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Plains Lake Condo Project

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1.0 Introduction

This document describes the Solid Waste Management Plan developed to consider issues and solutions related to solid waste management for the Plains Lake Condo Project (the Site). It is assumed that the overall site plan and related background for this project are described elsewhere. This plan is based on the understanding that the Site is comprised of 66 units as well as ground level commercial. The municipal address of this development is 200 Plains Road. E. Burlington, Ontario.

We have used the site layout drawings provided by Hatem Nassif Architects Inc. in developing this plan. It is understood that the site layout may change prior to construction; however, we expect that the collection and handling of solid waste for disposal detailed in this report will remain unchanged.

SL Consulting manages the waste programs of residential and commercial properties throughout the Province of Ontario and Canada. In conjunction with our own understanding of the service requirements of residential and commercial properties, we have also engaged extensively with the following stakeholders to develop the ideal plan for the facility:

- Senior management of Concept Lines Inc.
- Hatem Nassif Architects Inc.
- Dynamic Waste Solutions – Tri-sorter and waste management equipment specialists.

This Solid Waste Management Plan for the Site deals primarily with residential, and commercial waste from the proposed commercial tenants. Grounds keeping, building maintenance, renovations are also considered in this plan.

2.0 Multi-Residential Community Development

The Multi-Residential community will use Municipal waste haulers to service the site. Best practices from regional districts throughout the Province of Ontario have been considered when developing this plan with the Development Design Guidelines for Source Separation of Solid Waste document (Halton Guidelines) specifically used as a reference guide which includes a comprehensive guideline for how wastes from multi-unit residential buildings are to be managed. The Halton Guidelines document incorporates waste storage requirements and contains additional design criteria to describe physical characteristics of the waste storage rooms and building requirements to accommodate waste collection vehicles.

Multi-unit residential buildings with many units such as this development require thoughtful consideration about how the day-to-day operations will handle waste management once occupied. Combine this with two TBD commercial tenants, the development presents some unique waste management challenges. Due to this, Waste Collective has:

- Developed a collection program using benchmark services from other managed properties and scaled them up to accommodate the number of units – 66.
- Included a full organics diversion program.

- Factored in height clearances within the building, space limitations.
- Allocated space for large items and items banned from landfill.

• The building consists of a commercial garbage room, a residential garbage and recycling room containing a tri sorter chute system, a bulk storage area as well as a staging area located just outside of the waste and recycling rooms.

1. **Residential Waste/Recycling Room** 110.14 m²
2. **Commercial Waste Room** 16.80 m²
3. **Bulk Storage** 14.83 m²
4. **Staging Area** 18.00 m²

The above areas account for the entire allocated space for all the daily waste and recycling receptacles for the entire building. This includes a tri-sorter residential waste system for the 6-story residential building and holding room for all required bins as well as separate room for bulky items and banned products from the waste stream.

The commercial space has been built to accommodate 1 x 3-yard FEL waste bin, and 1 x 3-yard Cardboard/SSR bin. Conversely, the commercial space could utilise totes for garbage, recycling and even organics if needed by the future tenants.

Guidelines.

- A tri-sorter chute system will be installed to accommodate three streams of waste – Compacted garbage, mixed recycling, organics. The chute room will only be accessible by building maintenance staff.
- On each floor of the building, there will be an access door for residents to choose which stream of waste they are disposing. The tri sorter will then direct the waste into the appropriate receptacle in the waste room.
- The garbage compactor will have a 3-yard FEL (front-load) compaction bin and will run automatically via sensors.
- The compactor will have a full signal to alert the maintenance team when the bin requires swapping out.
- The compactor will be used to reduce the number of bins and service frequency by the contracted waste hauler.
- 95 gal (tote) bins will be used for mixed container and paper recycling.
- 95 gal (tote) bins will be used for organics collection.
- The waste area will be rodent proof, properly ventilated, and include a hose bib and floor drain for periodically washing the area.
- Cardboard and SSR recycling will be available in the residential waste room.

The site will be using **municipal service** for all **residential waste services**.

***Commercial services** will be provided by **private waste haulers**. The site's waste management plan is sufficiently flexible to allow for future revision of the collection process using either FEL bins or totes.

