



Planning Justification Report

Proposed Environmental Resource Recovery Center
Springwater, Ontario

County of Simcoe

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Executive Summary

The County of Simcoe (County) adopted a Solid Waste Management Strategy (Strategy) in 2010 that provides the framework for the County's waste disposal options and diversion programs. Guided by the Strategy, and following further recommendations from Council, the County initiated a siting process in 2014 to identify a site for the development of an Organics Processing Facility (OPF) for the long-term processing of source-separated organics (SSO). The siting process was subsequently expanded to also identify a site for the development of a Materials Management Facility (MMF) for the transfer of garbage, recyclables, and SSO. Collectively, these facilities are referred to as the Environmental Resource Recovery Centre (ERRC). The proposed ERRC is located at 2976 Horseshoe Valley Road West, Springwater (Study Area).

This Planning Justification Report assesses the proposed site location in the context of governing planning policy especially the Provincial Policy Statement and the Official Plans of the County of Simcoe and Township of Springwater. Official Plan amendments are required to both of the Official Plan documents. The key policy evaluation arises from these three documents. Especially important is the Provincial Policy Statement Sections 2.1 Natural Heritage and 2.3 Agriculture. Similar and related policy assessment is required by the two Official Plans.

The proposed site is able to conform to the policies provided for in the PPS and Official Plans. This is subject to specific conditions related to the location of the ERRC within the overall site as well as the implementation of mitigation techniques.

The overall property in which the ERRC facility is to be located is considered significant woodland. Negative impacts to the ecological function of the woodland can be avoided or mitigated to ensure that there is no degradation that threatens the function, as required by policy. There are also sensitive receptors in the form of dwellings within 500 metres of the proposed facility. Mitigation techniques can ensure there are no adverse impacts to these receptors.

The Planning Justification Report is part of the overall documentation/ information prepared for the proposed ERRC planning application. Therefore, this report should be read in conjunction with other supporting documentation, which are described in the body of this Report. Namely, the following supporting studies were completed:

- Agricultural Impact Assessment – AgPlan Ltd.
- Scoped Environmental Impact Study & Hazard Land Assessment – GHD
- Facility Characteristics Report – GHD
- Hydrogeological Report – GHD
- Stage 1, 2 & 3 Archaeological Assessment Reports – ASI
- Cultural Heritage Assessment Report – ASI
- Traffic Impact Study – MMM Group

In general, the supporting studies demonstrate that the proposed ERRC has been sited in an appropriate manner and where required, adequate mitigation and compensation measures have been put in place to address any potential impacts.



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1. Introduction

1.1 Background

GHD Ltd. has been retained by Simcoe County (County) to complete a Planning Justification Report for the proposed co-located development of a Materials Management Facility (MMF), an Organics Processing Facility (OPF), and related support activities, which will collectively be referred to as the Environmental Resource Recovery Centre (ERRC). This report is prepared to assess the compliance with planning policy of the ERRC proposed by the County. The proposed location, determined through a site selection process as outlined in Section 2, is located on lands municipally known as 2976 Horseshoe Valley Road in the Township of Springwater, see **Figure 1**.

The proposed ERRC would house the following waste management facilities and uses;

- Materials management facility
- Organics processing facility
- Truck Servicing Facility
- Administrative Facility
- Materials Recovery Facility
- Stormwater Management Facility

The Materials Management Facility (MMF) is a facility for the consolidation and transfer of various waste streams such as garbage, recycling and organics. Material would be delivered in smaller loads and combined for more efficient and economical shipment to other disposal or processing sites.

The Organics Processing Facility (OPF) is a facility where green bin materials are processed under controlled conditions for conversion into other materials such as compost or fertilizer. Other materials such as leaf, yard and pet waste could be combined and processed with the green bin material.

The Truck Servicing Facility is a location for the servicing the County's fleet of Solid Waste Management vehicles.

The Administrative Facility is a location for administrative staff and resources including the administrative facility itself which includes offices, meeting spaces, washroom and change room facilities, a lunchroom/ kitchen, and potentially a public education area.

The Materials Recovery Facility (MRF) is a location for the processing and separating of commingled recyclable material into its core components (e.g. paper, glass, metals, plastic) for marketing and shipping to end-user manufacturers.

The Stormwater Management Facility is a location for proposed stormwater management controls that will mitigate the increase of surface runoff from the impervious areas, maintain existing water quality and quantity conditions and address the water balance deficit. Components of the facility



include: vegetative filter strips, a vegetated swale, a stormwater management pond (SWMP), and a drainage ditch along the access road to convey any overflow from the SWMP.

Additional details of the proposed development are available in GHD's Facility Characteristics Report, provided under separate cover as part of the Planning application.



2. Site Selection & Evaluation Overview

An extensive site evaluation process was undertaken which considered 502 candidate sites. Two key components used in assessing potential sites involved evaluation criteria for site screening and extensive public consultation. Of 502 sites evaluated, 7 sites were short listed for OPF and 5 sites were short listed for the MMF which were also suitable for co-located sites.

The shortlisted sites were subjected to further assessment involving analysis of the net effects of the use at each location. A comparative evaluation of the findings of this assessment resulted in the recommendation that the Township of Springwater site, described above and identified as site C136 within the evaluation, was the preferred site.

This Planning Justification Report is intended to address the specific site that is recommended from the perspective of the Provincial Policy Statement under the Planning Act 2014 and the Official Plans of the County of Simcoe and Township of Springwater. The initial site selection methodology is provided below as a summary for context, however reference should be made to the original study and background information.

2.1 Site Selection Overview

Siting work for the OPF and MMF was a comprehensive process in keeping with the Ontario Environmental Assessment (EA) Act. Although an EA is not required under the EA Act for either project, the County chose to adopt elements of this process to ensure a robust and thorough evaluation of the sites was completed. A total of 502 candidate sites consisting of both County-owned and privately-owned properties were identified for consideration. Through a rigorous and comprehensive multi-step evaluation process, one preferred site was determined from the original list of 502 sites.

Through the evaluation process, it was determined that co-locating the facilities would be advantageous from a technical and financial perspective. For context purposes, the approximate footprint of the co-located facility was established by GHD during the evaluation process and was estimated at 4.5 hectares (ha). Further details on the site selection process and the site itself are provided in subsequent sections and in the following reports:

- County of Simcoe Organics Processing Facility – Part 1 – Planning – Siting Methodology and Evaluation Criteria (Conestoga-Rovers & Associates, February 2015).
- County of Simcoe Materials Management Facility – Part 1 – Planning – Siting Methodology and Criteria (Conestoga-Rovers & Associates, February 2015)
- Report: County of Simcoe – Organics Processing Facility, Part 2 – Long List Evaluation (GHD, July 2015)
- Report: County of Simcoe – Materials Management Facility, Part 2 – Long List Evaluation (GHD, July 2015)
- County of Simcoe – Organics Processing Facility, Materials Management Facility, and Co-located Facility – Part 3 – Short List Evaluation (GHD, February 26, 2016)



2.2 Site Selection Methodology

The general approach to siting the County's OPF and MMF was modeled after the Ministry of Environment and Climate Change's (MOECC) Statement of Environmental Values (SEV), which is considered whenever decisions that might significantly affect the environment are made by the Ministry. The SEV outlines the MOECC's vision for an "*Ontario with clean and safe air, land and water that contributes to healthy communities, ecological protection, and environmentally sustainable development for present and future generations*". In this regard, the siting and development of the OPF and MMF was based on the:

- Prevention, reduction, and elimination of impacts to the environment.
- Protection and conservation of natural resources and ecologically sensitive areas.
- Integration of social, economic, and other considerations.
- Provision of opportunities for an open and consultative process.

