
Appendix 7

Step 5: Evaluation of the “Long-List” of Alternative Sites

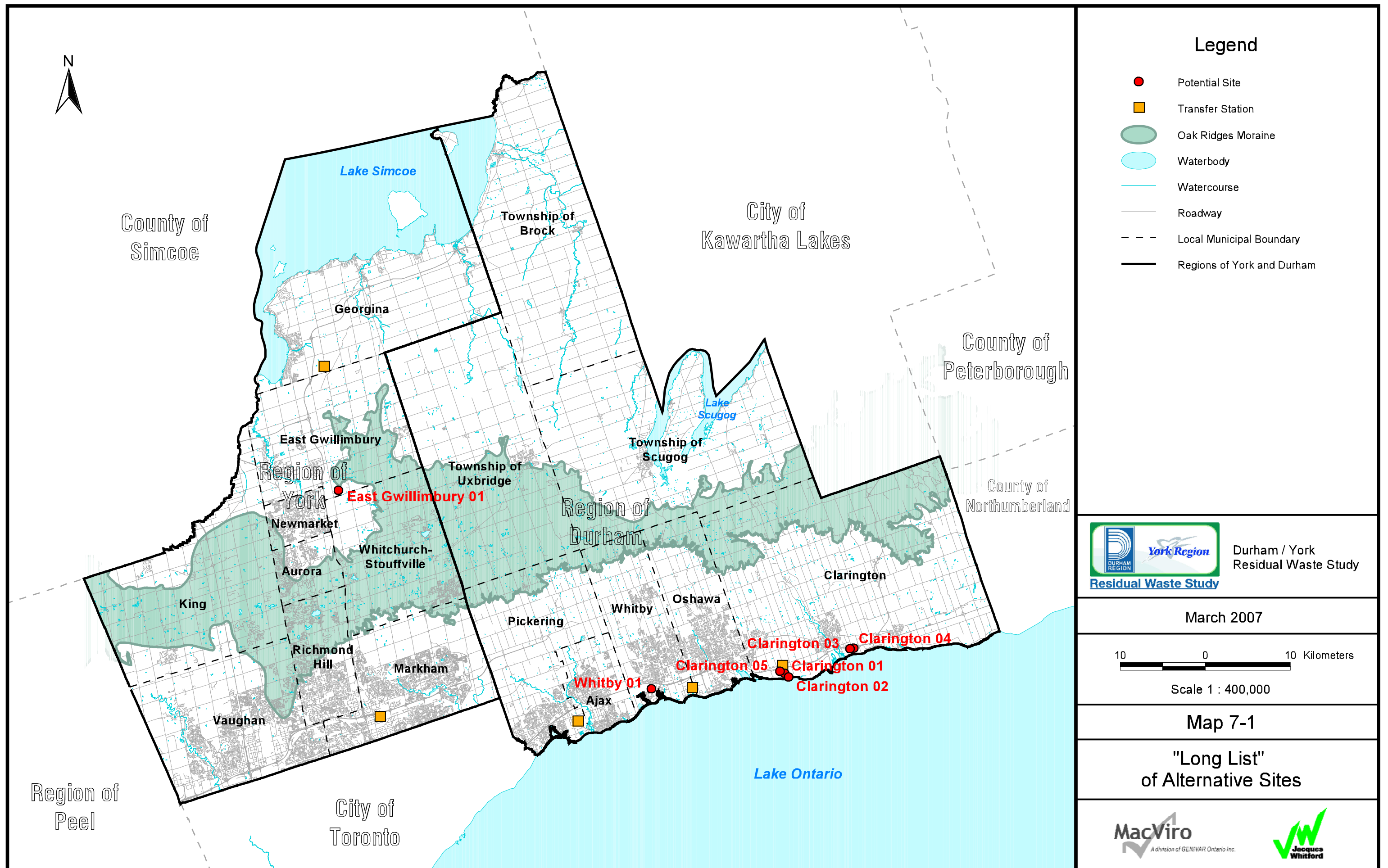


Table 7- 2 “Long-List” Site: Clarington 01/02

FACTOR	CONSTRAINT
Proximity to Required Infrastructure	
Maximum Distance to Electrical Grid Connection	Less than 300 metres to nearest 44kv transmission line. Interconnection will require further discussions with local power company.
Maximum Distance to Heat and/or Steam Load	Potential access to heat load at Clarington Water Pollution Control Plant (WPCP) currently under construction. Additional Heat/Steam loads may be available and will be investigated further once “Short-List” of sites is available publicly
Distance to Required Sewer and Water Services	Municipal water and sewer servicing at property line
Site Accessibility	
Maximum Distance to Major Highway	Approximately 1.5 km to Hwy 401 (interchange 425)
Maximum Distance to Rail Line	CN Rail line adjacent to South side of Parcel 1 & North side of Parcel 2, distance to inter-modal facility unknown.
Maximum Distance to Transit System	Approximately 5 km to nearest bus stop (Prestonvale/Southfield)
Potential Impact of Haul Route	
Length of Haul Route	Total distance from Hwy 401 Interchange to site is approximately 1.5 km.
Land Use along Haul Route	Undeveloped land currently used for agricultural purposes
Road Type	Paved
Road Width	Two lane road – one lane in each direction
Traffic Volumes	Traffic Volume Data not available
Property Size	
Property Size	Parcel 1 & 2 - Approximately 12.1 hectares each
Minimum Site Requirement	9 hectares
Surplus Land Available	15 hectares
Land Use Compatibility	
