



April 24, 2025

Town of Ajax

Planning and Building Services
65 Harwood Ave. S.
Ajax, Ontario L1S 2H9

Attention: Sean Jeffrey

Re: Waste Management Plan – 725 Westney Road, Ajax

EXECUTIVE SUMMARY

The Biglieri Group has prepared a Waste Management Report on behalf of Firearms Outlets Canada, for the proposed development located at 725 Westney Road S., Ajax. The proposed development consists of a rear addition to an existing building and will contain a traditional shooting range, a clayhouse shotgun range, two classrooms, a restaurant, a warehouse for storage, an accessory retail space, staff office space, and a loading space. The proposed development will have waste collection streams for garbage and recycling, as well as for oil and grease generated by the restaurant, and specialized recycling for spent ammunition. All waste and recycling collection will be completed by private contractors.

INTRODUCTION

The Biglieri Group Ltd. ("TBG") has been retained by Firearm Outlets Canada Inc. to prepare a Waste Management Report in support of the Site Plan application for 725 Westney Road South ("Subject Site" or "Site"). The Subject Site is located at the northeast corner of the intersection of Westney Road South and Finley Avenue. The Site is surrounded by a mix of residential, employment and light industrial uses.

The proposed development consists of a rear addition to an existing building located on the Subject Site. The development proposes an indoor shooting range and accessory use. The indoor shooting range component of the proposed development is comprised of a 15-lane traditional shooting range on the first storey, and a seven-lane Clayhouse shotgun range on the second-storey. The development also proposes two classrooms, a restaurant, a warehouse for storage, an accessory retail space, a security office, staff office spaces (including a staff room), and a loading space. The proposed development will have waste collection streams for garbage and recycling that will service all of the proposed uses within the development. The restaurant will also have a specialized waste disposal stream for oil and grease. Waste from ammunition such as spent projectiles and metal bullet casings will be recycled by a company that specializes in ammunition disposal. The proposed waste disposal systems are further described in this report.

PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN

2472 Kingston Road, Toronto, Ontario M1N 1V3
21 King Street W Suite 1502, Hamilton, Ontario L8P 4W7
Office: (416) 693-9155 Fax: (416) 693-9133
tbg@thebiglierigroup.com

The building consists entirely of commercial uses and will have no permanent occupants. It is anticipated that the building will generate the following number of visitors at peak hours by use.

Use	Visitors at Peak Hours
Retail	5
Classrooms	5
Warehouse	3
Restaurant	44
Shooting Range	37
Total	94

WASTE MANAGEMENT BY-LAWS AND REGULATIONS

Ontario Regulation 347: General - Waste Management provides regulation for waste management in Ontario. Ontario Regulation 103/94 sets out more specific regulations for industrial, commercial and source separation programs.

The Region of Durham By-law 2024-009 provides specific regulations for the provision of waste management services in the Region. Per Section 10.1 of this by-law, industrial, commercial and institutional uses shall make provision for on-site, private waste removal. Further to this, per Schedule F of the By-law, ammunition is considered an unacceptable waste for curbside or on-site collection.

Ajax By-law 55-2021, the Clean Communities By-law provides regulations regarding the storage of waste materials on Site. The waste disposal system for the proposed development complies with provincial, regional and local waste storage and collection requirements.

WASTE MANAGEMENT PLAN

The proposed development is anticipated to generate the following volumes of waste by type on a weekly basis.

	Garbage Uncompacted (per week)	Comingled Recyclables	Bullet Casings (Brass)	Spent Projectiles (Lead)
Total	17.76m ³	17.76m ³	90 Gallons (stored in five- gallon buckets)	25 Gallons (stored in rubber backstop)

General Waste Management

The proposed development has a garbage room that is 15.5m² in size and will house two waste disposal bins, one for garbage and one for recycling. Both the garbage and the recycling bins will be 5.92m³ in size.

Both waste and recycling will be collected and disposed of three times a week through an external service provider called Waste Management Systems. The waste will be removed from the facility via the loading door to ensure smooth and efficient collection without disrupting daily operations.

Specialized Waste Management

The restaurant on site will produce grease and oil waste, which is collected separately in a designated oil drum. This drum will be stored in the warehousing area within proximity to the garbage room. Oil from the two friars in the restaurant will be transported internally by cart from the kitchen to the drum. Waste from the oil drum will be disposed of once a month or as needed by an offsite waste management company that specializes in grease and oil removal.

