Estate residential lots (see **Figure 1** for the conceptual Site Plan). As per *Section 3 – Single-Family Housing* of the Manual, the proposed development of single-detached dwellings falls under this section.

The Developer will need to demonstrate on either the Site Plan or another respective plan within the drawing set where residents for each residential lot will store their waste. The storage location for the carts can either be in the garage, backyard or side yard and it must be a minimum of 3.75 square meters (m²) or 2.5 metres (m) by 1.5 m. On collection day, each residential lot will be required to bring their waste to their designated collection spot located at the curbside. The waste collection will take place on one of the following proposed streets; Street 'A' or Street 'B'.

2.2 Waste Storage

As mentioned previously, each residential lot is to have their own designated area of 2.5 m by 1.5 m for the storage of waste. The storage of waste location is to have direct access to the collection point location for that same residential lot. Table 2 of the Manual specifies that each residential lot is to have a maximum of one (1) large garbage cart, one (1) large recycling cart and one (1) organics cart. *Appendix 8* of the Manual provides the dimensions and sizes of the carts specified above. The garbage and recycling cart are 360 litres (L) or 95 US gallons (US gal) and the organics cart is 100 L or 32 US gal. The current conceptual Site Plan (see **Figure 1**) does not show the waste storage area for the five (5) residential lots.

It is recommended that the plans be updated to illustrate the waste storage area for each residential lot and that the waste storage areas comply with the Region's minimum requirements described above.

2.3 Waste Collection

2.3.1 Waste Collection Point

Residents will be responsible for bringing their waste to their designated curbside collection area measuring 3.0 m by 1.0 m on the specified collection day. A common collection area is not permitted for single-detached dwellings in the Region. Therefore, each residential lot is to have their own collection point that is located along the curb, adjacent to the driveway of the residential lot, not be located on a municipal sidewalk, free of obstructions and directly accessible to the waste collection vehicle. The current conceptual Site Plan (see **Figure 1**) does not show the designated collection point for the five (5) residential lots.

2.3.2 Schedule and Frequency

Developers requesting to use a private waste collection company for their development must submit a letter to the Commissioner of Public Works at the following address:

The Commissioner of Public Works Office
10 Peel Centre Drive, Suite A, 5th Floor
Brampton ON L6T 4B9

If private waste collection is approved, the development cannot re-apply to the Region to receive waste collection services unless necessary modifications are made to meet the requirements of the most recent Manual or unless Council approves such service.

As Regional collection is the preferred method for the proposed development, it is recommended that Regional curbside collection be utilized.

As per *Section 1.3 – Request to Commence Waste Collection Service* of the Manual, for developments located on a private road, the Developer is responsible for Waste Collection and disposal until 90 percent occupancy is achieved. Once 90 percent occupancy has been achieved, the Developer must submit two (2) forms to the Region’s Waste Management Division when a Region Waste Collection Vehicle is required to enter private property. These forms are to be submitted prior to the commencement of Waste Collection. The two (2) forms to be completed are:

- Acknowledgement and Release for Private Property Waste Collection Form, and
- Application for Private Property Waste Collection Form.

These two (2) forms can be found in *Appendix 10 and Appendix 11* in the Region’s Manual. Once 90 percent occupancy is achieved, the Developer is to contact the Region’s Waste Management Division at 905-791-9499 to submit the forms and report the 90 percent occupancy.

Based on the number of bins required for the residential units, it is anticipated that the collection frequency will be a minimum of once a week. All collections would occur during the hours of 8:00 a.m. to 5:00 p.m. and will be contracted to a private waste hauler until 90 percent occupancy is reached. The collection frequency and hours of collection will be determined and set out in the contract between the private hauler and the Developer.

2.3.3 Collection Vehicle Routing

As per *Section 2 – General Requirements* of the Manual, all roads shall be designed to have a minimum width of 6 m, the turning radius from the centre line must be a minimum of 13 m on all turns, and the back-up distance should be no more than 15 m. *Appendix 2* of the Manual demonstrates the Region’s cul-de-sac requirements. An Auto-Turn analysis, which illustrates the anticipated movements that a waste collection vehicle would perform to facilitate the curbside collection activities at the Site, has not been prepared at this stage due to the current conceptual level of detail shown on the Site Plan (**Figure 1**). The Auto-Turn analysis will be conducted once a more detailed Site Plan is available to confirm that the minimum requirements are still met. Based on a preliminary review of the proposed Street ‘A’ and Street ‘B’ noted on the Site Plan, we do not anticipate any issues with respect to the proposed roadway widths and cul-de-sac radii.

