

Schedule No. 7 to By-law No. 2005-0067

Class of Licence:	RECYCLING ESTABLISHMENT
Type of Licence:	Salvage Yard
Purpose:	Health, Safety, and Nuisance Control due to the reliance on groundwater as the source of residential drinking water in the Town and the proximity to residential properties.

INSPECTIONS

- 21.1 The issuing of a Salvage Yard licence shall be subject to:
- 21.1.1 a fire safety inspection of the Premises by the Town;
 - 21.1.2 an inspection of the Premises by the Building Department;
 - 21.1.3 an inspection by an Officer to confirm all the requirements of the by-law have been complied with; and
 - 21.1.4 an inspection of the Premises by the Halton Region Health Department.

ADDITIONAL REQUIREMENTS

- 21.2 Every applicant or Licensee of a Salvage Yard shall:
- 21.2.1 submit a site plan illustrating with measurements the boundaries of the property, the location of fences, the location of all buildings and other structures on the property, the location of Off-Street Parking and the number of spaces provided, and the actual or proposed planting of trees and shrubs, if required.
 - 21.2.2 submit a Phase 1 Environmental Site Assessment upon the filing of an initial application;
 - 21.2.3 submit a Phase II Environmental Site Assessment at the time of applying for the first renewal of the licence;
 - 21.2.4 apply potable ground water site condition standards in accordance with the Environmental Protection Act guidelines in preparing the Modified Record of Site Condition as prescribed by the Regional Municipality of Halton;
 - 21.2.5 file the completed Modified Record of Site Condition and a copy of the Phase II Environmental Site Assessment with the Regional Municipality of Halton;
 - 21.2.6 have registration with the Ministry of Environment Hazardous Waste Information Network (HWIN); and
 - 21.2.7 submit a copy of a current valid garage licence issued by the Ministry of Transportation as required for the wrecking and dismantling of used Motor Vehicles.

- 21.3 An applicant or Licensee of a Salvage Yard shall submit an updated Phase II Environmental Site Assessment and Modified Record of Site Condition every fifteen (15) years from the date of the previous Phase II Environmental Site Assessment and Modified Record of Site Condition.

PEER REVIEW

- 21.4 Should the Town determine there is a need to obtain further evaluation or expertise, a peer review of any submitted documents by a Town selected consultant shall be conducted at the expense of the applicant or Licensee.

RECORD-KEEPING

- 21.5 Every Licensee of a Salvage Yard shall maintain a bound record book with numbered pages or a computer database to store the details of all sales and purchases indicating the name and address of each vendor or purchaser, description of goods, amount paid or received, and the date of each transaction available for inspection upon request.

FENCE REQUIRMENTS

- 21.6 Every applicant or Licensee of a Salvage Yard shall:
- 21.6.1 fence the entire perimeter of the area to be used as a Salvage Yard;
 - 21.6.2 construct and maintain a fence enclosing the Salvage Yard:
 - 21.6.2.1 of either solid metal or wood or other opaque screening, which is approved by the Town;
 - 21.6.2.2 painted a uniform earth-tone colour in any beige, tan, or brown hue;
 - 21.6.2.3 supported by posts of not more than 2.5 metres apart;
 - 21.6.2.4 a minimum height of 3.0 metres;
 - 21.6.2.5 a maximum height of 4.26 metres;
 - 21.6.2.6 of the same height throughout;
 - 21.6.2.7 kept in a plumb and structurally sound condition free from deterioration, extensive peeling, corrosion, discolouration, fading and graffiti; and
 - 21.6.2.8 located a minimum of 8.0 metres from any adjacent property line of a highway.
 - 21.6.3 All gates forming part of the enclosure shall be constructed in a similar manner as the fence prescribed by this by-law.
 - 21.6.4 A building may form part of the prescribed fence.
 - 21.6.5 Notwithstanding the provisions of this by-law, a fence is not required on the mutual property line between two Salvage Yards if both Owners mutually agree and advise the Town in writing, but nothing shall prevent a property owner from exercising the right to a boundary line fence in accordance with the Line Fences Act.

- 21.6.6 A Salvage Yard that existed prior to September 10, 2001 is deemed to be in conformity:
- 21.6.6.1 with subsections 21.6.2.3 and 21.6.2.8; and
 - 21.6.6.2 with subsections 21.6.2.1, 21.6.2.4, and 21.6.2.6 if the area of the Salvage Yard is located within a larger parcel of land where dense vegetation and forest cover remains and provides natural screening around the fenced enclosure until such time as the fence is replaced.
- 21.6.7 A Licensee of a Salvage Yard may apply for a temporary exemption to fencing the perimeter of a Salvage Yard as required by this by-law.
- 21.6.8 Council may at any time revoke or rescind the approval for an exemption under Section 21.6.7 of this by-law, upon providing the Licensee with written notice.

OFF-STREET PARKING

- 21.7 No Licensee of a Salvage Yard shall permit Off-Street Parking outside of the fence required by this by-law, except during the hours of operation outlined in this by-law. During the hours of operation, Off-Street Parking shall be permitted only in those areas designated on the approved Site Plan.

STORAGE

- 21.8 No Licensee of a Salvage Yard shall store, place or deposit salvage, refuse, debris, vehicles or parts thereof, or waste matter of any kind whatsoever:
- 21.8.1 higher than the top of the fence prescribed by this by-law; or
 - 21.8.2 outside of the fence prescribed by this by-law.
- 21.9 No Person shall permit any salvage, refuse, debris, vehicles or parts thereof or waste matter of any kind whatsoever, to be placed or deposited outside the fenced areas for a period longer than forty-eight (48) hours.

HOURS OF OPERATION

- 21.10 No Licensee of a Salvage Yard shall operate or permit to be operated a Salvage Yard, transact any sale or be open to the general public other than between the hours of:
- 7:00 a.m. and 6:00 p.m., Monday through Friday; and
 - 8:00 a.m. and 4:00 p.m. on Saturday.
- 21.11 No Licensee of a Salvage Yard shall perform or permit to be performed site work such as land clearing, grading, or earth moving in connection with the Salvage Yard operation that may cause noise, dust, nuisance light, or other disturbance except during the hours of operation set out in this by-law.
- 21.12 No Licensee of a Salvage Yard shall operate or permit the Operation of a Crusher except during the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday.
- 21.13 No Licensee of a Salvage Yard shall operate or permit to be operated a Salvage Yard on any holiday as defined by the Interpretations Act, R.S.O. 1990, c.I.11.

21.14 The provisions of this by-law do not apply to the dropping off of vehicles in emergency situations under the authority of the Highway Traffic Act or Police Services Act.

AREA OF SALVAGE YARD

21.15 No Salvage Yard shall exceed ten (10) acres (4.05 Hectares) in area.