

Springwater Official Plan

Section 20 – Waste Disposal Policies

20.1. Objectives

- 20.1.1. The purpose of the Waste Disposal designation is to confirm the presence of operating and closed waste disposal sites in the Township and to establish municipal land use planning policies for new and expanded waste disposal sites.
- 20.1.2. The Waste Disposal designation of land shall mean that the predominant use of land in the areas so designated on the land use schedules of this Official Plan shall be for a waste disposal site. Waste disposal means any land upon, into, in or through which, or building or structure in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed and any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to above.
- 20.1.3. The Township seeks to ensure that development, operation, monitoring, mitigation and final use of waste disposal activities and sites is properly managed and regulated by the appropriate authorities with the objectives of protection of the environment and the health and safety of residents of the area.
- 20.1.4. The Township seeks to ensure that consideration of new waste disposal sites or the enlargement of the existing waste disposal sites will be evaluated with full municipal input to the Waste Management Master Plan process and the Environmental Protection Act Certificate of Approval process, where applicable.

20.2. Policies

- 20.2.1. Waste disposal will be permitted only on lands designated Waste Disposal and appropriately zoned. The design and operation of waste disposal sites is subject to the provisions of the Environmental Protection Act and its regulations and other applicable legislation.
- 20.2.2. The existing and operational waste disposal sites are to be operated under a Certificate of Approval issued and amended from time to time by the Ministry of Environment and Energy. The Township may seek an opportunity to comment on changes to the Certificate. Specifically no expansion of the limits of the fill area or change to the limits of contours within the waste disposal sites, shown on the Certificates of Approval, will proceed without consultation by the County with the Township.

- 20.2.3. It is intended that the ownership of the currently designated areas shall remain public.
- 20.2.4. The establishment of new waste disposal sites within the Township or the expansion of existing sites shall require an amendment to this Official Plan. Any such amendments will have to comply with the policies of this Official Plan.
- 20.2.5. Generally the Township does not encourage new waste disposal sites.
- 20.2.6. The planning criteria for the Township's consideration of applications for amendment to this Official Plan and/or the Zoning By-law for new or expanded waste disposal sites within the Township are:
 - 20.2.6.1. Locations of poor agricultural potential.
 - 20.2.6.2. Locations removed from proposed or existing built up areas.
 - 20.2.6.3. The adequacy of access on roads of suitable construction and the nature of the roads relative to the type and volume of traffic anticipated.
 - 20.2.6.4. Locations generally not exposed to public view and the capability of adequate buffer areas to preserve the scenic beauty and amenity of an area.
 - 20.2.6.5. The use and character of the surrounding lands and the potential for compatibility of both the landfill and the proposed final use.
 - 20.2.6.6. The potential for negative effect to the environment including ground and surface water, soils and air subject to the proposed control and mitigation of such effects.
 - 20.2.6.7. The potential for effect on other land use planning objectives of the Township which may be relevant.
- 20.2.7. In considering an application to amend the Zoning By-law and/or Official Plan, Council may consult with the Ministry of Environment and Energy, the Ministry of Agriculture, Food and Rural Affairs, the Ministry of Natural Resources, the Conservation Authority, the County of Simcoe and any other agency having jurisdiction to ensure that the on and off site operation of waste disposal will be carried out in compliance with Provincial legislation and any applicable regulations.
- 20.2.8. The Township shall notify all landowners within 1000 metres (3280 feet) of the boundary of the proposed waste disposal site use and make any

proposed development and operation report and any proposed agreement available for public review prior to adoption of any Official Plan or Zoning By-law Amendment.

- 20.2.9. The Zoning By-law shall establish setbacks from property lines for buildings.
- 20.2.10. Prior to issuing a building permit for any buildings or structures an approval, issued by the Ministry of Environment and Energy, must be granted if required.
- 20.2.11. In addition, the Township may request that any application for building permit be accompanied with information regarding siting of the buildings, access, parking, landscaping, fencing and lighting. This is to provide the Township with a basis to request that these matters be adequately referenced and implemented through the provisions of the Environmental Protection Act, Certificate of Approval process.
- 20.2.12. No use shall be permitted of land designated Waste Disposal which has been used for the disposal of waste and has ceased being so used, unless the approval of the Ministry of Environment and Energy for the proposed use has been given. This also applies to changes affecting ground surface or height of lands. Residential uses shall not be permitted on any land which is, or has been, used for waste disposal.