The siting process was completed in the following stages and was prepared as stand-alone reports:

Part 1 Report – Planning – Siting Methodology and Evaluation Criteria

1. Define the search area.
2. Develop siting methodology and series of evaluation criteria (Screens 1, 2, and 3).
3. Public consultation.
4. Seek County Council approval on the siting process and criteria.

Part 2 Report – Long List Evaluation

1. Identify candidate sites.
2. Screen 1 – apply exclusionary criteria to the list of candidate sites to generate a long list of sites.
3. Screen 2 – apply further screening criteria to the long list of sites to generate a short list of sites.
4. Presentation of short-listed sites to County Council.
5. Public consultation.

Part 3 Report – Short List Evaluation

1. Refine details of short-listed sites and collect additional data as required.
2. Conduct a comparative evaluation of short-listed sites using all identified Screen 3 evaluation criteria.
3. Identify the potential impacts, mitigation measures, and net effects of each site.
4. Rank the sites and identify the preferred location.
5. Seek County Council direction on preferred location.



A total of 502 candidate sites consisting of both County-owned and privately-owned properties were identified for consideration. Through a rigorous and comprehensive multi-step evaluation process, one preferred site was determined from the original list of 502 sites.

The comprehensive list of candidate sites was developed from two main sources: County-owned sites (such as open and closed landfills and County forest tracts) and privately-owned sites from willing vendors, sought through a search of the Multiple Listing Service (MLS) of the Canadian Real Estate Association (CREA) and a formal Request for Expressions of Interest (RFEI) process.

Once the candidate sites were identified, the site evaluation criteria established in the Part 1 Report, was then applied in a series of 3 separate screens. A description of each Screen follows:

Screen 1 was applied to all 502 sites that were generated. Sites that did not satisfy the Screen 1 criteria/indicators did not move forward. The Screen 1 criteria/indicators are provided as a minimum threshold or “exclusionary criteria” in order for a site to be considered further. These criteria can also be considered as “must pass”, which a given site must satisfy in order to be carried forward for further evaluation.

The exclusionary criteria were largely based on the technical requirements of the OPF/MMF facilities that meets the program needs set out by the County. If a site failed to meet all of the requirements set out in the exclusionary criteria, it was excluded from further consideration.

Application of the Screen 1 criteria resulted in a number of sites being carried forward to the long list for further evaluation (53 sites for the OPF, and 23 sites for the MMF).

Screen 2 was then applied to the long list of sites and contained additional criteria/indicators to add another threshold level to be met in order to be carried forward for further investigation. From this Screen, a Short List of sites was determined, and these sites will be comparatively evaluated as part of Screen 3. Application of the Screen 2 criteria resulted in a short list of 7 sites for the OPF, and 5 sites for the MMF/ co-located facilities for further evaluation.

Screen 3 was applied to the short list of sites in the form of a comparative evaluation. All criteria/indicators will be utilized for this Screen and the comparative evaluation considered the potential effects, mitigation measures and net effects for each of the criteria/indicators. The sites were then compared against one another and ranked as to whether they offered advantages or disadvantages to the environment. Ultimately, the preferred site was determined based on the appropriate balance of strengths (advantages) and weaknesses (disadvantages) and how well the site satisfies the goals and objectives of the project. Ultimately, the site that was selected represented the extensive evaluation efforts taken to ensure a site could be found that avoided a number of the criteria and indicators or “potential constraints” (i.e., environmentally sensitive lands, known archaeological sites, etc.).

As mentioned, Site C136, a forested tract of land located at 2976 Horseshoe Valley Road West, Springwater was put forward as the recommended site for both the OPF and MMF or “co-located facility”. For further information on the site selection methodology reference should be made to the original study and background information.



3. Planning Rationale

3.1 Planning Rationale - General

The Planning Justification Report specifically considers the recommended site and its proposed use from the perspective of the Provincial Policy Statement and the Official Plans of The County and Township. Amendments to the Official Plan are required in both instances. As such the appropriateness of the amendments must be considered in the Planning Justification Report.

3.1.1 Site Description

The site is located at 2976 Horseshoe Valley Road in the Township of Springwater within Lot 2 Concession 1. It is located on the north side of Horseshoe Valley Road approximately 3 kilometres west of Highway 400. The property within which the proposed site is situated is approximately 84 hectares in area total.

The site is owned by the County of Simcoe. As public land, the site is open and used for seasonal recreation activities such as hiking, cycling, cross country skiing. A portion of the site has been reforested with a plantation of a variety of pine and spruce species. Other portions of the site are naturalized and contain other varieties of native tree species. The site has three areas comprising approximately half of the total area which contains Canada Land Inventory soils class 1-3.

3.1.2 Proposed Use

The ERRC has been proposed to be situated on an elevated area approximately north-west of the Study Area mid-point. This location was suggested based on a review of similar facilities as the location is large enough to accommodate required infrastructure and potential future expansion areas. The footprint is generally rectangular to provide flexibility in design. General descriptions of each sub-facility at the ERRC are as follows:

- MMF (also known as a transfer station) – a location for the consolidation of waste (garbage, recyclables, and organics) from multiple collection vehicles into larger, higher-volume transfer vehicles for more economical shipment to other disposal or processing locations. The MMF will likely be a multi-storey building approximately 10 to 15 m high and consist of a pre-engineered steel frame structure with exterior walls constructed of concrete and steel sheeting.
- OPF – a location where source-separated organics (i.e., green bin material) and potentially materials such as leaf and yard waste, pet waste, and diapers are processed under controlled conditions and converted into other valuable products, such as compost or fertilizer. The County's procurement process for the OPF will be open to all types of aerobic composting and anaerobic digestion technologies. Both are engineered biochemical conversion processes involving the decay of organic materials, but involve different conditions and produce different outputs, and have differing cost factors.
- Truck Servicing Facility – a location for servicing the County's fleet of Solid Waste Management vehicles.



- Administrative Facility – a location for administrative staff and resources including administrative facility will include offices, meeting spaces, washroom and change room facilities, a lunchroom/kitchen, and potentially a public education area.
- Materials Recovery Facility (MRF) – a location for the processing and separating of commingled recyclable material into its core components (e.g., paper, glass, metals, plastic) for marketing and shipping to end-user manufacturers.
- Process water – all process water generated from the ERRC will be isolated from stormwater. Process water will be temporarily stored on site and pumped out for off-site treatment and disposal.
- Stormwater management facility – a location for proposed stormwater management controls that will mitigate the increase of surface runoff from the impervious areas, maintain existing water quality and quantity conditions, and address the water balance deficit. Components of the facility include: vegetative filter strips, a vegetated swale, a stormwater management pond (SWMP), and a drainage ditch along the access road to convey any overflow from the SWMP. These components are further discussed in Section 5.2.2.

Access to the area to be utilized would be from Horseshoe Valley Road, which provides connections to other main transportation routes such as Highway 400 and Regional Road 27. Further access from the Horseshoe Valley Road could utilize the existing cart path minimizing the disturbance required to provide an access road.

Additional details of the proposed development are available in GHD's Facility Characteristics Report, provided under separate cover.



4. Provincial Policy Statement

The Provincial Policy Statement (PPS) which came into effect in 2014 provides direction on matters of Provincial interest related to land use planning and development. It is a key policy document for regulating the development and use of land. The Policy is intended to provide for appropriate development while protecting resources.