Official Plan Designation	Regional – Parcel 1: Employment Area, Parcel 2: Waterfront Municipal – Parcel 1: Prestige Employment / Light Industrial - Holding General Industrial Zone – Site currently has a servicing constraint. Parcel 2: Waterfront Greenway (Deferred by the Region of Durham)
Designated Land Use Adjacent to Site	North – Parcel 1: Prestige Employment / Light Industrial. Parcel 2: CN Rail line & Light Industrial Area South – Parcel 1: CN Rail line. Parcel 2: Waterfront Greenway East – Parcel 1: Light Industrial. Parcel 2: Waterfront Greenway (Deferred by the Region of Durham) West – Parcel 1: Light Industrial. Parcel 2: Waterfront Greenway (Deferred by the Region of Durham)
Description of Land Use	North – Parcel 1: Auto Dealer Exchange. Parcel 2: CN Rail line,

FACTOR	CONSTRAINT
Adjacent to Site	Auto Auction, Bicycle path runs along north side of parcel. • <u>South</u> – Parcel 1: CN Rail line, Courtice Water Pollution Control Plant (completed date of 2007), Lake Ontario approximately 0.5 km to South. Parcel 2: Lake Ontario • <u>East</u> –Parcel 1 & 2 :Undeveloped land currently used for agricultural purposes. Parcel 1: Auto Auction, bicycle path runs along east side of property. Parcel 2: Darlington Nuclear Generating Station approximately 0.5 km to the East • <u>West</u> – Parcel 1: Undeveloped land currently used for agricultural purposes. Parcel 2: Courtice Water Pollution Control Plant (completion date of 2007).
Availability of Site	
Ownership and Availability	• Region of Durham • Vacant Land
Proximity to Unregulated Airports	
Proximity and Description	• Approximately 10 km from Oshawa Municipal Airport (1200 Airport Boulevard, Oshawa, ON)