2.1 Waste Collection and Storage

2.1.1 Resident Waste Collection – Each Level

Located on each floor of the building, the waste disposal chutes are to provide collection points for source separated waste and recycling. It is recommended that posters are displayed at these disposal points to educate the residents on waste diversion, reduction and acceptable materials and recyclables.

The source separated garbage, source separated recycling and source separated organics will be the responsible of the residents to ensure that contamination is prevented, and materials are diverted into the correct stream. In the waste room located on the ground floor will be a 3-yard recycling bin to accommodate larger fibre recycling too big to be placed into the chute. A separate room will serve as the collection point for larger items, banned items from the waste stream and future recycling initiatives. Section 2.3 outlines waste bin and equipment requirements for this plan. Maintenance staff will check the bins daily to ensure bins reaching capacity are rotated for empty bins. Maintenance staff will control access to the chute room as there are some related safety concerns with the garbage compactor.

The municipal residential service hauler will provide garbage collection twice per week. Organics will be serviced once per week. Mixed recycling will be serviced once per week. Commercial services will be optimised to the necessary service requirements of the commercial tenants. All residential and FEL commercial waste services will be serviced outside of the building in the designated staging area with an unincumbered overhead clearance. Bins will be transported by maintenance staff to the staging area on the collection days. All haulers will be able to pull straight onto the staging pad, maneuver the bins to be serviced without any height restrictions or incumbrances. Maintenance will then place them back in the Waste Holding Room.

2.1.2 Bulky Waste Disposal

A bulky waste storage area is incorporated into the residential waste and recycling area. Bulky waste items such as used furniture, mattresses, appliances, etc., will be stored in the waste collection area. This material will be collected by Municipal Haulers or by Private Haulers as per the maintenance manager.

In general, materials that are subject to a stewardship program or Product Care Association and items such as automotive tires, paints, and electronics, will not be accepted as bulky waste and will be the responsibility of the residents to take these materials to designated transfer stations or recycling depots.

Residents will be required to contact the maintenance manager or other applicable person when disposal of bulky items are required.

If a roll-off bin is required on a temporary basis for bulky waste collection, this bin will be placed in the staging area on a temporary basis as to not disrupt any of the regular waste services. The maintenance manager will contact the vendor to coordinate delivery and collection of the bin.

2.1.3 Waste Vehicle Movement Safety

To ensure maximum safety by waste vehicles entering the property, the following safety precautions will be installed. Signage, flashing lights and parabolic mirrors.

2.2 Materials Not Collected

Materials that are not collected by a private hauler will not be collected or stored in the development's waste storage areas. Although not exhaustive, the following provides details for the more common wastes likely to be encountered for the community's residents. Generally, a contracted vendor or maintenance staff will provide transport of all other waste management requirements to one of the regional waste facilities. This may change as Individual Producer Responsibility (IPR) stewardship programs are developed under the Resource Recovery and Circular Economy Act (RRCEA).

Municipal Hazardous and Special Waste (MHSW) and Waste Electronics and Electrical Equipment (WEEE) will not be accepted by the Site's garbage and recycling services. Residents with MHSW will have to dispose of their product at the appropriate recovery facility, such as retailers with take-back programs or to the Regions landfill facilities. The property will have a collection program in the recycling room for WEEE and will arrange for the collection and recycling of these products.

2.2.1 Grounds Keeping, Maintenance and Renovations

It is anticipated that waste generated by minor building maintenance activities, such as replacing broken fixtures, light bulbs, etc., can be accommodated in the waste storage areas.

Grounds' keeping is expected to be a contracted service that will remove the leaf and yard waste as part of the service.

Contractors will typically undertake significant renovations or maintenance projects. It is expected that wastes generated during the work will be removed as part of their contract.

2.3 Residential Waste Management System Requirements

Table 1 outline the service requirements for waste management at the Site.

Table 1: Equipment Requirements - Residential Facility

Quantity	Item	Use
10	95 gal mixed recycling bin	Paper/Mixed Containers
3	95 gal organics bins	Organics
2	3 cubic yard compacted garbage bin	Compacts garbage
1	3 yard ssr/cardboard bin	Cardboard
Note: There is capacity available in the waste receiving area for additional totes if required. One of each bin/tote will be in position with the chute at all times.		