PPS policy with respect to waste management is very limited. Beyond waste management provisions, the PPS has been scanned to identify policy objectives that may influence the consideration of the ERRC location. Two key policy areas of the PPS deal with natural heritage and agriculture.

4.1 Part IV – Vision for Ontario’s Land Use Planning System

Part IV of the PPS document provides a vision for the planning system which indicates that wise use and management of a variety of resources (i.e. agricultural and mineral resources) is a key provincial interest. In general, the vision requires that the resources are managed in a sustainable way providing among other things for the production of food and fibre, and minimizing environmental and social impacts and meeting long term needs.

The vision does not specifically reference waste management. However, the nature of the proposed facility as a resource recovery centre addresses aspects of the vision noted above. Waste in this case is a resource to be utilized and properly managed and proper reuse reduces the environmental impact of the waste. With regards to the environmental and social impacts of the proposed facility, GHD had completed a comprehensive siting methodology and comparative evaluation process between late 2014 and early 2016. The preferred site, being the subject lands, is recommended based upon this process which evaluated the proposed facility’s degree of impact upon a range of criteria under the following domains;

- Environmental
- Social
- Cultural
- Legal
- Technical
- Economic

Finally the wise management of waste is essential to address long term needs of the County’s growing population.



4.2 PPS 1.2.6 – Land Use Compatibility

This policy section indicates that major facilities (which include waste management systems) and sensitive lands uses (such as residential) should be planned to ensure that they are appropriately designed, buffered and separated. Adverse effects must be mitigated, risk to safety minimized and the long term viability of the major facility ensured.

In the policy statement both major facilities and sensitive land uses are defined terms. Major facilities are those which require separation from sensitive uses and include waste management systems. This is further defined and includes recycling facilities transfer stations and processing sites.

Sensitive uses include buildings and outdoor areas where normal human activities could experience adverse effects if a major facility was located nearby.

Over 500 potential sites were considered in the site search. Possible site locations were eliminated by application of three screens of criteria. A key criterion was the potential impact on adjoining sensitive uses.

Final candidate sites were further screened and this screening included consideration of impacts on adjoining properties and sensitive uses. Sites were screened using a comparative analysis which weighed a number of factors including social factors such as sensitive receptors and potential impacts on them. It is noted that all sites within the short list of potential sites had sensitive land uses within 500 metres. Therefore for any potential site, consideration of potential impacts and means of mitigation of issues such as odour, noise and visual impact must be developed.

Given the nature of the facility, there are certain best management practices (BMP's) which would be applied regardless of the selected location. These must be applied in the case of the subject site and must be included in Environmental Compliance Approval to be issued by the Ministry of Environment and Climate Change.

Also for the subject site a specific list of avoidance, mitigation, compensation and enhancement (AMCE) measures were developed. These measures indicate that the site can be developed with no or low net affects as considered by this policy section. For details of mitigation measures reference should be made to the detailed table.

The areas surrounding the site are primarily used for agriculture and natural environment. Therefore it is not anticipated that the future development near the site or overall property would be such as to affect the long term viability of the proposed facility.

4.3 PPS 1.6 – Infrastructure and Public Service Facilities

Section 1.6 of the policy statement deals with infrastructure and public service facilities. Infrastructure is a defined term meaning physical structures that form the foundation for development and which includes waste management systems.



The PPS provides that planning for infrastructure must be coordinated with land use planning so that they are:

- i) financially viable over their lifecycle; and
- ii) viable to meet current and projected needs

A key consideration in the development of a new site for materials management and organics processing is financial viability (MMF) and the business case (OPF) as identified in the County of Simcoe Solid Waste Management Strategy. The Strategy indicates that savings of over \$13 million over 20 years would accrue from a consolidated transfer facility. The OPF is intended to meet current needs for organics management and to provide for future expansion which would remove other organics from the waste stream. The objectives of the County's Solid Waste Management Strategy as it relates to the proposed facility, aligns with the two key objectives of planning for infrastructure as noted above. Operational cost savings realized by the development of the new facility will assist with the overall financial viability of the County's waste disposal systems. In addition, the following benefits will be realized:

Organics Processing Facility (OPF)

- a local, long-term solution to managing the County's organic waste (both source-separated organics and leaf and yard waste) at one common facility;
- greater control over future processing costs and environmental impacts;
- reduction in greenhouse gas emissions by shortening haulage distances to processing;
- ensuring capacity for future growth and protecting against provincial processing capacity shortages;
- flexibility to add materials such as pet waste and/or potentially diapers in the long term; and
- valuable end products such as compost or fertilizer to support local markets (inclusive of agriculture).

Materials Management Facility (MMF)

- an estimated \$13 M savings in contracted transfer costs over the next 20 years, translating to a 6-year payback period;
- protection from future increases to contracted transfer costs;
- utilization of secured funding from the Continuous Improvement Fund estimated at \$1.15 M (47% of the blue box-related project costs to a maximum funding limit of \$2,187,840);
- secure management of County material and greater control over operations;
- operational flexibility and the ability to adapt to changes in collections and/or processing arrangements; and
- ideal location to co-locate the Solid Waste Management truck servicing facility.

It is also noted that assessing the potential development of the new ERRC was recommended in the Solid Waste Strategy as a result of County Council's direction that no new landfills be developed. To attain this goal, diversion initiatives and transfer of waste for processing and or disposal is necessary.



4.4 PPS 1.6.10 – Waste Management

Section 1.6.10 of the PPS addresses waste management systems which by definition include recycling facilities and transfer stations. This section is very brief and addresses waste management at a very high level. A key consideration of this brief policy guidance is the requirement that waste management systems; “facilitate...reduction, reuse and recycling objectives”. The ERRC is a proposed facility to support recycling and reduction of waste sent to landfill. Its need and function has been determined through development of the County of Simcoe’s Solid Waste Management Strategy.

It should be noted that the Province has adopted transformational legislation with respect to the management of waste in Ontario and signalled a transition to be a “waste free” province, as well as move to a more circular economy. Bill 151 – Waste Free Ontario Act, has included lofty goals for the Province as a whole to move to a circular economy, and focus on ways to divert more waste from disposal by:

- targeting areas for greater diversion by designating new materials, enhancing generator requirements and developing and implementing an Organics Action Plan to reduce the volume of organics going into landfills;
- minimizing the need for landfills and ensure existing landfills are well managed.

Given the above, it is clear that the management and processing of organics at a facility within the County is appropriate. This would lead to better local management of the material, as well as a reduction in the long haul trips of organic material currently in place. Further, the government of Ontario has also enacted a Climate Change Action Plan as it relates to Greenhouse Gas (GHG) emissions. These emissions are typically associated with both vehicle (truck) movements as well as methane generated within landfills, mainly as a result of organic materials. As an example, the County currently exports approximately 10,000 tonnes/year of Source Separated Organics (SSO) to the City of Hamilton’s Central Composting Facility in transfer trailers. This represents a round-trip distance for the transfer trailers of approximately 450 km. At 30 tonnes of SSO/transfer trailer, and a 100 L/100 km diesel consumption, this represents a total of 150,000 L of diesel consumption per year. When diesel fuel is combusted, it releases carbon dioxide at a rate of about 2712 g CO₂/L diesel consumed, according to Environment Canada data.

