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PROPOSED SOLID WASTE MANAGEMENT PLAN FOR

**430 Ottawa Street, Almonte, ON
Mixed Use Residential
c/o Elm Developments**

Date: July 2026

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1.0 INTRODUCTION

Elm Developments has made a zoning and site plan application to the Municipality of Mississippi Mills for the development of a mixed-use multi-family residential complex consisting of one (1), four (4) storey multi-family building, and one (1), 1 storey retail property located at 430 Ottawa Street, Almonte, ON.

As part of the development review process and to supplement the development application the Municipality of Mississippi Mills waste management department requests that a solid waste management plan be undertaken to advise on how the development deals with the waste and recyclables that will be generated from occupancy. In addition, the report must propose a system for separating and collecting recyclable materials.

This report will provide the relevant information to assist Elm Developments in meeting the proposed waste management objectives.

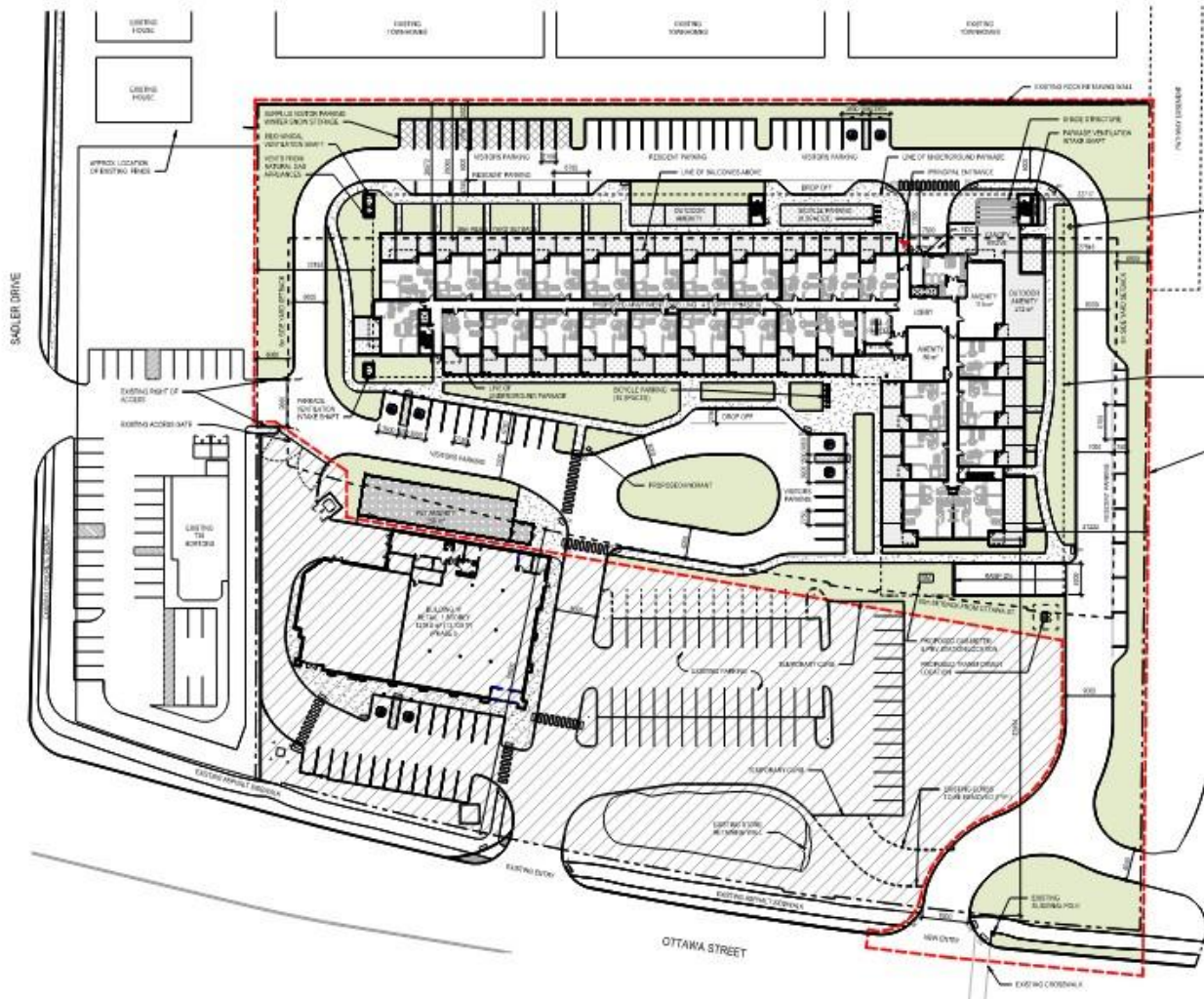
2.0 GENERAL INFORMATION

Person Reviewing Plan:	Jason Tower, B.E.S., E.M.P.D Partner, CanAm Waste / E: jason@canamwaste.ca
Date Prepared:	July 2026
Building Use:	One (1), four (4) storey building for residential use with 127 planned units. One (1), one (1) storey building for commercial use