The waste and recycling room can facilitate 9 mixed recycling bins, 2 organics totes and one 3 yard Cardboard/SSR bin from the list in Table 1, as well as the movement and jockeying of bins and carts as they get swapped out with the full bins from the waste chute room. At all times there will be an additional bin engaged in the tri-sorter, with the backup garbage bin also located in the tri-sorter room. This would make the total number of garbage bins 2, recycling totes 10, organics totes 3 and 1 Cardboard/SSR bin.

The waste chute room will have 3 streams of material being collected. Each stream will have one dedicated bin to capture the material. 1 mixed recycling bin, 1 compacted garbage bin, 1 organics tote. Maintenance will be required to swap out the full bins with empty bins stored in the waste holding room.

The Bulk/Large item recycling room located next to the inaccessible garbage/recycling chute room. This is for residents to drop off Cardboard and other large items for disposal and recycling. This room is 14.83m ^{2} and will also accommodate electronics and other banned items from the landfill as part of an extended recycling program at the facility.

Public areas of the site, including parking areas, will use two or three stream waste collection bins placed at convenient locations. Clear bags will be used for these collection bins. Maintenance staff can be instructed by the private waste service providers on the acceptable level of contamination for each waste stream. Maintenance staff will collect the wastes from these bins and deliver them to the waste staging area. Bags are then placed into the appropriate bin by staff.

Wastes generated in maintenance, mechanical, electrical, storage, vestibule or related areas of the development will be collected by maintenance staff and taken to the appropriate waste storage room. These areas are not anticipated to generate any significant waste quantities.

It is anticipated that twice per week garbage, once per week organics and once per week recycling service will be sufficient, though this could change depending on waste quantities and characteristics of the facility. Since collection for all residential services at the site is to be facilitated by municipal contracted haulers, it is recommended that the collection day(s) for commercial be coordinated such that private collection does not conflict with residential pickup.

Odour and insect issues can also be addressed by increasing the ventilation, reducing the storage temperature (air conditioning) or adding odour neutralizer sprays.

Table 2: Waste Area Sizes

Waste Loading Staging Area (m^2)	
Staging Area	18.00 m^2
Residential Waste Room (m^2)	
Collection Room	110.14 m^2
Commercial Waste Room (m^2)	
Collection Room	16.80 m^2

[1] Waste room sizes as noted in the floor plan drawing set received on Jan 16, 2026 by Hatem Nassif, Concept Lines Inc.