The gun ranges will generate waste from spent ammunition which includes brass casings and the lead from used bullets. The brass casings will be swept up and collected in buckets by range employees for recycling. Lead from bullets will be collected in the backstops of the range. A company that specializes in ammunition recycling will be contracted to clean the lead from the backstops. The lead and the rubber from the backstop will be separated using specialized vacuum equipment and will be collected by the ammunition recycling company and removed from the site.

Location of Storage and Removal (in report and submitted drawings)

The building is designed with a garbage room that is located on the west side of the ground floor, as shown in the architectural drawing set (**Appendix 2**). It will be 15.5m² in size and will contain two bins for the purpose of waste disposal and storage. The Site will also be outfitted with an oil drum for the disposal of oil and grease waste produced by the restaurant.

1. Recycling Bin (5.92m³) – This bin is used primarily for recyclable materials, including cardboard produced by Firearms Outlet Canada's warehouse. The cardboard is collected and stored in the garbage room until it is picked up three times a week by a recycling service.
2. Garbage Bin (5.92m³) – This bin is designated for general waste from the entire facility, including the restaurant on site. Garbage is collected and disposed of three times a week through an external service provider, Waste Management Systems.
3. Oil Drum (379 litres/100 gallons) – The oil drum will be located near the garbage room in the warehouse. Oil and grease waste will be disposed in the drum monthly or as needed by an offsite waste management company that specializes in grease and oil removal. They will provide a clean empty drum when collecting the full drum for disposal.
4. Brass casings – Brass casings from ammunition will be collected in five-gallon buckets and stored for recycling which will occur every three months or as needed.
5. Lead from Ammunition – Lead from ammunition will be stored in the range backstops until it is collected for recycling every three months or as needed.

VEHICULAR ACCESS AND MOVEMENTS

Garbage and recycling waste pick-up will be done via the loading bay located south of the waste room on the first floor of the building. C. F. Crozier and Associates has prepared a truck turning drawing, demonstrating that a five-ton waste collection truck can safely maneuver as required on the Site (**Figure 3**).

CONCLUSIONS/RECOMMENDATIONS

The waste collection systems proposed for the Subject Site provide sufficient collection and storage to appropriately service the proposed uses.