FIGURE 1 – Overall Layout, 430 Ottawa Street, Almonte, ON



430 Ottawa Street, Almonte - Waste Management Report



SOLID WASTE MANAGEMENT PLAN

3.0 CONSTRUCTION WASTE

The builder of a "construction project" (a person who is undertaking the construction project on their own behalf or on behalf of another) that consists of the construction of one or more buildings with a total floor area of at least 2,000 square metres is subject to [O. Reg. 103/94](#) and must implement a source separation program. *Ontario Regulation 103/94 (O. Reg. 103/94 Source Separation Programs)* applies to the industrial, commercial and institutional (IC&I) sector, including construction projects such as the one proposed in this report.

The builder is responsible for implementing a source separation program or ensuring that a source separation program is implemented. The source separation program must be in place before construction work begins at the site. For the purposes of determining when construction begins at the site, it generally begins at the point when the foundation for the building(s) is/are being dug. Where, however, a building is going to be constructed in phases (e.g. one builder constructs the outer shell and another contractor constructs the inner shell), construction for the second phase begins when the builder begins construction on the second phase. During the construction period, the incorporation of recycling throughout the site will be promoted through contract documentation.

According to the Regulation, the following items must be incorporated into the construction source separation program:

- ✓ Cardboard (corrugated)
- ✓ Brick & Portland cement concrete

Additional items that should be considered, but are not mandatory include:

- ✓ Wood
- ✓ Drywall
- ✓ Other relevant materials

It will be the responsibility of the construction project manager to ensure that all local regulations are adhered to, and proper separation procedures are in place to maximize recycling of construction waste. Removal of recycled materials must be contracted and recorded showing that material is being handled by a registered hauler. This project subject to the following section from <https://www.ontario.ca/laws/regulation/940102>

Refer to Appendix A for best practices related to construction project waste and recycling.

3.1 - WASTE MANAGEMENT- COMMERCIAL AND RESIDENTIAL DEVELOPMENTS

This project identifies both residential and non-residential waste material generated by the residents at the site that requires handling and disposal, as per provincial guidelines and legislation.

As per [ON Reg 103/94](#) a source separation program for the retail/commercial waste generated at the building is required. Residential waste must be kept separate from retail/commercial waste, and a designated waste area must be provided within the footprint of the building. Commercial waste collection is handled by a private waste hauler.

A designated outdoor waste enclosure for the retail areas of the site has been provided, independent of the residential building and waste room. The tenant use is not determined at this time.