Table 7- 3 “Long-List” Site: Clarington 03

FACTOR	CONSTRAINT
Proximity to Required Infrastructure	
Maximum Distance to Electrical Grid Connection	Less than 300 metres to nearest 44kv transmission line. Interconnection will require further discussions with local power company.
Maximum Distance to Heat and/or Steam Load	Heat/Steam loads may be available and will be investigated further once “Short-List” of sites is available publicly
Distance to Required Sewer and Water Services	Municipal water and sewer servicing at property line
Site Accessibility	
Maximum Distance to Major Highway	Approximately 1.6 km from Hwy 401 (interchange 435)
Maximum Distance to Rail Line	Adjacent to CN Rail line, distance to inter-modal facility unknown.
Maximum Distance to Transit System	Approximately .75 km to bus stop at Bennett Rd./Wilmot Creek Rd.
Potential Impact of Haul Route	
Length of Haul Route	Total distance from Hwy 401 to site is approximately 1.6 km.
Land Use along Haul Route	- Hwy 401 - Open Space/Light Industrial/Commercial
Road Type	Paved
Road Width	2 lane road, one in each direction
Traffic Volumes	Traffic Volume Data not available
Property Size	
Property Size	Approximately 18.1 hectares
Minimum Site Requirement	9 hectares
Surplus Land Available	9.1 hectares
Land Use Compatibility	
Official Plan Designation	Regional – Employment Area Municipal – Prestige Employment Area & Light Employment Area
Designated Land Use Adjacent to Site	North – Hwy 401, Prestige Employment Area & Light Employment Area South – Hydro Corridor, CN Rail line and Green Space East – Prestige Employment Area West – Light Industrial Area - Site has a river along western edge of property.
Description of Land Use Adjacent to Site	North - Undeveloped land currently used for agricultural purposes South - Undeveloped land currently used for agricultural purposes, Hydro Corridor, and CN Rail line East - Undeveloped land currently used for agricultural purposes West – Commercial properties
Availability of Site	
Ownership and Availability	1029629 Ontario Inc.

FACTOR	CONSTRAINT
	• Vacant Land
Proximity to Unregulated Airports	
Proximity and Description	• Approximately 8 km from Hawkefield Airstrip (Grass strip in Orono Clarington)

Table 7- 4 “Long-List” Site: Clarington 04

FACTOR	CONSTRAINT
Proximity to Required Infrastructure	
Maximum Distance to Electrical Grid Connection	Less than 300 metres to nearest 44kv transmission line. Interconnection will require further discussions with local power company.
Maximum Distance to Heat and/or Steam Load	Heat/Steam loads may be available and will be investigated further once “Short-List” of sites is available publicly
Distance to Required Sewer and Water Services	Municipal water and sewer servicing at property line
Site Accessibility	
Maximum Distance to Major Highway	Approximately 1.1 km from Hwy 401 (interchange 435)
Maximum Distance to Rail Line	Approximately 0.5 km to CN Rail line, distance to inter-modal facility unknown.
Maximum Distance to Transit System	Approximately .5 km to bus stop at Bennett Rd./Wilmot Creek Rd.
Potential Impact of Haul Route	
Length of Haul Route	Total distance from Hwy 401 to site is approximately 1.1 km.
Land Use along Haul Route	- Undeveloped land currently used for agricultural purposes - Commercial properties
Road Type	Paved
Road Width	Two lane road – one lane in each direction
Traffic Volumes	Traffic Volume Data not available
Property Size	
Property Size	Approximately 15 hectares
Minimum Site Requirement	9 hectares
Surplus Land Available	6 hectares
Land Use Compatibility	
Official Plan Designation	Regional – Employment Area Municipal – Prestige Employment Area - (H)M1- Holding Light Industrial – Servicing constraint to majority of property except part in North West corner.
Designated Land Use Adjacent to Site	North – Hwy 401 & Prestige Employment Area South – Hydro Corridor, CN Rail line & Green Space East – Light Industrial Area West – Prestige Employment / Light Industrial Area
Description of Land Use Adjacent to Site	North – Hwy 401, Waterfront trail flanks North of Property, undeveloped land currently used for agricultural purposes with a number of residential properties South – Undeveloped land currently used for agricultural purposes with a Hydro Corridor passing through. East – Undeveloped land currently used for agricultural purposes West – Undeveloped land currently used for agricultural purposes
Availability of Site	