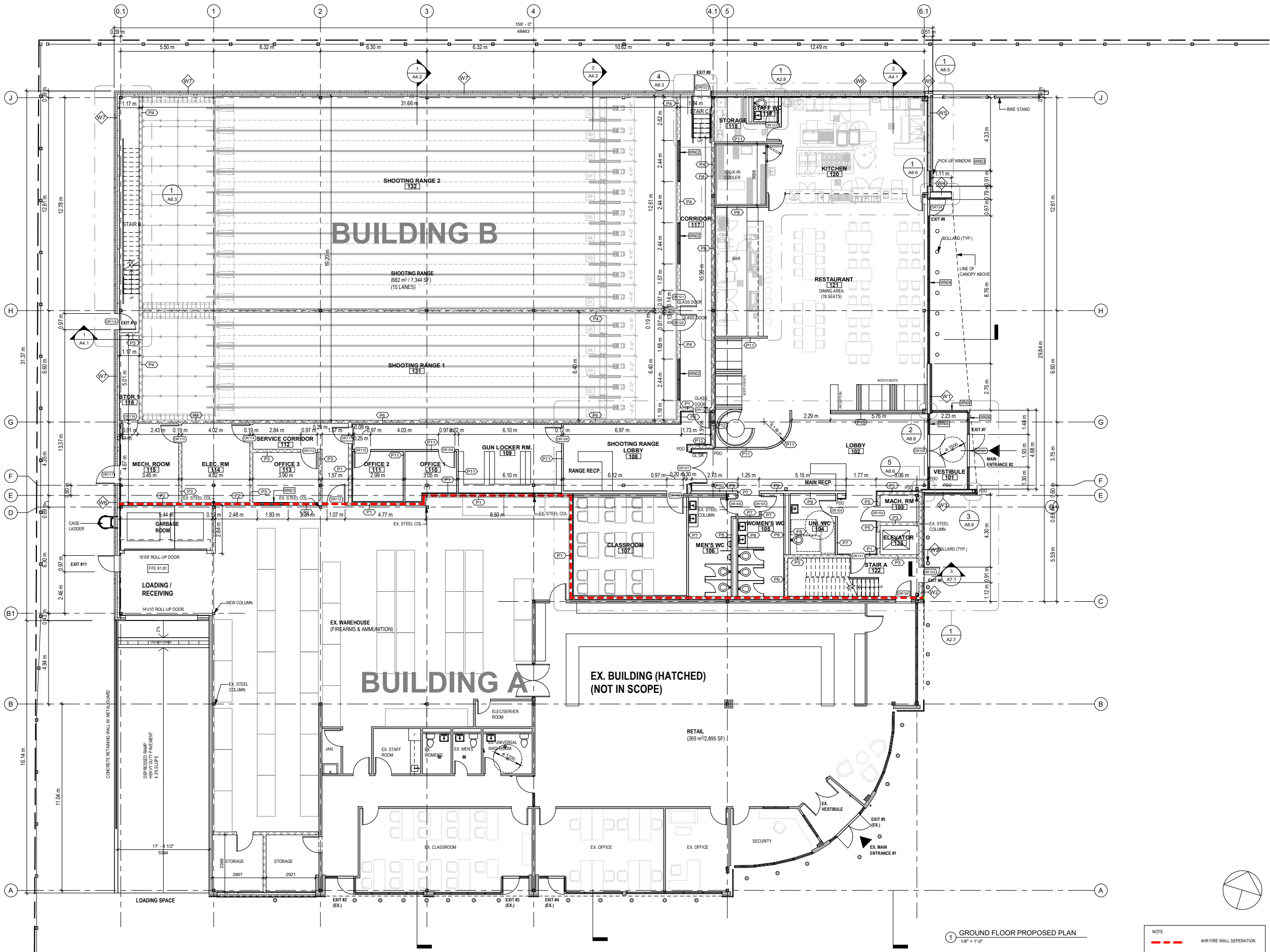
Mallory Nieves, RPP, MCIP
Associate



Alex Walton, MPI
Intermediate Planner

Cc. Fred Pelligrino

Appendix A – Ground Floor Plan



LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED
	NEW INTERIOR WALLS
	POWER DOOR OPERATOR
	FLOOR DRAIN (REFER TO MECH DWGS)
	DOOR TYPE
	WALL TYPE
	EQUIPMENT NUMBER
	GLAZING NUMBER

11	03/19/2025	ISSUED FOR SPA	HW
10	02/06/2025	ISSUE FOR REVIEW	HW
9	01/13/2025	ISSUED FOR REVIEW	HW
8	04/21/2024	ISSUED FOR PRE-CON PHASE II	HW
7	04/17/2024	ISSUED FOR REVIEW	HW
6	12/19/2023	ISSUED FOR REVIEW	HW
5	12/18/2023	ISSUED FOR COORDINATION	HW
4	12/08/2023	ISSUED FOR REVIEW	HW
3	07/20/2023	ISSUED FOR REVIEW	HW
2	07/18/2023	ISSUED FOR REVIEW	HW
1	07/17/2023	ISSUED FOR REVIEW	HW
No.	Date:	Issued/Revision:	By

Client:

FIREARMS OUTLET CANADA

WANG ARCHITECTS INC.
3950 14th Ave, Unit 609
Markham, ON L3R 0A9
T: 905-604-6960
E: info@wangarchitects.ca
www.wangarchitects.ca

Project :
FIREARMS OUTLET CANADA
725 WESTNEY RD. S.,
AJAX, ON L1S 7J7

Drawing Name :
GROUND FLOOR PROPOSED PLAN

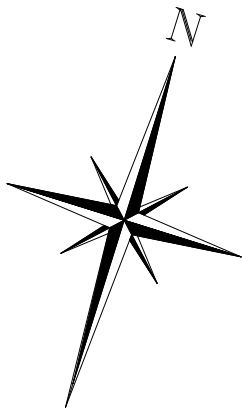
Scale :	As indicated	Project No :	00026
Drawn by :	JW	Drawing No :	A2.2
Checked by :	HW		

