



TECHNCIAL MEMORANDUM

ISSUED FOR USE

To:	Melinda Bessey Ballymore Homes	Date:	September 13, 2023
c:		Memo No.:	02
From:	David Walmsley, Walmsley Environmental	File:	WE2023-03 - Ballymore

Subject: Waste Management Plan (WMP) for the Development at 376 & 390 Derry Road in the City of Mississauga

Introduction & Development Characteristics

Walmsley Environmental consulting services (WE), in association with RWDI Air Inc. (RWDI), was retained by Ballymore Uptown Meadowvale Limited (Ballymore) to prepare a Waste Management Plan (WMP) to support the development at 376 & 390 Derry Road in the City of Mississauga. Ballymore is proposing to develop, by Plan of Condominium, 114 back-to-back and conventional townhouses together with some semi-detached residences and a single, detached residence. Residences will be facing and have direct access to either internal roadways or Oaktree Circle via a dedicated driveway with an individual garage for parking and storage on the subject property. There will be space for the storage of solid waste collection carts, therefore, at each of the residential units.

Collection will be provided by the Region subject to the applicable Standards. The carts will be set out along roadways in front of each residence by the residents. Acceptance by the Region's Solid Waste Services personnel will require the preparation of a WMP that will provide a clear outline of how solid waste materials will be stored, set out and collected.

Applicable Regional Waste Management Standards

Since your development will consist of townhouses (back-to-back and conventional) as well as semi-detached dwellings and 1 single, detached dwelling, the community is classified as "Single Family Housing" in the Region of Peel's "Waste Collection Design Standards" dated 2020. As such your development will be provided collection of Blue Box (BB) recyclables, organics, and mixed waste (garbage) collection via a side-loading curbside collection system. Future residents will be issued carts by the Region and will be required to store them safely between collection days and to set them out in time for the collection vehicle.

The Region requires that a Waste Management Plan (WMP) be drafted which will outline how the design of the development will comply with the stipulations outlined in the Standards document for single family developments.

Peel Region provides the following waste collection services to single-family housing developments:

- Cart-based garbage is collected bi-weekly weekly.
- Cart-based BB recyclables are collected bi-weekly.
- Bulky items are collected bi-weekly on the same day as garbage.

- Cart-based source separated organics are collected weekly.
- Leaf & yard waste is collected seasonally.

General requirements which apply to all development categories are as follow:

- **Road Material** – Internal roadways must have a hard surface which is designated to support a minimum 35 tonne, fully loaded waste collection vehicle.
- **Road Layout** – roadways will be designed to allow a collection vehicle to enter the site, collect materials and exit the site without having to reverse. If this cannot be provided, then a cul-de-sac or T-turnaround must be provided. Specifications for these features are provided in the Region’s Standards document.
- **Road Width** – All internal roadways must have a designated minimum width of 6 m.
- **Turning Radius** – The turning radius from the centre line must be a minimum of 13 m on all turns.
- **Grade** – The maximum grade permitted along the collection vehicle access route must be 8%.
- **Reverse Distance** – In the event a collection vehicle must reverse, the maximum back up distance is 15 m and must not entail backing up onto a municipal roadway,
- **Collection Method** – All dwelling units in a development must receive the same method of waste collection.
- **Supported Structures Along the Collection Route** - If the collection vehicle must drive either onto or over a supported structure, the Region must be provided with a letter from a P. Eng., (licensed in ON) certifying that the structure can safely support a fully loaded waste collection vehicle weighing 35 tonnes.

Following are the requirements for single-family residences:

- **Storage** – A minimum of 3.75 m² must be provided in the garage for the storage of carts with direct access to the collection point location. The carts that will be provided by the Region to each residence in the development include:
 - Maximum of one 360 L cart for BB recyclables.
 - Maximum of one 360 L cart for garbage.
 - Maximum of one 100 L cart for source separated organics.
- **Collection Point** - Each dwelling unit in the development must have its own identifiable collection point that is 3 m x 1 m in size. The collection point must be located along the curb, adjacent to the driveway. It must not be located on a municipal sidewalk and must be directly accessible to the collection vehicle and free of obstructions such as parked vehicles.

Waste Handling Design Considerations

The proposed pattern for the collection vehicle together with the collection points for each residence in the development are depicted in Figure 1 “Recyclables, Garbage and Organics Collection Plan” which accompanies this report. The drawing includes a to-scale schematic illustrating the available space that will be provided in each garage for the storage of the collection carts.

The drawing confirms that the waste storage and collection will be provided in compliance with the Region’s Standards for Single Family Residential development.

In Closing

This reporting memorandum and accompanying drawing comprise the Waste Management Plan (WMP) for the 376 & 390 Derry Road development and provides the information required to demonstrate compliance with the Region of Peel’s solid waste management and collection requirements.

Respectfully submitted,
Walmsley Environmental

A handwritten signature in blue ink that reads "David Walmsley". The signature is written in a cursive, flowing style.

David Walmsley, RPP, MCIP, EP
Principal
Direct Line: 519.803.1783
dwalmsley@dweaplan.com

dw