FIGURE 3: Outdoor Commercial Collection Area

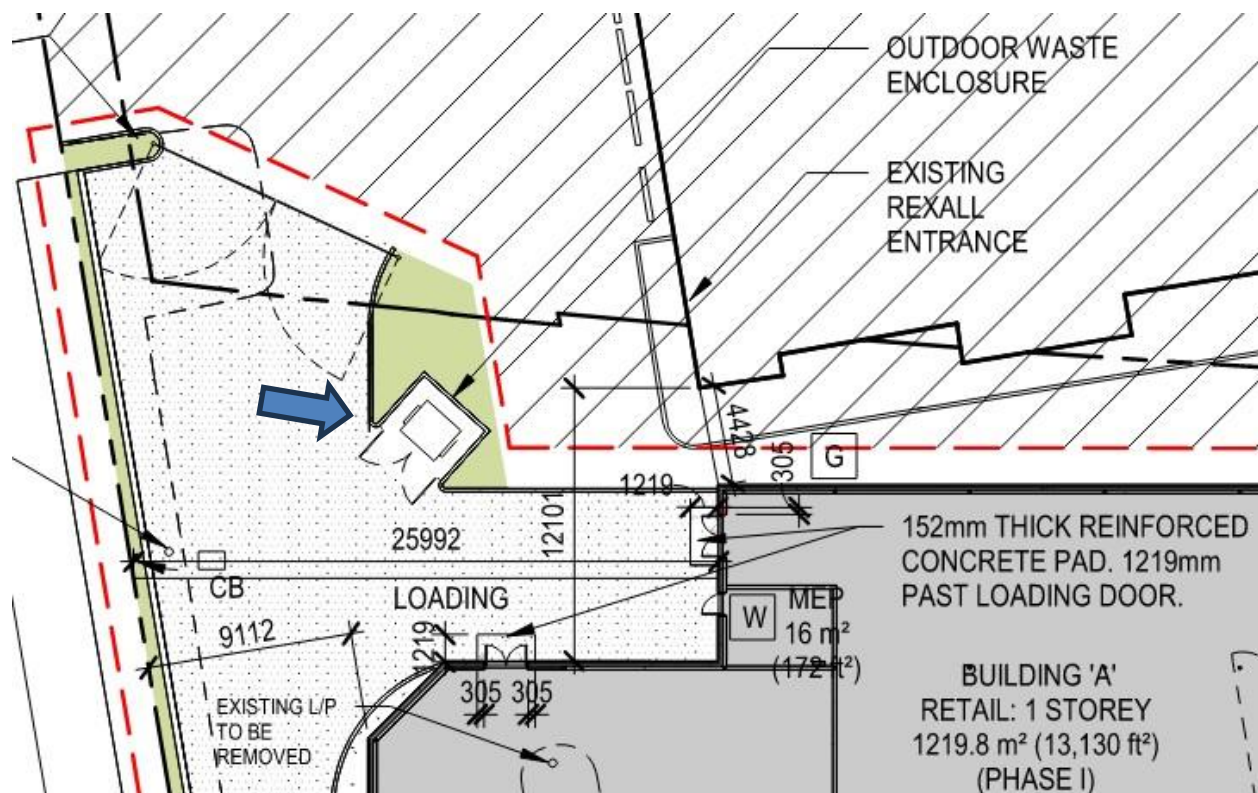
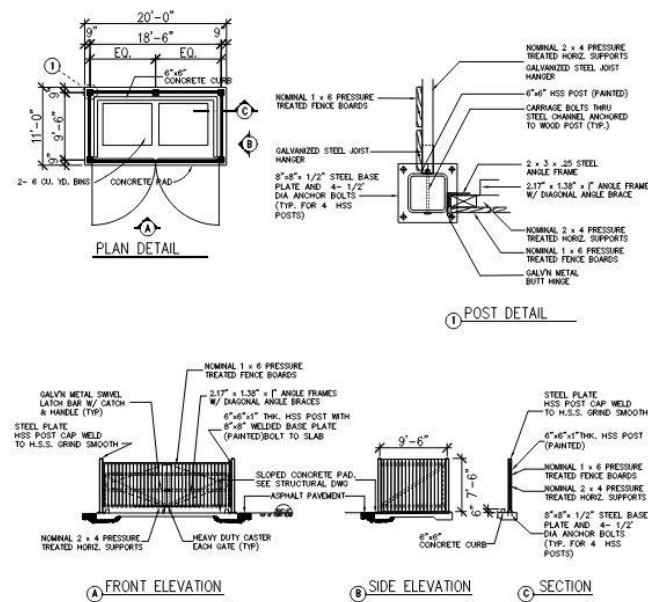


FIGURE 4 – Sample of Outdoor Waste Enclosure



4.0 PROJECTED WASTE GENERATION QUANTITIES & COMPOSITION

There is one (1) proposed multi-family building on the property, consisting of one (1) low-rise residential with 127 planned units. There is one (1) proposed garbage room location.

Elm Developments proposes to have one (1) garbage chute with a compactor at the bottom. Residents will dispose of the garbage on each floor down the chute. Garbage will then be compacted at the bottom in a 3yard front end loading container.

For recycling, there is a planned recycling room vestibule located on the ground floor, as indicated on the architectural drawings. Residents will transport their separated recyclables from each residential unit to the ground floor recycling room to put into 95 gallon toter containers.

DESCRIPTION OF WASTE MANAGEMENT PROGRAM

The materials designated for collection include recyclable paper fibres such as newspaper, magazines, household fine paper, telephone directories, cardboard and boxboard containers.

Recyclable containers and paper items will be collected separately in the recycling room recycling system. The container stream will include glass bottles and jars, ferrous food, beverage, aerosol and empty paint cans, aluminum cans and rigid foil products, polycoated cartons and aseptic drinking boxes, PET (#1) and HDPE (#2) bottles and jugs. The paper items stream will include fine paper, boxboard, cardboard, magazines and books, and newspaper & flyers.