1 GROUND FLOOR PROPOSED PLAN
1/8" = 1'-0"

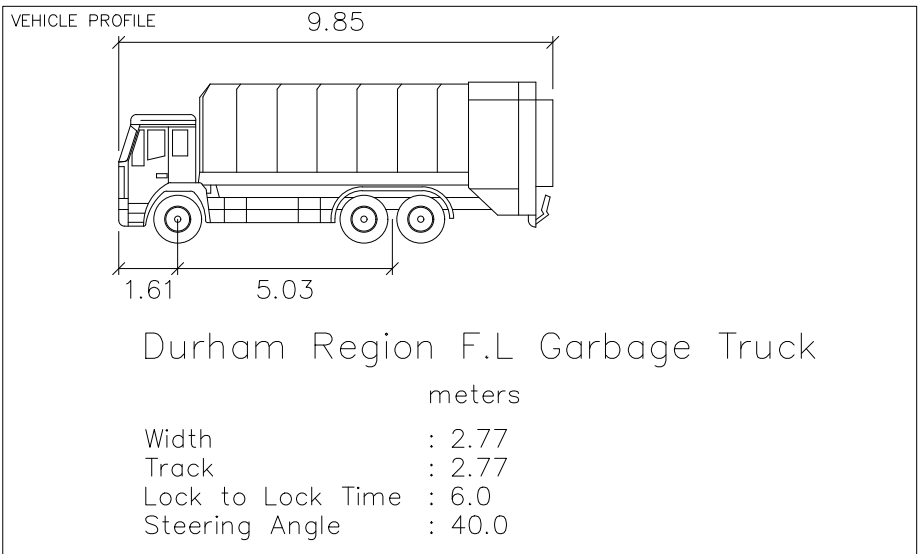
