

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: HARBOURVIEW RECYCLING LTD.
PROPOSAL NAME: Construction & Demolition Waste Recycling Facility
CLASS OF DEVELOPMENT: One
TYPE OF DEVELOPMENT: Bulk Materials Handling (recycling)
CLIENT FILE NO.: 4139.00

OVERVIEW:

On February 6, 1996, the Department received a Proposal from Harbourview Recycling Ltd. to develop and operate a construction and demolition waste recycling facility. On March 4, 1996 the proponent was contacted for additional information.

On March 4, 1996 the Department placed copies of the Proposal in the Public Registries located at 123 Main St. (Union Station), the Centennial Public Library, and the Manitoba Eco-Network. As well on March 4, 1996, copies of the Proposal were provided to the Technical Advisory Committee (TAC) members. The Department placed a public notification of the Proposal in the Winnipeg Free Press on March 9, 1996. The newspaper and TAC notification invited responses until April 4, 1996.

The Proposal was not complete and department staff met with the Proponent in May 1996 and the Proponent was contacted several times during the period 1997 to 2000. The details of the Proposal were slowly formulated and finalized and in a letter dated May 30, 2000 the Development description was completed.

The Proposal of February 96 was for the use of all of Lot 3 Plan 17788 in the NE ¼ of 17-11-4 EPM. The project was downsized and in May 2000 the Proposal was for the use of only a small portion of the original piece of land which has been subdivided and the Development will now be on Lot 5, Plan 35434. Also the February 96 proposal was for the collection and recycling of many different types of construction and demolition waste, the final proposal only identifies the recycling of asphalt and concrete.

The Draft Licence was reviewed by Environment-Air Quality Management who had the following comments:-

After reviewing the draft licence and the accompanying information provided on August 21, 2000, I have no further questions or comments regarding this project.

Similarly, the Draft Licence was reviewed by Environment-Operations Division, Winnipeg Region who had the following comments:-

The draft licence has been reviewed and the following comments are for consideration:-

- 1 - On page 1 replace the words "construction and demolition" with the words "asphalt and concrete".
- 2 - Under General Terms and Conditions, Clause 6: Include a volume limit in this clause to ensure that material is removed to landfill on a frequent enough basis,

and is not allowed to build up to an excessive volume. It is assumed that the method of storing material on site ie. asphalt and concrete, and waste other than this (wood, drywall, roofing material. carpet, metal etc.) will be at the discretion of the field officer.

- 3 - Do we need any input into how the sorting area, where desirable and non-desirable material is separated, is constructed?
- 4 - Is there any need for berming of the operation to shield it from other operations in the area?
- 5 - Clause 2 & 4 - suggest "or material" is added after waste. (refers to 2 and 3)

Disposition:

- 1 - This is a facility to recycle construction and demolition waste. The proponent has only requested permission to recycle asphalt and concrete at this time.
- 2 - The other types of waste will be removed to landfill on a frequent basis.
- 3 - The sorting area will be required only for waste received from other contractors. The design will depend on volumes received.
- 4 - The operation will be carried out only at the south portion of the property away from residences.
- 5 - Construction and demolition waste has been defined in the licence.

COMMENTS FROM THE PUBLIC:

There were no concerns received from the public.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Highways - No comment.

Urban Affairs - No comment.

Natural Resources - No concerns. However, would like to review and comment on the "site evaluation" that the proponent has commissioned by a geotechnical engineer when it becomes available.

Disposition:

The report was received July 1996 and a copy was sent to Natural Resources. They reviewed the document and noted that the underlying bedrock aquifer appears to be well protected at the site. It was also noted that as long as the waste being recycled does not contain hazardous materials, the proposal should be acceptable.

Historic Resources - No concerns.

Environment-Air Quality Management had the following comments:-

1. A list of materials which the proponent is proposing to accept on-site for processing is required. It is not clear from the description what materials would be arriving on-site. A list of the materials that would be salvaged from those brought on-site is also needed.
2. It is not stated whether the materials salvaged would be stored on-site or would be shipped off-site shortly after processing. If stored on-site, what are the estimated volumes of the materials to be stored?
3. It is stated in Section ix) that the proponent wishes to dispose of used drywall on the property. Is it proposed to dispose of any other materials on the property?
4. When the asphalt is recycled, is it the proposal to just grind the material into smaller sized pieces or will the material be heated to form a "hot-mix" ready for use?
5. Will the road down the center of the site be unpaved, gravel or paved? Will the storage areas on the property be paved?
6. Will there be separate grinders/shredders for each waste type or just one unit? Will the grinder or shredder be located in the building shown on the diagram or will it be located outside?
7. Will there be water sprays on the grinder, shredder or conveyor to control dust emissions if required?

Disposition:

These comments were forwarded to the Proponent and the response was as follows with respect to the revised (diminished) proposal:-

1. Only asphalt and concrete will be recycled at the facility. Other construction and demolition waste that is received at the facility will only be separated and then sent for disposal at landfill. The only exception may be steel that is removed from concrete before the crushing process. This steel will be sent to metal scrap dealers.
2. Storage of these other wastes will be for a short time, only until the volume collected is reasonable for transport to landfill.
3. No drywall or other wastes will be disposed of at the facility.
4. Asphalt will only be downsized to 1-inch and down.
5. The Paragon Place road will be gravel but will be paved in the future.
6. The only operations will be with concrete and asphalt. These will be crushed to 1-inch and down (asphalt) and 4-inch and down (concrete). These will operate outside.
7. Dust control if required will be with a water spray.

Environment-Operations Division, Winnipeg Region had the following comments:-

Burning or burial of any material at the site should not be allowed. Note that the proponent requests permission to dispose of drywall on the property. Dust, noise and odour emissions should be controlled.

Should also consider clauses to:

- prevent excessive build up of recyclables or any other material on the site;
- protect groundwater;
- ensure drainage from the site is not contaminated.

The proponent's plans to fence the area and also to construct an earth berm to shield the operation from the neighbours to the north appears to be a good idea. To ensure adequacy of these items the proponent should be informed early in the process of what our recommended standards/requirements are.

No information regarding equipment to be installed is provided. Knowledge of size and capacities of crushers, balers, grinders and sorting machinery to be used would be of benefit in assessing the operation.

Disposition:

These comments were forwarded to the Proponent and the response was as follows with respect to the revised (diminished) proposal:-

No burning or burial will be carried out at the facility.

The only operation that will be carried out is crushing of concrete and of asphalt.

Canadian Environmental Assessment Agency commented that application of the Canadian Environmental Assessment Act with respect to this proposal will not be required.

PUBLIC HEARING:

A public hearing is not required.

RECOMMENDATION:

The Applicant should be issued a Licence, in accordance with the attached draft, to operate the bulk materials handling development. Enforcement of the Licence should be assigned to the Winnipeg Region.

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