When calculated, the total tonnes of carbon dioxide evolved is approximately 400 tonnes per year. Mitigating transfer of SSO to Hamilton would thus save 400 tonnes of CO₂ per year, or over the 30-year time horizon of a new OPF within the County, a total of 12,000 tonnes of carbon dioxide reduced. This number is only the savings from diesel fuel reduced, and does not include the additional emission reductions generated by using fertilizer or compost from a Simcoe-located OPF to displace the use of fertilizers locally. It is expected that significant additional greenhouse gas savings could be reduced locally by using these fertilizers on agricultural land in the County.

4.5 PPS 2.1 – Natural Heritage

In this section of the policy, development and site alternation shall not be permitted in areas which constitute significant woodlands or significant wildlife habitat unless it is demonstrated that there will be no negative impacts on the natural feature or their ecological function. Ecological function means



the natural processes and products that living and non-living environments provide within ecosystems and landscapes and between species. Significant woodland is an area which is ecologically important due to features such as composition, species, age and history, functionally important to the broader landscape due to size and location. It may also be significant in terms of economic importance. Finally significant wildlife habitat would be that which is ecologically important in terms of features, representation, or amount and contributing to the quality and diversity of an area.

A scoped Environmental Impact Study (EIS) was undertaken of the entire property by GHD. Terms of Reference for the EIS were prepared in consultation with the County of Simcoe, Township of Springwater, Nattawasaga Valley Conservation Authority, and the Ministry of Natural Resources and Forestry. The EIS involved a secondary information source survey as well as a number of field investigations addressing overall site reconnaissance, ecological land classification, wetland delineation, species at risk, amphibian, bird and wildlife surveys and observations.

Form the site work it is important to note the following as it relates to the PPS. The findings of the EIS indicated that the area of the prosed ERRC facility did not meet accepted criteria to qualify as significant wildlife habitat. However, significant woodland was present within the study area. To review the specific factors contributing to this finding reference should be made to the EIS document.

Since one of the criteria was determined to exist, the PPS required that it be demonstrated that there be no negative impacts to the feature or its ecological function.

The EIS reviewed the potential impacts to the forest vegetation communities and determined what mitigation techniques might be available for the potential impacts.

The EIS notes that as the area for the ERRC is within a managed reforestation area subject to harvesting of trees. Based upon the plantation area's history, its actively managed nature and the implementation of mitigation efforts the EIS concludes that no net environmental impacts are anticipated from the development of the ERRC.

It is important to note that other natural areas on the property must remain protected by both location of the facility and mitigation techniques to be employed during construction and ongoing operation.

As well, although the site was not determined to be significant wildlife habitat, certain mitigation techniques were identified in the EIS and must be applied to limit impacts upon wildlife utilizing the property.

The Freele County Forest tract (Study Area) is a woodlot that is actively managed and harvested by Simcoe County. The Study Area is composed of active plantation, hardwood forest, wetland, meadow, and a sandy gravel access road. As part of a contiguous landscape-level woodland feature, the Study Area satisfies the conditions of woodland Significance under the Simcoe County Greenlands designation and the Provincial Policy Statement. However, as an actively managed and harvested forest tract, the ecologic function associated with the PPS Significance (interior forest habitat) is temporary as trees from the Study Area and ERRC footprint specifically, are scheduled to be harvested as part of on-going management of this tract.



While the development of the proposed ERRC will result in the loss of approximately 4.5 ha of the Freele County Forest tract, this conservatively represents a less than 1% loss of total contiguous woodland feature. Further, it is the most natural areas of the Study Area (wetlands to the northeast, old growth hemlock stand to the southeast) that will first and foremost be avoided and will therefore remain undisturbed and not be impacted by the development of the ERRC. The mitigation measures provided herein are protective of a range of vegetation and wildlife species.

The development of the ERRC will not result in a negative impact, which is defined under the PPS as “degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive development or site alteration activities”. This is based on the proposed location of the ERRC, the plantation history of the Site, the actively managed nature of the Study Area and the implementation of the recommended mitigation measures, which adequately avoid, compensate and replace natural features (i.e. vegetation /plantings) within the wider woodlot feature. The identified wetland and significant natural forest will be retained on the site. No net environmental impacts on the larger woodlot feature are anticipated from the development of the proposed ERRC.

4.6 PPS 2.2 – Water

The PPS indicates that water quality and quantity is to be protected, improved or restored. Key to fulfilling this objective is ensuring development is not within vulnerable surface and ground water features. With respect to the Source Water Protection Plan that falls over the site, this site does not include a Wellhead Protection Area, an Intake Protection Zone or a Highly Vulnerable Aquifer. While the site does contain low to medium vulnerability groundwater recharge areas (northeast and southeast corners of the total property), the ultimate goal was to avoid siting the ERRC within these groundwater recharge areas. Further discussion on this is provided within the Part 3 – Short List Evaluation Report prepared as part of the site selection process.

The first AMCE measure applied was to ensure the ERRC is located outside of the potential recharge areas which is the case. In addition, surface water from facility impervious surfaces (i.e. roofs) will be collected within a storm pond for water treatment. Water from waste processing on site must be contained separately and not allowed to enter the local surface and ground water systems. All water from processes on site must be contained within the buildings and processed on site or trucked for treatment elsewhere.

The AMCE measures also note that surface and ground water must be protected during construction and therefore best management practices for construction erosion and sedimentation control must be implemented.

It should be noted that as part of this Planning application, a Hydrogeological Assessment was conducted and documented in a Hydrogeological Assessment Report. The objectives of the Hydrogeological Assessment was to:

- Assess current groundwater conditions, including quantification of potential impacts to the local groundwater regime (quality and quantity), and groundwater supply for the development.
- Identify hydrologically-sensitive features for recharge/discharge function protection (i.e., wetlands and/or watercourses).



- A water balance analysis to estimate the groundwater recharge potential at the Site, under predevelopment and proposed post development conditions.
- Determine the requirement and options for groundwater control during construction and required approvals.

The Hydrogeological Assessment concluded that the development of the Site is not anticipated to have an adverse impact on groundwater or surface water, given appropriate stormwater and natural environment mitigation construction methods are implemented.

4.7 PPS 2.3 – Agriculture

The placement of the ERRC is outside of the Prime Agricultural Area (as designated by the County OP), however, GHD undertook a comprehensive review of the applicable policies within the PPS. Section 2.3.6 of the PPS deals with Non-Agricultural Uses in Prime Agricultural Areas. This section sets out 4 criteria to be considered for permitting non-agricultural uses, which are discussed in detail below.

1. The land does not comprise a specialty crop area;
2. The proposed use complies with the minimum distance separation formulae;
3. There is an identified need in the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and
4. Alternative locations have been evaluated, and
 - i. There are no reasonable alternative locations which avoid prime agricultural areas; and
 - ii. There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Each of the four criteria is discussed in more detail below.

1. The land does not comprise a specialty crop area.

Specialty Crop Areas are defined in the PPS 2014. The proposed site has not been included in the Province's Specialty Crop Area mapping. As previously mentioned the Site is a forested tract of land. The site's characteristics do not mirror those that are reflective of a specialty crop area. Rather, the entire site is treed with some areas of natural trees, although the much of the site is mixed-species plantation. The soil type is not known to be suitable to produce specialty crops and the site is not subject to special climatic conditions. The topography is undulating with a slope from west to east across the central and southern portion of the site. Based on the above considerations, this site does not compromise a specialty crop area, as defined by the PPS 2014.

2. The proposed use complies with the minimum distance separation formulae.

The PPS 2014 requires new or expanding livestock facilities and new land uses including the creation of lots to comply with the Minimum Distance Separation (MDS) formulae. The objective of MDS formulae is to minimize nuisance complaints due to odour and reduce land use incompatibility as it relates to livestock operations.