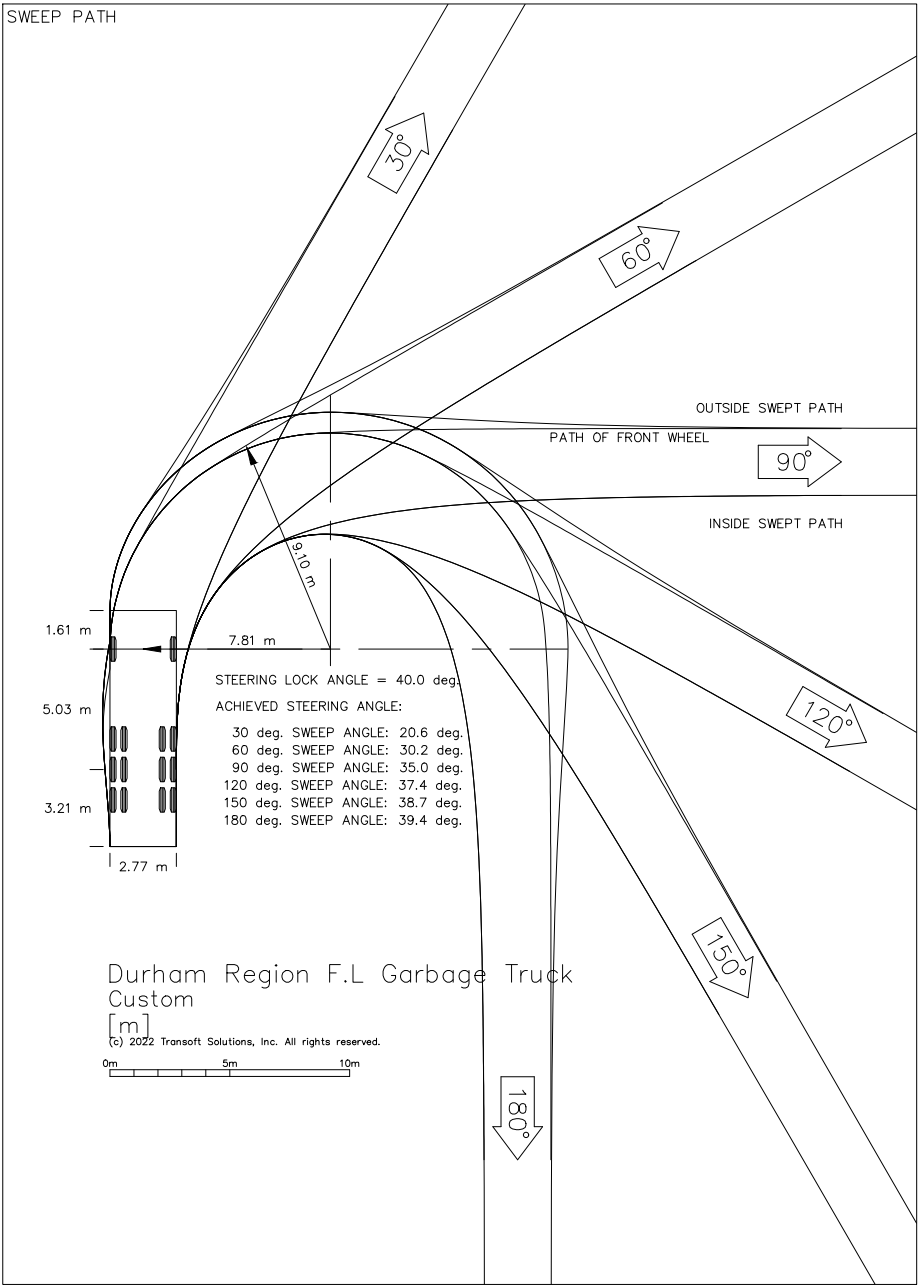
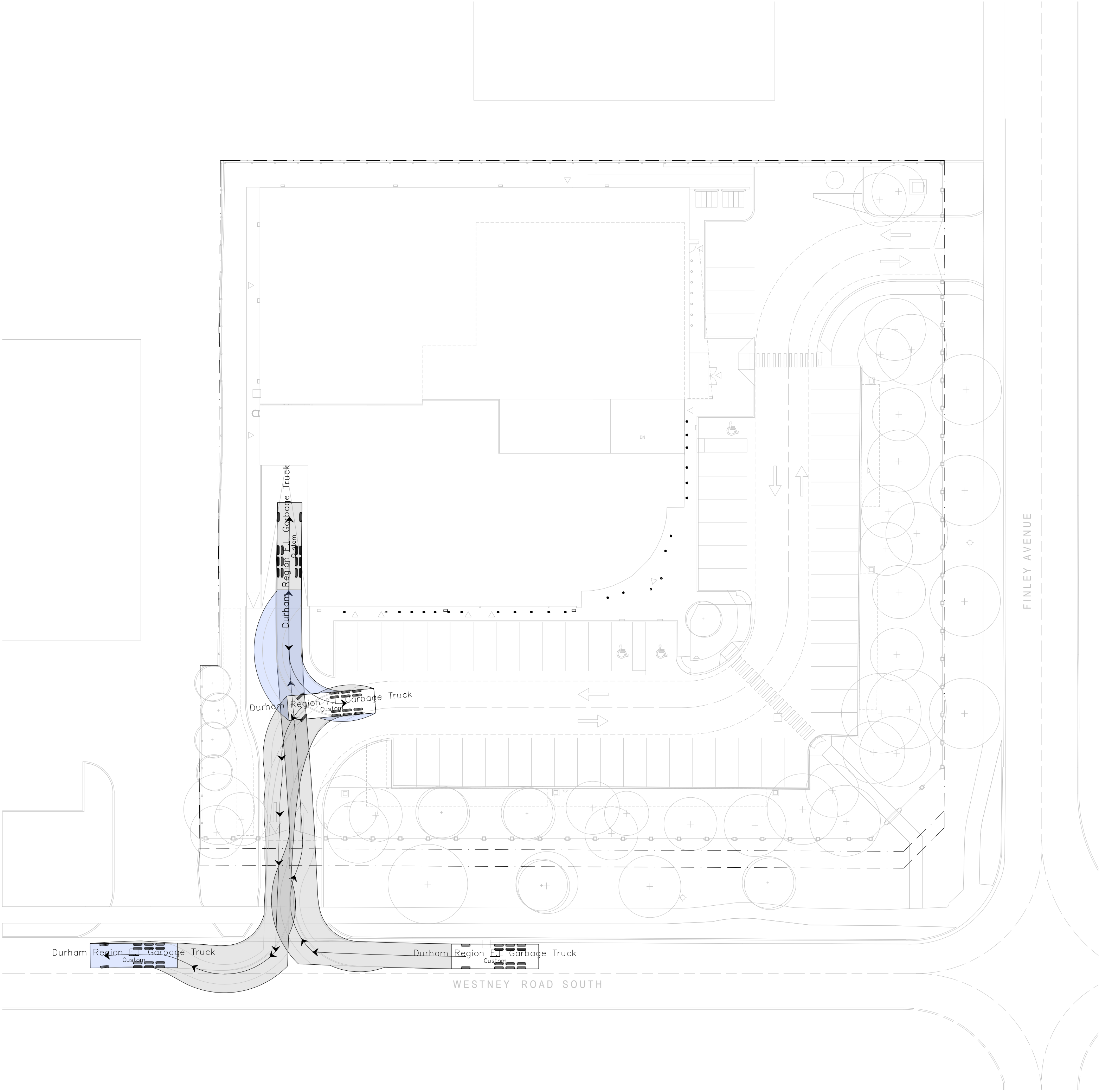
NOTE
--- 4HR FIRE WALL SEPARATION