2.4 Best Management Practices

In addition to the above, we have provided Best Management Practices (BMPs) that will mitigate any potential issues or complaints from residents as they relate to the management of waste on-site.

Continuous communication with tenants/owners about the waste management system.

All tenants/owners should be informed of the waste management system in place and the services provided by the Region. We suggest that quarterly notifications be sent out to tenants/owners indicating issues related to waste management that have been experienced, such as people not sorting waste correctly. The notification can also include information and facts promoting waste diversion and reduction.

The lids of the waste storage containers should be kept closed at all times, except when depositing waste/collection is to occur.

Keeping the lids of the waste storage container(s) securely fastened (except when depositing waste or during waste collection) will reduce nuisance related effects, such as odour, blowing litter, visual impacts and attraction of animals (i.e., vermin, raccoons, birds, etc.).

Noise.

Ensure that collection hours are written into the contract with the private waste hauler(s) and that the hours established are during normal business hours to reduce the noise effects from the back-up beepers.

Clean up litter from around the property on a regular basis.

Regular cleaning of the storage areas and collection points will reduce nuisance issues (i.e., vermin, raccoons, birds).

2.5 Recommendations and Conclusion

The following recommendations are provided:

- Each residential lot is to have their own designated area of 2.5 m by 1.5 m for the storage of waste. The storage of waste location is to have direct access to the collection point location for that same residential lot.
- Illustrate a curbside collection point that measures a minimum of 3.0 m by 1.0 m on each residential lot. The collection point is to be located along the curb, adjacent to the driveway of the residential lots, not be located on a municipal sidewalk, free of obstructions and directly accessible to the waste collection vehicle.
- Perform an Auto-Turn analysis once the detailed design has progressed and there is a more detailed Site Plan available which includes the waste storage areas and collection points.
- Establish a waste collection contract with a private waste hauler for all residential waste for when the development is under 90 percent occupancy.
- Implement the standard waste management BMPs.

By implementing the recommendations set out in this Waste Management Plan, the Region's requirements for a development application as it relates to Waste Management will be satisfied.

Should you have any questions on the above, please do not hesitate to contact the undersigned.