On October 7, 2016, the Ministry of Agriculture, Food and Rural Affairs provided an opinion letter indicating that consideration of MDS setbacks do not apply to the proposed ERRC facility. The standards are intended as setbacks between new, existing and expanding developments (i.e. residential) and livestock facilities and do not apply to the project.

3. There is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use.

Policy 1.1.2 states that:

Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

In terms of identification of “need” for this facility, the County’s Solid Waste Management Strategy (Strategy) was approved by Council in 2010, providing the framework for both short-term and long-term waste disposal options and diversion programs for the next 20 years. Regarding processing of source-separated organics (SSO), the Strategy recommended that the County assess the development of a central composting facility (CCF) to meet long-term processing requirements. With respect to the transfer of garbage and recyclables, the Strategy outlined options based on the County’s existing system and identified new operations that may be required supporting future processing and/or disposal elements of the waste management system.

The County of Simcoe’s Solid Waste Management Strategy prioritizes the need to increase the overall diversion rate, reduce garbage, and securely manage transfer and processing capacity. The County will benefit from ownership and operation of its own facilities within its borders, both from sustainability and economic perspectives.

In addition, previous decisions by County Council have indicated that new landfills within the County should be avoided. As an alternative to developing new landfills within the County’s borders, these facilities will offer benefits including:

- A local, long-term solution to responsibly manage locally generated waste and divertible material at one common location.
- Reduction in greenhouse gas emissions by shortening haulage distances to processing (currently sent to a facility in Hamilton, Ontario).
- Greater security in regard to future transfer and processing costs, ensuring capacity for future growth and protecting against provincial processing capacity shortages.
- Production of valuable end products such as compost or fertilizer to support local markets (inclusive of agriculture) which, as an applied strategy, complements agricultural goals of locally grown, field to table experiences that make for healthier communities and stronger local economics.
- Flexibility to add materials to the County’s organics program such as pet waste and/or potentially diapers in the long term.



Clearly based on the foregoing there is an identified need for the proposed facility as established by the Waste Management Strategy.

4. Alternative locations have been evaluated, and i) there are no reasonable alternative locations which avoid prime agricultural areas; and ii) there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

This criterion indicates that alternative sites must be considered to ensure that there are not sites of lower agricultural capability available. Within the short list of potential sites agriculture was a considered criterion under the environment component. The indicator considered whether the site was prime agricultural area, specialty crop area or comprised of soils class 1-3. The shortlisted sites varied from entirely designated as prime agriculture, to containing some areas of agricultural capability to adjoining areas with capability. While at least one site had no capability for agriculture, it is not appropriate to simply consider this an alternative to the proposed site based on agricultural capability. The reason is that the site selection process involved a number of environmental, social and technical indicators. These must be considered in the overall combined ranking of alternative locations.

That said, the preferred property does contain areas which are not considered prime agricultural making it possible to locate the facility outside of prime agricultural capable lands which is the intent of this policy.

A separate Agricultural Impact Assessment report was prepared for the site to assess the agricultural capabilities. This assessment provides extensive detail beyond the discussion above and reference should be made to the report. The report conclusion notes that given the agricultural characteristics of the site for the proposed ERRC, the proposed site is a reasonable location for a non-agricultural use. Development of the proposed site can meet the intent of the PPS and the official plans with respect to preserving agricultural land.



5. Places to Grow

5.1 Impact Assessment Process – Growth Plan for the Greater Golden Horseshoe 2006

The Growth Plan for the Greater Golden Horseshoe (GP) under the Places to Grow Act provides a framework for implementing the Provincial Government's vision for building stronger and prosperous communities by better managing growth. The vision for the Greater Golden Horseshoe is to create a great place to live based upon the foundation of a strong economy, clean healthy environment and social equity.

There are a number of guiding principles established by the plan. Two key principles involve; protecting, conserving and enhancing valuable natural resources and optimizing of existing and new infrastructure to support growth which is compact and efficient.

A key section of the report deals with where and how growth should occur. This is primarily related to settlement areas and employment. It does not provide specific guidance with respect to locating the proposed facility.

Section 3.2 of the GP addresses the infrastructure which is necessary to support the growth that is anticipated by the GP.

Section 3.2.1 of the GP deals with infrastructure planning. It is indicated that infrastructure planning, land use planning and infrastructure investment will be coordinated to implement the GP. Infrastructure in the GP includes waste management systems. How coordination is to occur is not specified. However, the assessment contained in this report is intended to ensure that the proposed site recommendation is consistent with and coordinated with the land use planning guidance derived from various governing policy sources.

Section 4 of the GP is entitled "Protecting what is Valuable". Valuable assets in the region must be wisely protected and managed as part of planning for future growth. While the section notes that growth increases the demand for water, energy, air and land, interestingly it does not acknowledge that such growth also increases demand for waste disposal management. Proper handling of waste by way of facilities such as the proposed ECCR is necessary as a means to protect the environmental health of the region.

Within Section 4.2.4 it is indicated that municipalities must develop and implement strategies to support conservation objectives. This section applies to integrated waste management. Objectives for integrated waste management include enhanced waste reduction and planned integration of approaches to waste which include composting and recycling among other initiatives. As well, comprehensive planning for integrated approaches to waste management must be developed (iii). The County of Simcoe Waste Management Plan which recommends the ECCR conforms with and addresses in part this objective.

There is a separate section of the GP that applies specifically to the Simcoe Sub-Area. This section deals primarily with settlement and employment areas and does not specifically address the proposal herein.



6. County of Simcoe Official Plan

The proposed use and site are governed by the provisions of the County of Simcoe (County) Official Plan. There are several sections of the plan which are relevant to the proposal which will be discussed in detail below.

One important observation regarding the plan is the fact that the County's population is expected to grow by 53% to the year 2031. Clearly such an increase in population is going to require adequate environmental services with respect to waste collection and recycling.

There are also a couple of terms that are defined in the Plan which are relevant to the discussion. Firstly, waste disposal site is defined to include land or buildings where waste is handled, stored or processed, as well as operations carried out to perform these tasks. Secondly, negative impacts are defined to mean degradation of natural heritage features. Degradation is a change such as to threaten the health and integrity of the natural feature or its ecological functions.

The primary driver for the amendment to the Official Plan relates to Section 4.9.17 of the County OP, which requires a County Official Plan Amendment for new or expanded "waste disposal site". For clarification, the ERRC is considered as a "waste disposal site" under applicable Provincial legislation (i.e. Environmental Protection Act, Ontario Regulation 347), even though it does not necessarily correspond with the conventional definition of waste disposal (i.e. landfill, incineration). Since the ERRC meets this broad definition of "waste disposal site", the Official Plan Amendment was deemed necessary.

In addition, the subject site is designated Greenlands on Schedule 5.1 Land Use Designations of the Official Plan, see **Figure 2**. As per the County Official Plan, infrastructure may be located within any designation in the County Official Plan as per Section 3.3.6., including Greenlands, subject to further analysis. The proposal does not specifically address the objectives set out for Greenlands by the policy. Further discussion on County Greenlands is provided in subsequent sections of this Planning Justification Report.

6.1 County of Simcoe Official Plan – Greenlands Section 3.8

Objectives directed to preserving, maintaining or enhancing the natural environment are provided in provisions 3.8.1 to 3.8.8 of the section. The proposal must be considered in the light of minimizing the impacts as well as enhancing the Greenlands system in other ways (i.e. replacement). The permitted uses within Greenlands are listed under section 3.8.15 Development Control. As noted above the proposed use is not expressly designated under this section. However, infrastructure may be located within any designation in the County Official Plan as per Section 3.3.6. Infrastructure is defined as "physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, **waste management systems**, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities". Based on this definition, the ERRC is considered to be *Infrastructure* as defined in the County OP.