C:\Users\HenryWang\Documents\725 Westney Rd S - Spa.rvt

Appendix B – Truck Turning Plan



FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION



No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR 1st SUBMISSION	12/19/2023
2	ISSUED FOR 2nd SUBMISSION	06/17/2024
3	ISSUED FOR WASTE MANAGEMENT SUBMISSION	04/25/2025

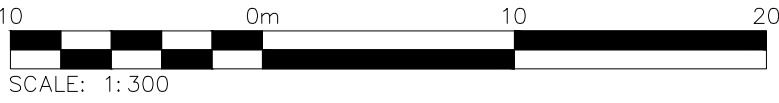
Project
725 WESTNEY ROAD SOUTH
TOWN OF AJAX

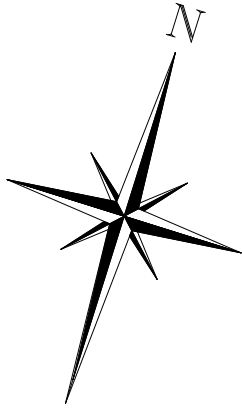
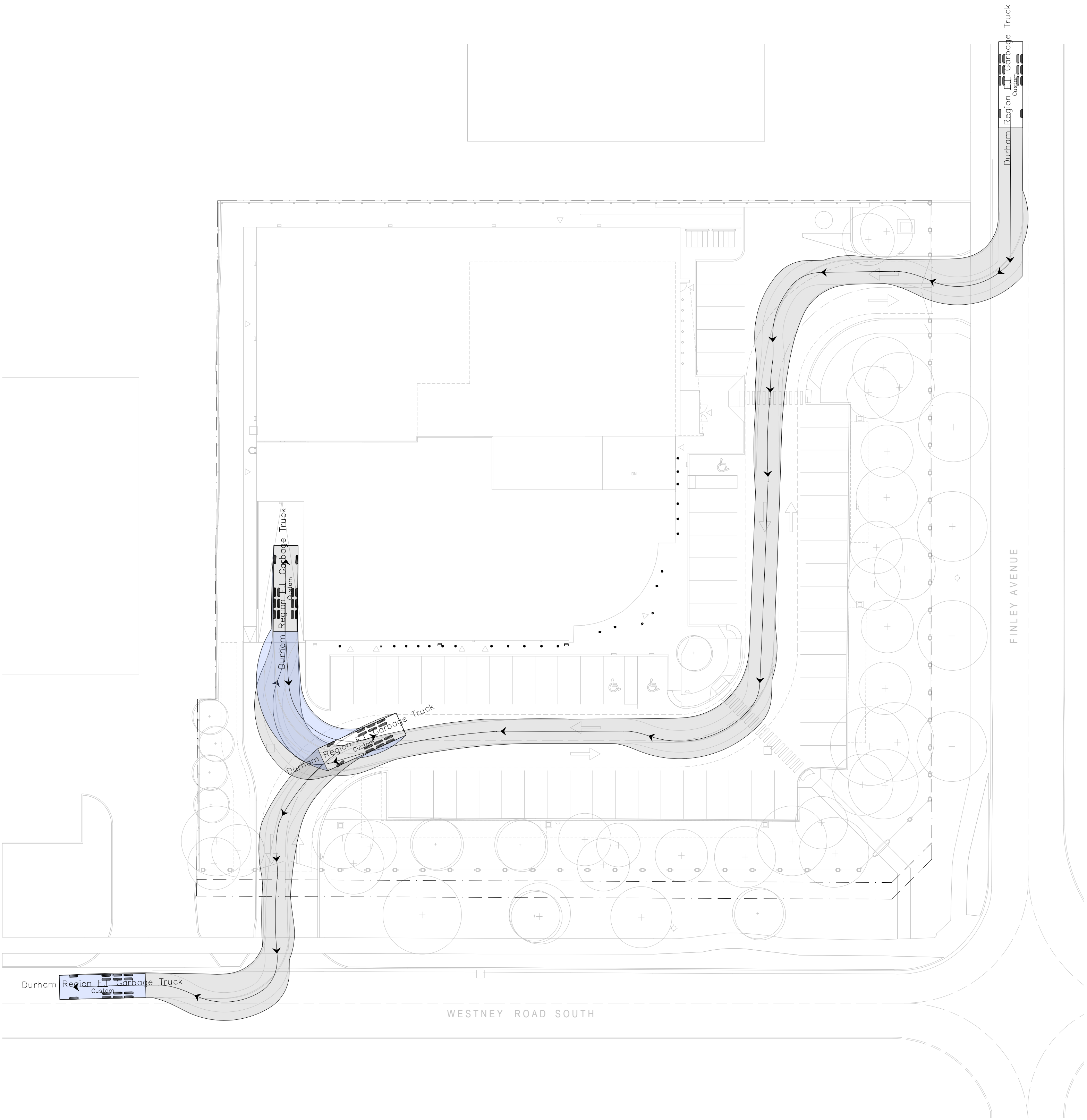
Drawing
VEHICLE MANEUVERING ANALYSIS
FIRE TRUCK