FACTOR	CONSTRAINT
Ownership and Availability	• Currently listed with J.J. Barnicke • Vacant Land
Proximity to Unregulated Airports	
Proximity and Description	• Approximately 8 km from Hawkefield Airstrip (Grass strip in Orono Clarington)

Table 7- 5 “Long-List” Site: Clarington 05

FACTOR	CONSTRAINT
Proximity to Required Infrastructure	
Maximum Distance to Electrical Grid Connection	Less than 300 metres to nearest 44kv transmission line. Interconnection will require further discussions with local power company.
Maximum Distance to Heat and/or Steam Load	Potential access to heat load at Clarington Water Pollution Control Plant (WPCP) currently under construction. Additional Heat/Steam loads may be available and will be investigated further once “Short-List” of sites is available publicly
Distance to Required Sewer and Water Services	Municipal water and sewer servicing at property line
Site Accessibility	
Maximum Distance to Major Highway	Approximately 0.1 km from Hwy 401 (interchange 425)
Maximum Distance to Rail Line	Adjacent to CN Rail line, distance to inter-modal facility unknown
Maximum Distance to Transit System	Approximately 4.2 km to nearest bus stop (Prestonvale/Southfield)
Potential Impact of Haul Route	
Length of Haul Route	Total distance from Hwy 401 to site is approximately 0.1 km.
Land Use along Haul Route	Undeveloped land currently used for agricultural purposes
Road Type	Paved
Road Width	Two lane road – one lane in each direction
Traffic Volumes	Traffic Volume Data not available
Property Size	
Property Size	Approximately 27.4 hectares
Minimum Site Requirement	9 hectares
Surplus Land Available	18.4 hectares
Land Use Compatibility	
Official Plan Designation	Regional – Employment Area Municipal – Prestige Employment / Light Industrial
Designated Land Use Adjacent to Site	North – Prestige Employment / Light Industrial South – CN Rail line East – Prestige Employment / Light Industrial West – Environmental Protection Area
Description of Land Use Adjacent to Site	North – Hwy 401 South – CN Rail line, Lake Ontario approximately 0.6 km to South East – Undeveloped land currently used for agricultural purposes West – Undeveloped land currently used for agricultural purposes
Availability of Site	
Ownership and Availability	- Thornrich Investments Ltd. - Vacant Land

FACTOR	CONSTRAINT
Proximity to Unregulated Airports	
Proximity and Description	Approximately 10 km from Oshawa Municipal Airport (1200 Airport Boulevard, Oshawa, ON)

Table 7- 6 “Long-List” Site: Whitby 01

FACTOR	CONSTRAINT
Proximity to Required Infrastructure	
Maximum Distance to Electrical Grid Connection	Less than 300 metres to nearest 44kv transmission line. Interconnection will require further discussions with local power company.
Maximum Distance to Heat and/or Steam Load	Heat/Steam loads may be available and will be investigated further once “Short-List” of sites is available publicly
Distance to Required Sewer and Water Services	Municipal water and sewer servicing at property line
Site Accessibility	
Maximum Distance to Major Highway	Approximately 1.5 Km to Hwy 401 (interchange 410)
Maximum Distance to Rail Line	Adjacent to CN Rail line, distance to inter-modal facility unknown.
Maximum Distance to Transit System	Approximately .75 km to bus stop at Gordon St./Victoria St. W. Approximately 2 km to Go Station.
Potential Impact of Haul Route	
Length of Haul Route	Total distance from Hwy 401 to site is approximately 1.5 km
Land Use along Haul Route	- Commercial and Residential properties - Whitby GO Station - Iroquois Park
Road Type	Paved
Road Width	4 lane – 2 lanes in each direction
Traffic Volumes	Traffic Volume Data not available
Property Size	
Property Size	- Parcel 1 -Approximately 12.3 hectares - Parcel 2 - Approximately 4 hectares
Minimum Site Requirement	9 hectares
Surplus Land Available	- Parcel 1 = 3.3 hectares - Parcel 1 + Parcel 2 = 7.3 hectares
Land Use Compatibility	
Official Plan Designation	Regional – Employment Area Municipal – Business Park
Designated Land Use Adjacent to Site	North – Business Park South – Low Density Residential, Medium Density Residential, Community Commercial East – Major Open Space, Harbour Development West – Business Park
Description of Land Use Adjacent to Site	North – Sobeys Warehouse and Distribution Centre South – Residential Subdivision, Shopping centre under construction, Lakeridge Health Whitby Hospital approximately 0.5 km to South East – Iroquois Park- Soccer/baseball field, commercial building West – Automotive Assembly Operation (Automodular Assemblies)
Availability of Site	