The County OP indicates that infrastructure not covered by an environmental assessment process must address Section 3.3.15 of the Plan. Section 3.3.15 of the Plan addresses restrictions upon development within Natural Heritage features. The section follows the provisions provided for on the PPS Section 2.1 wherein development is prohibited within significant woodlands and significant wildlife habitat unless it is demonstrated that there will be no negative impacts upon the natural features or their ecological functions. Definitions for significant woodlots and significant wildlife habitat follow those of the PPS. Given that this follows the policy structure of the PPS, the considerations are the same as discussed in section 4.5 above of this report.

To recapture the main points as stated in Section 4.5 and the Scoped EIS, the development of the ERRC will not result in a negative impact, which is defined under the PPS as “degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive development or site alteration activities”. This is based on the proposed location of the ERRC, the plantation history of the Site, the actively managed nature of the Study Area and the implementation of the recommended mitigation measures, which adequately avoid, compensate and replace natural features (i.e. vegetation /plantings) within the wider woodlot feature. The identified wetland and significant natural forest will be retained on the site. No net environmental impacts on the larger woodlot feature are anticipated from the development of the proposed ERRC.

6.2 County of Simcoe Official Plan – Resource Conservation Section 4.5

This section indicates that significant woodlands will be subject to the provision of 3.3.15 which is outlined above. There is also policy provision to encourage the overall increase in the quantity of woodlands in the County. On this latter point it is recommended that at a minimum an area equivalent to the area to be cleared for the ERRC be planted as replacement so that the net quantity of woodlands is not reduced by the proposal.

6.3 County of Simcoe Official Plan – Transportation Section 4.8

The County road hierarchy is designated on Schedule 5.5.1 of the Official Plan. It is noted that the property fronts upon County Road 22 (Horseshoe Valley Road) on the south. County Roads are identified as primary arterials within the plan. The proposed use should appropriately front County Road 22 (Horseshoe Valley Road) and have direct access to an arterial road which is the case at the property where the site is proposed.

Further details are provided in the Traffic Impact Study under a separate cover.

6.4 County of Simcoe Official Plan – Waste Management Section 4.9

Importantly the Official Plan objectives for waste management include;

“To provide waste management systems that are of appropriate size and type to accommodate present and future requirements and to facilitate, encourage, and promote reduction, reuse, and recycling objectives.”



The proposed facility by its nature and purpose is intended to address this objective. As a general overview, this infrastructure, (OPF/MMF) was a primary recommendation in the County's Solid Waste Management Strategy. It reflects a commitment to diversion, reducing garbage, and securely managing the County's own transfer and processing capacity. The OPF will provide a location where organics (green bin material, potentially materials such as leaf and yard waste, pet waste, and diapers) are processed and converted into other valuable products, such as compost or fertilizer. The MMF will provide a location for consolidation and transfer of waste and recycling from multiple collection vehicles for more economical shipment to other disposal or processing locations.

It is also noted that at 4.9.3 a County objective is to maximize waste diversion. The proposed facility in part is designed to assist in addressing this objective.

The plan requires that the area of impact or influence of waste disposal sites and activities to be employed are that established by the Ministry of Environment and Climate Change (MOECC). This area of influence is 500 metres from the site boundary. This is the area that has been employed throughout the site search exercises.

Notably, the primary driver for the amendment to the Official Plan relates to Section 4.9.17 of the County OP, which requires a County Official Plan Amendment for new or expanded "*waste disposal site*". For clarification, the ERRC is considered as a "*waste disposal site*" under applicable Provincial legislation (i.e. Environmental Protection Act, Ontario Regulation 347), even though it does not necessarily correspond with the conventional definition of *waste disposal* (i.e. landfill, incineration). Since the ERRC meets this broad definition of "*waste disposal site*", the Official Plan Amendment was deemed necessary.



7. Township of Springwater Official Plan

The site is also governed by the Township of Springwater Official Plan. Under this plan, the site is designated Rural on Schedule A-2 Land Use, see **Figure 3**. The southwest corner of the site lies within an Agriculture classification which is part of a large Agriculture classification area lying to the west of the site.

On Schedule B Category 2 Lands there is also an indication of Natural Heritage (Environmental Protection) Category 2 lands. This affects the northeastern corner of the site which abuts a larger forest area to the north and east.

It is noted that the Plan at section 3.30 indicates that new development should not be permitted in identified significant natural heritage areas, prime agricultural lands and mineral resource lands. As noted the southwest corner of the site is delineated as agricultural.

The proposed portion of the property to be utilized lies outside both the Category 2 lands and the agricultural delineation indicated in the Official Plan schedules.

It is noted that the County Official Plan in Section 4.10 regarding guidelines for local official plans requires under 4.10.12 that local municipalities shall identify waste disposal sites in their official plan and associated mapping.

7.1 Springwater Official Plan – Section 20, Waste Disposal Policies

The Springwater Official Plan contains section 20 which specifically deals with the designation of waste disposal sites.

Section 20.1.2 indicates that the predominant use of lands in such areas shall be for waste disposal. This Section goes on to define waste disposal as follows;

“...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.”

Based on the breadth of this definition the ERRC would be considered a use requiring a waste management designation. In addition, Section 20.2.4 of the plan indicates that the establishment of new waste disposal sites shall require an amendment to the Official Plan. Therefore establishment of the ERRC at the proposed site would require an Official Plan amendment setting out the designation of the lands to be used by the ERRC as waste management.

The Official Plan also sets out in Section 20.2.6 planning criteria for the consideration of applications to establish new sites.

20.2.6.1 Locations of poor agricultural potential.

Agricultural capability throughout the site varies based upon the nature of the soils. Canada Land Inventory Soils Class 1-3 having the highest capability for agriculture lie across the north end of the site and in the southwest and southeast corners. Soils of lesser capability lie in a band through the



middle of the site and crossing its entire width in the northern half. Therefore a key consideration is determining how the facility location may be placed to avoid the high capability soils. The specific location of the facility must be and is planned to be located outside areas where Soils Class 1-3 exists.

20.2.6.2 Locations removed from proposed or existing built up areas.

Built up areas is not a defined term in the Official Plan. It is assumed built up areas would apply to settlements, estate developments, hamlets, etc. The term removed from is neither defined nor explained in the policy.

There are 11 rural estate and farm homes nearby the site and lying within the 500 metre buffer zone. The closest of these is 388 to the edge of the proposed facility location. Two of the dwellings have direct frontage upon Horseshoe Valley Road which would be the vehicular access to the site. They are situated 350 and 630 metres from the proposed site access location along Horseshoe Valley Road, see **Figure 4**.

With respect to areas that might be considered built up areas, the following is noted. There is an estate residential development of 32 homes located approximately 860 metres east of the site access. This settlement is located south of County Road 22 (Horseshoe Valley Road) and is accessed by way of Fox Farm Road. There are two other estate developments south of the site off of Gill Road. One development of 15 lots is accessed from Gill Road by way of Gallagher Crescent. There are some vacant lots in the development which remain to be constructed upon. This site is 1400 metres from the site driveway by way of road. There is also an estate development fronting Gill Road and accessed from Hillview Crescent. This development appears to be fully built out and contains approximately 100 homes. This site is over 2400 metres from the driveway entrance measured along road access.