3.0 Waste Vehicle Access

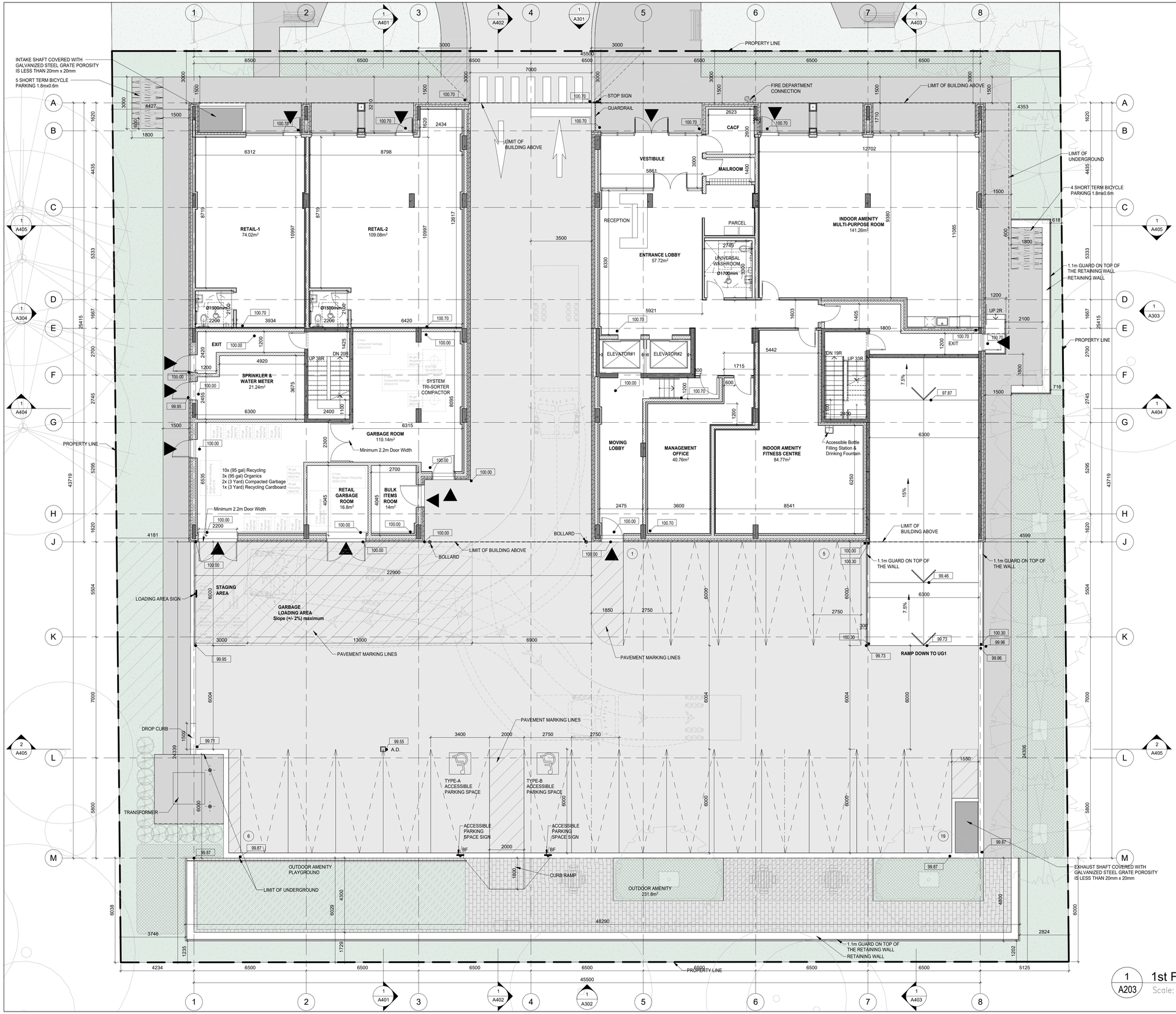
As illustrated in **Appendix A**, waste vehicles can access the waste staging area in a forward motion. Minor vehicle adjustments, including limited forward and reverse movements, may be required to achieve optimal positioning for the safe lifting and servicing of front-end load (FEL) bins, depending on the bin's location on the waste staging pad.

To exit the site, the collection vehicle will complete a minor three-point turn within the designated parking area. Adequate maneuvering space has been provided, exceeding **18 metres**, to allow this movement to be completed safely and without encroachment.

The vehicle will exit the facility in a forward motion.

4.0 Conclusion

From the research completed in preparing this report, SL Consulting believes that the design of the Plains Lake project will be able to provide flexibility in current and future solid waste management systems at the Site for all streams of waste required now and those that may be required in the future.



1 A203 — 1st FLOOR PLAN
Scale: 1 : 100

NOTES:

1. The Contractor verify and shall check all dimensions of the work and shall report discrepancies to the Architect and consultants before proceeding. Construction must conform to all applicable codes and requirements of authorities having jurisdiction pertaining to this application.

2. The architect bears no responsibility for the interpretation of these documents by the contractor. Upon written application the architect will provide written or graphic clarification as supplementary information regarding the intent of the contract documents.

3. All drawings and specifications are the property of Hatem Nassif Architects Inc., which reserves its copyright with respect to this document. It shall not be duplicated, used or circulated for any other purpose than that for which it was issued.

4. Written dimensions shall govern where they differ from scaled measurements. The Architect accepts no responsibility for measurements scaled from the drawings.

5. Locations of exposed mechanical or electrical devices, fittings and fixtures are indicated on architectural drawings which shall govern over the mechanical and electrical drawings. Those items not clearly located, to be located as directed by the architect.

No.	Description	Date
1	Issued for Site Plan Approval	Jul. 16, 2025
2	Issued for Site Plan Approval	Jan. 16, 2026

N

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Drawing Title:
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