Acceptable items such as the following are collected:

- ✓ Most paper, plastic, glass and metal containers and packaging
- ✓ Magazines, newspaper, and cardboard cartons (small bits or pieces go in the garbage)
- ✓ Plastic and glass bottles
- ✓ Milk and juice cartons
- ✓ Juice boxes
- ✓ Plastic cups (straws go in the garbage)

For up-to-date information on method and type of each collection item, please refer to the posted information by the building's selected waste hauler.

- ✓ Reduce
- ✓ Reuse
- ✓ Repurpose
- ✓ Redistribute
- ✓ Repair

Outdoor collection area open to the sky

MOVE IN
MOVE OUT

GARBAGE ROOM

3yard compaction container

CanAm Compactor System

Ground floor resident drop off room

The floor plan shows a central 'GARBAGE ROOM' containing a 'CanAm Compactor System' and a '3yard compaction container'. To the left is a 'MOVE IN / MOVE OUT' area with two large storage bins. To the right is a 'Ground floor resident drop off room' with a counter and a 'CanAm Compactor System'. The plan also includes an 'Outdoor collection area open to the sky' and various storage areas labeled 'P' and 'C'.

The garbage room for the building is located on the Ground level, as per architectural drawing SPA2.01 prepared by Zeidler Architecture. The waste handling storage room design will permit enough room to install a properly laid out compactor, and relevant garbage and recycling containers. Shop drawings will be provided by the supplier.

A entrance door from the lobby to the ground floor resident drop off room should be powered to allow easy access in and out of the room when residents are handling large items such as cardboard to make it a hands-free experience.

A front end loading garbage container and 95 gallon toter containers for the paper and container items will be present in this room. When the containers are full, maintenance staff can move the containers through the provided double door, through the secured garbage room and out to the designated collection point.

5.0 MATERIAL STORAGE & COLLECTION

Garbage materials disposed down the chute will be compacted using a properly specified and designed compactor by CanAm Waste.

Additionally, the waste handling room shall be equipped with these additional features, as per OBC:

- Garbage chute will be equipped with a wash down system
- Main garbage room will be equipped with electrical provisions for service
- Main garbage room will be equipped with a hose bib and floor drain

Further waste reduction initiatives may include:

- Garbage room, via the ground floor resident drop off room, may be equipped with W.E.E.E. (electronic waste) cabinet (dependant on program availability)
- Garbage room, via the ground floor resident drop off room may be equipped with a textiles cabinet for residents to drop-off for collection by a local charity or local business to aid in the diversion of materials from landfill (dependant on local collection and program availability)

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- Garbage room, via the ground floor resident drop off room, may also be equipped with a “Drop-off Station” for CFL’s, batteries, printer cartridges and small electronic waste (dependant on program availability)

FIGURE 6 – Sample Electronic Waste Cabinet



5.1 - RESIDENTIAL CONTAINERS

The proposed garbage and recycling room will contain 3yard front end loading containers for garbage as well as 95 gallon toters for container items and 95 gallon toters for paper items. The garbage room is located on the ground level, and is connected to an outdoor loading area via double doors.

Based on the following unit counts, the appropriate type, size and quantity of containers are proposed as follows:

430 Ottawa Street - 127 units total

- Three (3), 3 cubic yard garbage compaction containers
- Nine (9) 95 gallon toters for “container” items
- Nine (9) 95 gallon toters for “paper” items

The calculations for the quantity of containers is based on seasonal fluctuations in garbage & recycling generation rates based on historical performance of similarly performing properties across the Ontario over the past 20 years.

Property management staff will be responsible for moving the garbage & recyclables bins from the ground floor garbage room to the collection area located just outside of the garbage room.

Additionally, the garbage room and chute will be cleaned and sanitized on a contract basis as required to reduce odours and build up. To further assist with this process, the garbage room will be equipped with an odour control system.

Appropriate signage with educational materials from property management will be prominently displayed on the wall and in the complex common area.