The built up areas (rural estate type development) mentioned above lie outside the 500 metre buffer, except for two homes within the development accessed by Fox Farm Road and one home accessed off Gallagher Crescent. These homes are included in the total of 11 within the buffer.

As noted above, removed from is neither defined nor explained. The term refers to location and it is assumed that the inference of removed from built up areas implies that there would be limited impacts on built up areas. The intent of the provision could be addressed on part with location and in part with mitigation.

Given that there are homes in the buffer area of the site, the potential impacts must be considered in order to address the intent of the policy. As mentioned above a series of avoidance, mitigation, compensation and enhancement (AMCE) measures have been prepared and must be applied to the development and operation of the ERRC in order to have no or negligible impact on the surrounding built areas. Providing for this minimal impact would satisfy the intent of this policy.

It is also noted that approval is required from MOECC in the form of an Environmental Compliance Approval. The approval will set out the required parameters to be incorporated into the design and operation of the facility and establish conditions to be met in this regard.

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.



As noted the site access would be from County Road 22 an existing paved Regional road. The road is constructed to a County Road standard. It is comprised of two lanes paved across this frontage of the site with gravel shoulders. The Highway 400 interchange with Horseshoe Valley Road is 2.75 kilometers to the east, providing easily access.

A detailed traffic impact study was undertaken to review the traffic impacts of the proposed development at the proposed site. The study concludes that the potential site traffic has minimal impacts upon the boundary road network. This is because the site generated traffic contributes only a small portion of the expected traffic on County Road 22. The study does recommend certain specific road improvements or further review subsequent to development in order to ensure the safe and efficient operation of County Road 22 and the site access.

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.

The proposed area to be actually used for the ERRC would be located within the plantation area of the site. Extending out from the area to be utilized, there will be existing plantation and natural forest retained to provide a complete visual buffer to the site and its structures. This will protect the scenic quality of the 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.

The surrounding lands are characterized as rural in nature including both actively farmed lands as well and forested areas. The character of the surrounding area should not be altered to any extent, subject to the location of the facility on site, and the implementation of the AMCE measures. In particular the measures must address and are designed to address; views, noise and heritage. Other environmental factors such as water are noted in the next section

The proposed site lies internal to the property and views to the facility will be restricted by the surrounding plantation. Although the building design has not yet been undertaken it is proposed that the height currently permitted by zoning on the property be retained per existing zoning.

With respect to noise, noise from activity on the site both stationary and moving (trucks) will be below MOECC sound limits at receptors. However this assessment must be revisited following selection of actual process equipment.

Finally with respect to heritage a stage 1 and 2 archeological assessment was conducted on the site in the area of the proposed facility. One location with Euro-Canadian artefacts was found within the originally propose facility site area. This location was concluded to have further cultural heritage value and therefore a stage 3 archeological assessment was recommended by the study. The facility location was adjusted to be removed from the area of recommended further study.

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.

Surface and ground water within the balance of the site and on adjoining properties must not be impacted. Storm water from impervious surfaces on the facility will be controlled. A storm water management pond will be constructed to address both the quantity and quality aspects of the site



storm water. Waste process water will not be introduced into the surface or ground water of the site such that it may affect adjoining properties. Use of waste water for fertilizer and or trucking to a treatment site will be required.

With respect to odour, the standard which must be used is that there is no impact on offsite receptors. While site size does provide mitigation in this regard, the facility must be designed to contain odours (i.e. operate under negative air pressure, filtration) to ensure that odours are contained or eliminated. The precise design of the mitigation techniques must be adjusted to the final facility and process design.

The EIS prepared for the site has indicated that subject to the location of the facility and the provision of certain mitigation techniques, there will be no negative impacts on the natural features or ecological functions. The identified wetland and natural forest area will be preserved on site. There is sufficient setback to the wetland to ensure there is no impact.

20.2.6.7 The potential for effect on other land use planning objectives of the Township which may be relevant.

This provision requires consideration of the impact of the use on other land use policies and objectives of the Township. The purpose would be to determine if the proposed designation is at odds with other requirements.

The property is located within and adjacent to lands which are designated rural and agriculture and which contain natural heritage features. Therefore the policy objectives of the related sections of the Official Plan are relevant.

7.2 Springwater Official Plan – Section 18, Rural Land Use Policies

Lands designated Rural are intended for use as natural areas and for agricultural and forestry. Also all the uses permitted by the Agriculture Policies of Section 17 are permitted on Rural designated lands. The predominant use specified by the Agricultural Policies is general and specialized agriculture uses along with appurtenant buildings and structures.

The Rural Policies at 18.3.4 permit minor non-agricultural uses such as light industry and public uses. Section 18.4.6 also specifies what the term minor may be interpreted to represent. Uses having low traffic generation, no nuisance effects on the surrounding uses, a scale, consistent with existing uses, and no significant environmental impact.

A waste management facility is not directly permitted under this policy as a public use as the Official Plan requires an amendment for new facilities.

Section 18 also provides some further direction on considering uses in the Rural Land Use designation. At 18.4.3 it is indicated that when considering other uses, the Town will establish that the uses are not located on good agricultural lands. Given this policy direction development of the ERRC should be located within the site by avoiding areas with good soils capability for agriculture. These areas would be identified within the agriculture delineation line or as identified by other means such as the Canada Land Inventory mapping.



7.3 Springwater Official Plan – Section 16, Natural Heritage

The Plan identifies two types of Natural Heritage lands and these are classed as Category 1 and Category 2 lands.

The most sensitive are classed as Category 1 lands. These are lands where development will not be permitted. There are no Category 1 lands within or abutting the subject site.

Category 2 lands are lands where development may be permitted if it can be demonstrated that it will not negatively impact the natural features and functions of the area.

There are Category 2 lands within the northeast corner of the subject site. Category 2 lands cover areas which include woodlots. It appears that the indication on Schedule B of the plan denotes a wetland and related natural forest occurring in the north east corner of the site. Site lands south and west of the indication where the facility is proposed to be located include an area which has been altered by forestry practices and is primarily comprised of plantation trees.

Permitted uses on lands indicated as category 2 are those of the underlying land use designation, which is Rural as described above. Development in lands delineated Category 2 Lands may be permitted if it can be demonstrated, to the satisfaction of the municipality in consultation with applicable agencies that negative impacts on the ecological features or functions of the components of the lands will not occur. The anticipated impact of development may be demonstrated by a proponent through the completion of an E.I.A. (environmental impact assessment).

As noted previously a scoped EIS has been prepared for the property addressing the proposed facility. The Category 2 lands on the site correspond to the wetlands in the northeast corner. As identified in the EIS, the facility development is located more than 120 metres away from the mapped wetland boundary. Therefore no direct loss of wetland is anticipated. However it is important to note that stormwater and waste water from the facility site must be appropriately managed so as not to have any impact on the wetland. Proposed means of dealing with this waste water should not impact the wetland as this water will not be discharged to the wetland.

Section 16.2.1.4.2 of the plan provides policies for consideration in dealing with Category 2 lands.

Subsection (c) (i) addresses forests and woodlots. The policies note that significant forest may be determined by the Township based on a number of characteristics. Forest area on the site corresponding to the Category 2 land indication lies within the northeast corner.

The policies also note that development may be permitted within 50 metres (164 feet) of and in significant forests subject to the completion of an Environmental Impact Assessment (E.I.A.) to the satisfaction of the Township and applicable approval agencies. The E.I.A. shall demonstrate that the proposal will not negatively impact the forest area and the values for which it is identified.