 **CROZIER**
CONSULTING ENGINEERS

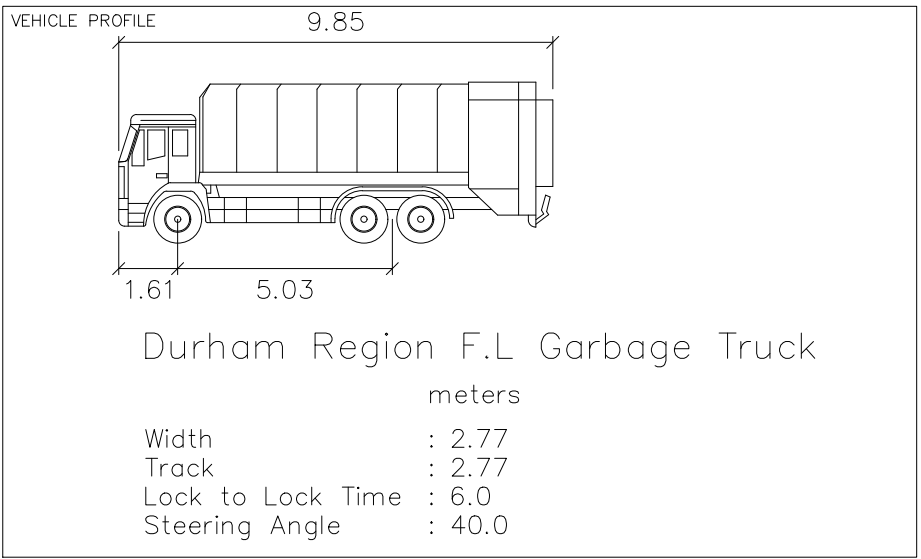
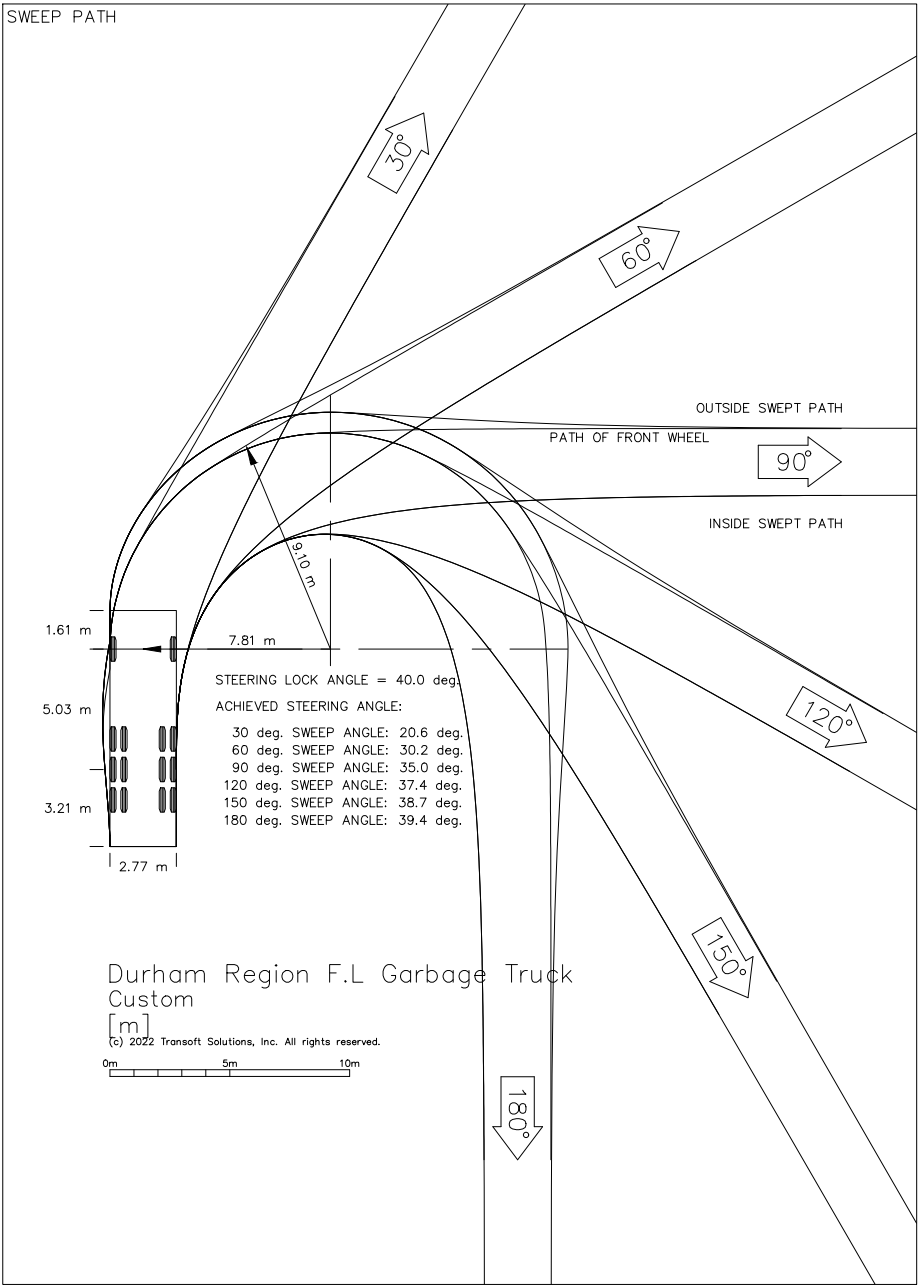
211 YONGE STREET
SUITE 600
TORONTO, ON, M5B 1M4
416-477-3392 T
WWW.CROZIER.CA
INFO@CROZIER.CA

Drawn By	I.A./R.L.	Design By	Project	2542-6840
Check By	R.L.	Check By	Scale	1:300
			Drawing	T300





FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION



No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR 1st SUBMISSION	12/19/2023
2	ISSUED FOR 2nd SUBMISSION	06/17/2024
3	ISSUED FOR WASTE MANAGEMENT SUBMISSION	04/25/2025

Project
725 WESTNEY ROAD SOUTH
TOWN OF AJAX

Drawing
VEHICLE MANEUVERING ANALYSIS
FIRE TRUCK

CROZIER
CONSULTING ENGINEERS
211 YONGE STREET
SUITE 600
TORONTO, ON, M5B 1M4
416-477-3392 T
WWW.CROZIER.CA
INFO@CROZIER.CA

Drawn By	I.A./R.L.	Design By	Project	2542-6840
Check By	R.L.	Check By	Scale	1:300
			Drawing	T301