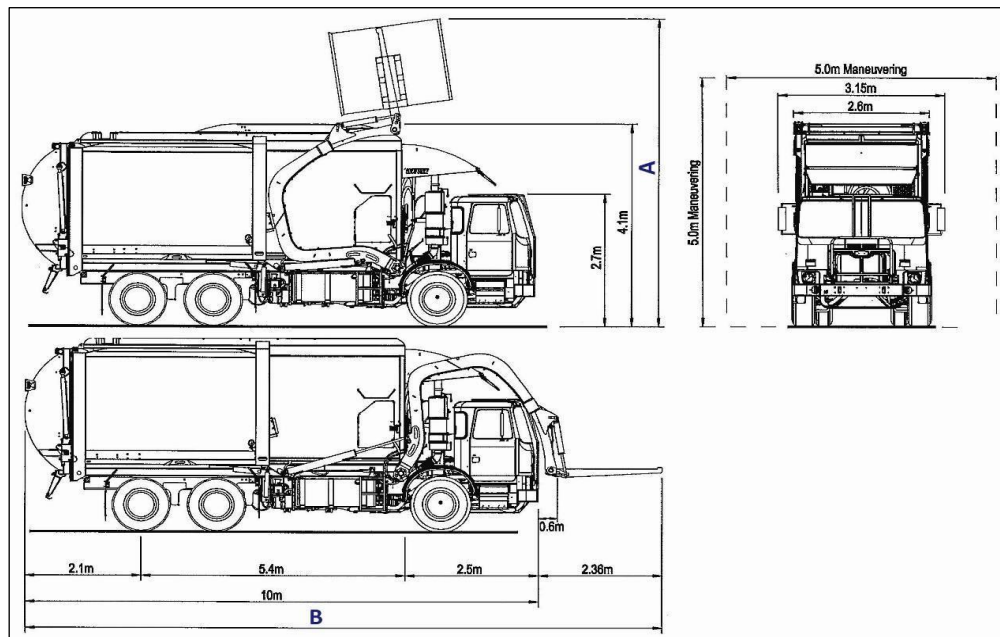
6.0 - COLLECTION

The architectural drawings sufficiently show a collection area that is suitable for front end and side or rear loading through contracted garbage and recycling vehicles.

A trained on-site staff member will be available to maneuver bins for the collection driver at the loading area and also act as a flagman when the truck is reversing.

The planned collection and travel route of front end and side or rear loading garbage / recycling trucks is sufficient to travel, collect, and exit the planned property by the selected waste hauler. Additional information can be referenced in the Traffic Management Plan.

FIGURE 7 - Garbage Collection Vehicle



6.0 RESIDENT COMMUNICATIONS & SPECIAL MATERIALS

Upon occupancy, property management will provide residents an information package that will provide an overview of the waste management program.

The package will include:

- ✓ Any promotional materials, including recycling instruction cards that describe what materials are acceptable
- ✓ How to dispose of the waste, recycling & organics materials. This information will be prepared by the waste and recycling system installer
- ✓ An information card on how to manage household special wastes such as liquid wastes, paints, solvents and batteries. These will be obtained in advance from the waste hauler to determine which programs are available;
- ✓ Instructions about handling and transporting large volume wastes such as cardboard and used appliances; and

Some waste reduction options, which property management should consider:

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- ✓ Regular promotion and feedback to residents regarding the recycling program and waste handling issues (e.g. newsletter, notices, and meetings).
 - ✓ A recycling bin to be placed at the resident's mailbox area to collect unwanted junk mail and flyers. Property management staff will then empty the paper in the recycling carts.
 - ✓ Property management will encourage management to initiate an annual collection of reusable goods and textiles on a periodic basis (e.g. annual closet cleanup). The materials accumulated could then be collected from a social organization such as The Salvation Army or Goodwill Industries.
 - ✓ Special wastes such as paints, fluorescent tubes, solvents, batteries that are generated by property management staff will be safely stored in the residential garbage room located on the ground floor level. As necessary, property management will transport these materials to a municipally-operated hazardous waste drop-off center to ensure proper management and disposal, or consult www.regeneration.ca for additional locations.

The proposed waste management system as described in this report is sufficient to accommodate the type, size and method of waste handling that is expected to be generated from a building of this type and size, located in the Municipality of Mississippi Mills, ON.

Statement of Limitations

The information presented in our plan is based on information gathered and observations made by CanAm Waste Products Inc. based on information provided by the client. The plan will incorporate details and base figures provided during interviews with client representatives; follow-up discussions and materials made available and information available from regulatory authorities and industry associations. The analysis, conclusions and recommendations are based on the knowledge, experience, judgment, and best practices of the author(s) and apply specifically and only to conditions existing at the time of the plan.

There is no warranty expressed or implied that the plan uncovers all potential issues associated with the management of waste and recycling at the site. The plan has involved the application of a structured methodology and standard of care consistent with industry practices to address the specific project objectives. In providing our analysis and conclusions, we cannot guarantee the completeness or accuracy of information supplied by any third-party.

**** END OF REPORT ****