



CLEARVIEW

Public Meeting

Zoning By-law Amendment

2020-017-ZB

Waste Disposal Assessment Area Southwest
Stayner

The Proposal

- The purpose of the application is to reduce the Waste Disposal Assessment Area (WDAA) overlay to more accurately reflect 500 metres from the actual landfill area, as opposed to 500 metres from the property, as per the D-4 Study approved by the County of Simcoe.
- The effect of the application will be to reduce the area within the WDAA.

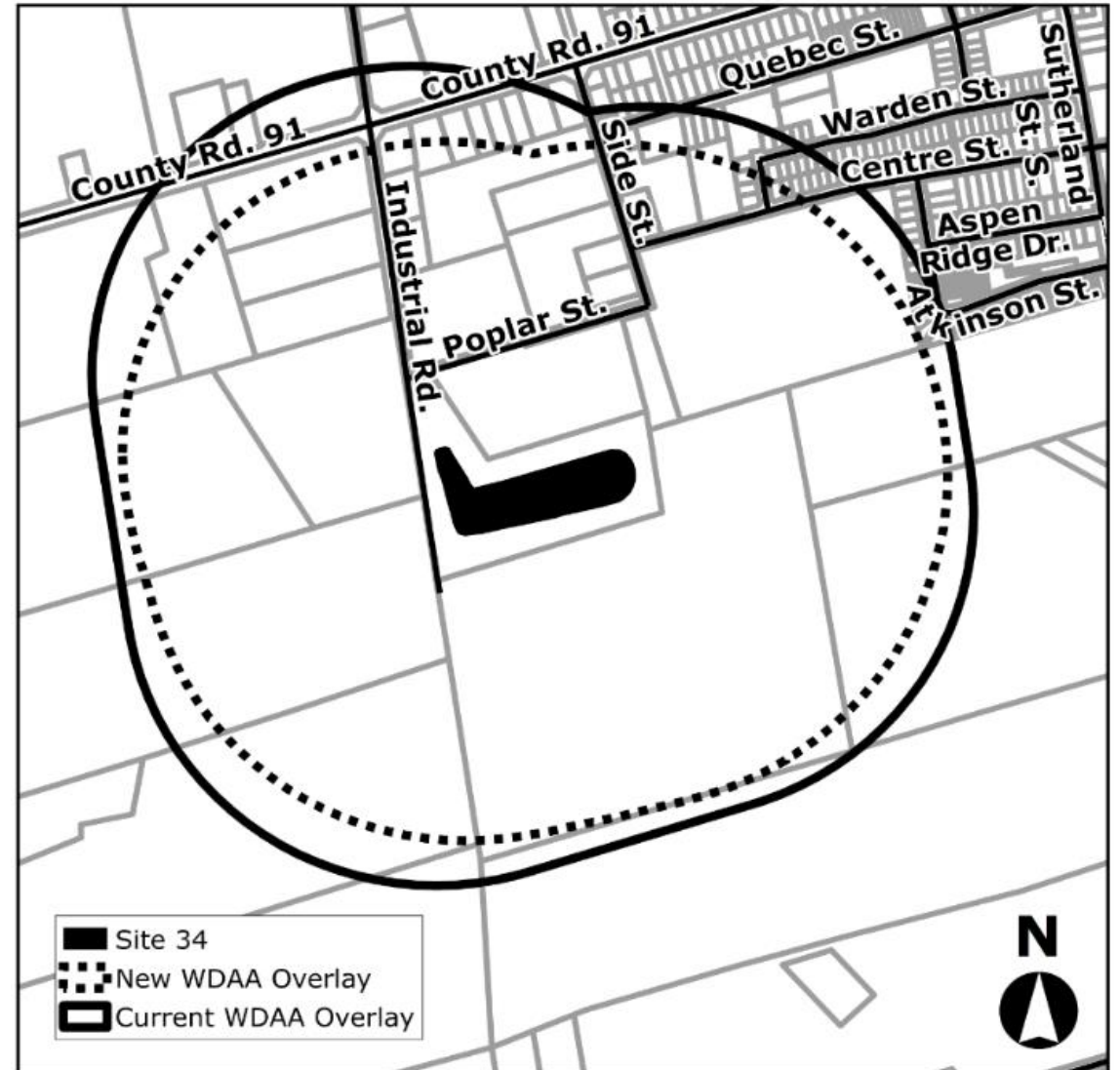
Subject Lands

Southwestern
quadrant of Stayner

500 metres from the
closed Simcoe County
Landfill Site 34



CLEARVIEW





Existing Policy Framework

As this is an overlay to the Zoning, the relevant policies include the County of Simcoe Official Plan Section 4.9.10 “Waste Management” that states:

“The recognized best practise to regulate land use on or near waste disposal sites in the Ministry of the Environment Guideline D-4 which provides that generally an area within 500 metres of a waste disposal site is the area in which landfill-related impacts may be present. This area is known as the D-4 Assessment Area. Accordingly, the default D-4 Assessment Area is 500 metres calculated from the property line of the waste disposal site or from the Fill Area of the waste for a closed site where the Fill Area is known.”

Existing Policy Framework

Section 4.9.11 of the County OP states that:

- “The Guideline D-4 allows for the D-4 Assessment Areas to be varied where the actual influence area of the waste disposal site has been determined to be less than 500 metres. The D-4 Assessment Area may be reduced to coincide with the actual influence area. Where significant impacts are encountered beyond 500 metres the D-4 Assessment Area may be extended beyond the 500 metres.”

Existing Policy Framework

- In this case, the D-4 Study has been submitted and peer reviewed by the County and approved development within the WDAA area provided the development is on municipal water.
- As part of the County's normal practise, landowners within the area that are proposing new development, will be required to sign an agreement with the County acknowledging the existence of the County landfill even though it is closed.
- The proposed zoning is in conformance with the policies of the County of Simcoe Official Plan.

Subject Lands

Showing the current WDAA boundary



Notice and Circulation

- Notice of the subject Zoning By-law Amendment has been given in accordance with the *Planning Act*.

When: July 16th and 17th, 2020

How: Newspapers, Mailed to the affected agencies and social media

- Details of the application and supporting materials:
 - Have been made available to the public online; and
 - Have been circulated to the relevant commenting agencies.



Public Comments

- Comments received will be read and summarized by the Director of Community Services (Planning and Development) on the file during tonight's meeting.
- Comments received have been circulated to Council and the Owner/Agent in advance of this public meeting.



Contact Information

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The Review Process