FACTOR	CONSTRAINT
Ownership and Availability	• J.J. Barnickle on behalf of Nordeagle Developments • Vacant Land
Proximity to Unregulated Airports	
Proximity and Description	• Approximately 6.6 km from Oshawa Municipal Airport (1200 Airport Boulevard, Oshawa, ON)

Table 7- 7 “Long-List” Site: East Gwillimbury 01

FACTOR	CONSTRAINT
Proximity to Required Infrastructure	
Maximum Distance to Electrical Grid Connection	Less than 300 metres to nearest 44kv transmission line. Interconnection will require further discussions with local power company.
Maximum Distance to Heat and/or Steam Load	Heat/Steam loads may be available and will be investigated further once “Short-List” of sites is available publicly
Distance to Required Sewer and Water Services	Municipal water servicing at property line. Municipal sewer servicing currently not available.
Site Accessibility	
Maximum Distance to Major Highway	Approximately 2.6 km from Hwy 404 (interchange 51)
Maximum Distance to Rail Line	Rail line within 5km’s of site, distance to inter-modal facility unknown.
Maximum Distance to Transit System	Adjacent to bus route along Bales Dr./Garfield Wright Blvd.
Potential Impact of Haul Route	
Length of Haul Route	Total distance from Hwy 404 to site is approximately 2.6 km.
Land Use along Haul Route	- Commercial/Industrial properties - Undeveloped land currently used for agricultural purposes
Road Type	Paved
Road Width	2 lane road, one in each direction
Traffic Volumes	Traffic Volume Data not available
Property Size	
Property Size	Approximately 11 hectares
Minimum Site Requirement	9 hectares
Surplus Land Available	2 hectares
Land Use Compatibility	
Official Plan Designation	Regional – Agricultural Policy Area Municipal - Rural Commercial/Industrial Area
Designated Land Use Adjacent to Site	North – Agricultural Area South – Rural Commercial / Industrial Area East – Rural Commercial / Industrial Area West – Rural Commercial / Industrial Area - Note: This site is located within areas covered under the Greenbelt Plan. Consideration of potential development of a waste management facility is allowed on this site due to the site-specific Official Plan and zoning by-law approvals that were issued before the Greenbelt Plan took effect. Inclusion of this site on the short-list is to allow for public consultation on this matter along with other criteria to be used in the comparative evaluation of the other short-listed sites. See report Section 7.5.5 for a more detailed discussion of this matter.
Description of Land Use Adjacent to Site	North - Undeveloped land currently used for agricultural purposes South – York Region Household Hazardous Waste and Recycling

FACTOR	CONSTRAINT
	Depot • East - York Regional Police Fleet • West - York Region Waste Management Centre
Availability of Site	
Ownership and Availability	• York Region • Vacant Land
Proximity to Unregulated Airports	
Proximity and Description	• Approximately 9.5 km from Holland Landing Airpark (18898 Holland Landing Road, Holland Landing, ON) - Small Private landing strip (1,960 ft² runway)