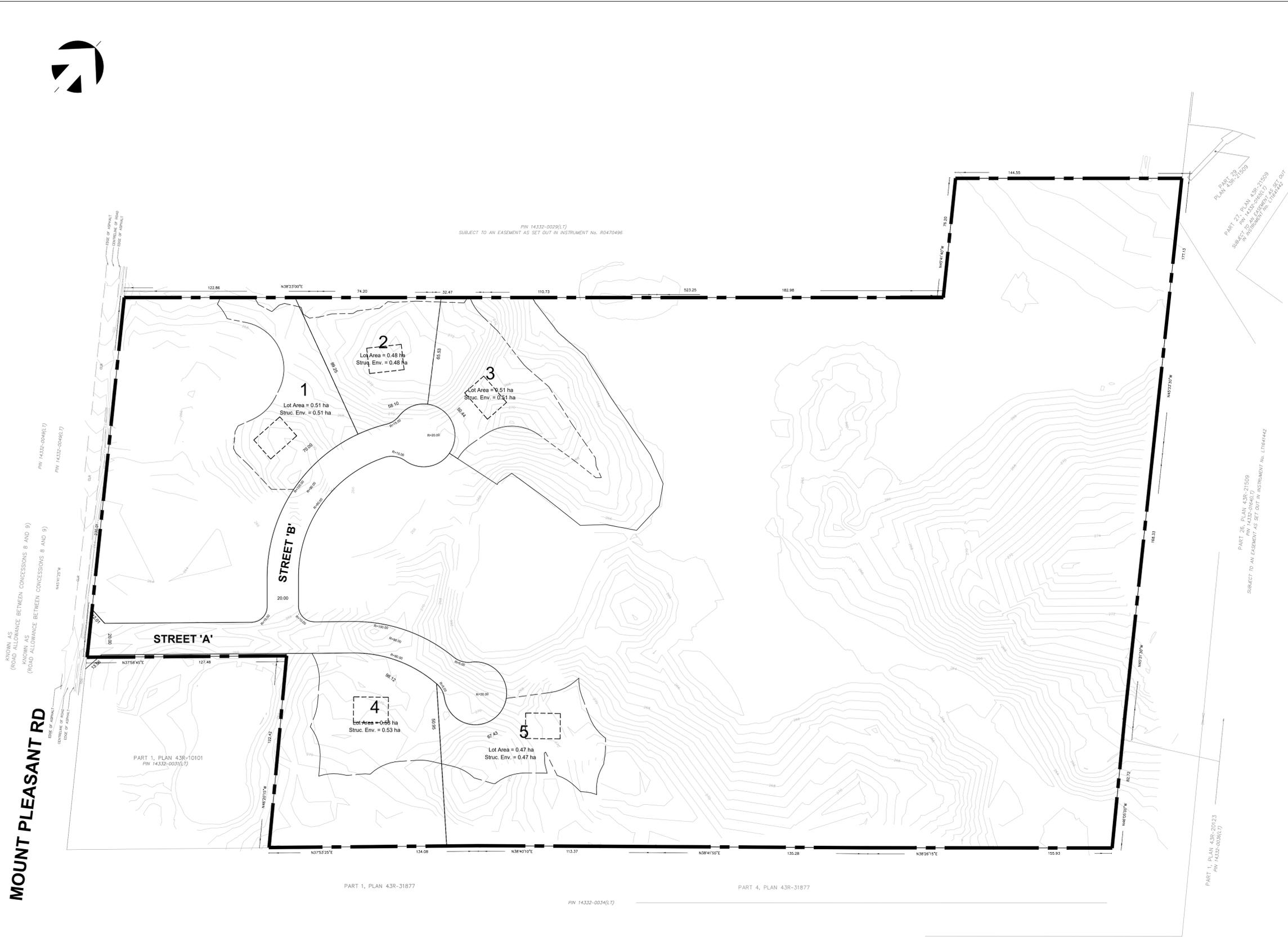
Regards



Erika Brown, MEnv., RPP
Waste and Environmental Planner

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Figure 1 - Site Plan



KEY PLAN

■ Subject Property

metric scale

LEGEND

■ Subject Property

□ Building Envelope

— Lot Lines

- - - Structural Envelope

LOT NUMBER	LOT AREA	STRUCTURAL ENVELOPE	BUILDING ENVELOPE	LOT AREA INCLUDING ENVIRONMENTAL FEATURES
Lot 1	0.51 ha	0.51 ha	0.036 ha	2.58 ha
Lot 2	0.48 ha	0.48 ha	0.036 ha	0.55 ha
Lot 3	0.51 ha	0.51 ha	0.036 ha	1.37 ha
Lot 4	0.53 ha	0.53 ha	0.036 ha	1.27 ha
Lot 5	0.47 ha	0.47 ha	0.036 ha	16.05 ha
TOTAL	2.50 ha	2.50 ha	0.18 ha	21.82 ha

AREA STATISTICS

Developable Area	2.90
Non-Developable Area	19.96
EZ1	19.68
EZ2	0.32
TOTAL	22.86

- NOTES**
- All measurements are in meters.
 - Structural envelopes to generally be confined to areas with slopes of 10% or less (areas with 11-15% slope and above may be considered in certain instances). (Secondary Plan Policy 7.1.9.11)
 - All elevations refer to Geodetic Datum
 - Candidate Environmental Zones 1 & 2 information referenced from Sumac Environmental Consultants Ltd. "Figure 3: Constraints to Develop" Map, Dated 04/06/2022.
 - Base Survey information was referenced from Surveyor's Real Property Report - Part 1 - Plan Showing - PART 1 - Plan Showing PART 1 OF LOT 18 CONCESSION 9, Geographic Township of Albion, Town of Caledon - Regional Municipality of Peel from Guido Papa Surveying - A division of J.D. Barnes Limited, Dated May 13, 2022.
 - On this plan, the lot area shown excludes any land that falls under the EZ 1 and EZ 2 environmental constraints.

**PART 1 OF LOT 18
CONCESSION 9**
GEOGRPHIC TOWNSHIP OF ALBION
NOW IN THE
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

DESIGN PLAN SERVICES INC.
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DRAFT FOR DISCUSSION PURPOSES ONLY

1:1200 Scale	April 12, 2024 Date	21303-16E Drawing Number	JD Rev.	JD Drawn
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