7.4 Springwater Official Plan – Section 17, Agriculture

As noted a portion of the site lies within the Agricultural classification of the Springwater Official Plan. However the proposed location of the ERRC is not within this area. Notwithstanding this, there are a couple of policies which should be mentioned.



Agricultural Policies Section 17.4.1 indicates that it is the policy of the plan to protect and preserve potentially productive agricultural land. The proposed site area to be used by the ERRC is not currently used for agriculture. Further due to conditions on the site it is not considered to be prime land for agricultural use.

Section 17.42 indicates that polices relating to “Agriculture” and “Rural” designations are generally based on differentiation between good and marginally productive lands. The ERRC site is located in an area designated Rural and from site review it is generally confirmed to be less capable for agriculture than other portions of the site and consistent with the Rural designation.



8. Township of Springwater Zoning By-Law 5000

The subject property is zoned “A” Agriculture by Springwater By-law 5000, see **Figure 5**. The Agricultural zone does not permit the proposed use. As such an amendment is required to the by-law to permit the use. While the site is currently zoned Agricultural it should be noted that the Springwater Zoning By-law does not contain a Rural zone, which may be more reflective of the property’s land use designation.

In addition, to prescribing the use, certain performance standards should be included within the by-law to address the building characteristics such as height. Furthermore, as has been discussed, location of the proposed facility is dictated by a variety of constraints including soil capability and natural areas. For this reason it is appropriate to provide by way of zone mapping the location to be utilized for the facility. The balance of the site should remain within the “A Agriculture zone to ensure it is not used for resource recovery activities without further consideration by way of the zoning and other planning approval processes including the required public consultation processes.

Further the zoning by-law can be used to more precisely define the activities permitted at the site. Especially important is the need to provide assurances that waste disposal is not permitted at the property.



9. Nottawasaga Valley Conservation Authority

The Nottawasaga Conservation Authority NVCA is a commenting agency on all of the subject applications for this proposal. Indeed the NVCA has a service agreement with the Township wherein they will provide the Township with plan review services. The scope of the services is quite broad encompassing delineating natural heritage and environmental protection areas, surface water issues such as flooding and groundwater quality and woodlands and habitat.

The NVCA will be commenting on the applications addressing their agreement and mandate with the Township. However there is one item which will be raised in this report regarding the NVCA mapping.

NVCA maintains Regulated Area mapping and enforces Regulation 172/06 which is intended to minimize hazards such as development in floodplains and to protect the natural benefits of watercourses, among other matters. Development in such areas is prohibited unless the NVCA grants permission for development.

Within the mapping regulated areas are shown on the subject site in the northeast corner of the site. This area would be associated with wetlands in that vicinity. The mapping also shows a narrow band of regulated area running east west along the southern quarter of the site. Given the narrow linear shape, it is felt that this indication was to correspond with a small watercourse. However it is noted that during field visits to develop the EIS that no such feature was found.

The proposed location for the development of the ERRC is outside the regulated area. The access road crosses the narrow band shown in the south but as mentioned no feature was found which corresponded to this indication on the southern part of the site.



10. Additional Supporting Studies

In support of the Planning applications submitted for the Official Plan Amendment(s) and the Zoning By-Law Amendment, a series of supporting reports were prepared, including this Planning Justification Report. Namely, the following supporting studies were completed:

- Agricultural Impact Assessment – AgPlan Ltd.
- Scoped Environmental Impact Study & Hazard Land Assessment – GHD
- Facility Characteristics Report – GHD
- Hydrogeological Report – GHD
- Stage 1, 2 & 3 Archaeological Assessment Reports – ASI
- Cultural Heritage Assessment Report – ASI
- Traffic Impact Study – MMM Group

Throughout the Planning Justification Report, we have identified key elements of these studies as they relate to specific policies. This section of the Planning Justification Report provides a general overview and summary of each of the reports, along with key findings with respect to the development of the ERRC. In general, the supporting studies demonstrate that the proposed ERRC has been sited in an appropriate manner and where required, adequate mitigation and compensation measures have been put in place to address any potential impacts.

10.1 Agricultural Impact Assessment

The Agricultural Impact Assessment was undertaken to determine whether evidence exists to support amendments to Simcoe County's Official Plan (Ontario Municipal Board approved, 2016) and to the Township of Springwater's Official Plan (Office Consolidation to 2016) and Zoning Bylaw (mapping and text changes to 2014).

The general findings of the report are summarized in the following:

Specialty Crop Area - There are no specialty crops grown on the proposed Simcoe ERRC site or property. The Simcoe ERRC Property, site and the surrounding area are not a specialty crop area as defined in the PPS (2005).

Specialty Crop Capability/Suitability/Potential - The Simcoe ERRC property has very limited soil potential for a restricted range of specialty crop (fruit and vegetable) production. The crops that could be grown on the site and property could be grown on similar sandy soils (where those similar sandy soils have lower slope gradients than those slopes present on the site) throughout Simcoe County.

Common Field Crop Capability - The Simcoe ERRC property has an agricultural capability for common field crops ranging from classes 1 - 7. The average productivity index for the Simcoe ERRC property has a value that lies between the productivity index for soil capability class 3 and soil capability class 4. The site has an average productivity index of 0.24 equivalent to soil capability class 6.



Agricultural Land Uses - None of the proposed Simcoe ERRC property and site is currently used for common field crop agricultural use. Good agricultural land is only present on the west side of the ERRC property and site.

Non-Agricultural Land Uses - The proposed Simcoe ERRC property and site are located in an extensive forested/woodlot area.

Climate - The Simcoe ERRC property has no special climate that would allow for the production of tender fruit crops.

Minimum Distance Separation (MDS) - MDS measurements are not required because the proposed Simcoe ERRC is infrastructure exempt from MDS.

Infrastructure - Agricultural infrastructure and improvement on the Simcoe ERRC property is not present.

Economics - The proposed ERRC property and site is in public ownership and as a result, no owned and actively used agricultural land was purchased. The ERRC lands are forested and are not available as leased land for agricultural purposes. Therefore, the availability of leased agricultural land and agricultural land for purchase will not be affected by the proposed ERRC use.

The PPS (2014) has a requirement in section 2.3.6.2 for the mitigation of impacts of non-agricultural uses on agricultural operations and lands. However, this requirement is part of section 2.3.6 related to “Non-Agricultural Uses in Prime Agricultural Areas” and the proposed ERRC site is not located in a prime agricultural area. Thus, it can reasonably be interpreted that mitigation to the extent feasible is not required. Regardless, impacts to agriculture have been minimized by:

- choosing a site that is not designated for agriculture,
- choosing a site that has poor soil quality as characterized by soil capability and soil potential,
- placing the site away from the boundary of the ERRC property thereby providing vegetative screening and distance between the proposed use and the agricultural uses to the west.

Therefore, impacts to agriculture have been mitigated to the extent feasible.

In summary, given the agricultural characteristics of the Simcoe ERRC property as well as the physical and sociocultural characteristics of the adjacent lands and surrounding area, the proposed Simcoe ERRC is a reasonable location for non-agricultural development. The development can be accomplished in a way that the intent and purpose of the Provincial Policy Statement, the Growth Plan, the County of Simcoe Official Plan, the Springwater Official Plan and The Corporation of the Township of Springwater Comprehensive Zoning Bylaw 5000 will be maintained.

Further details are provided in the Agricultural Impact Assessment Report

10.2 Scoped Environmental Impact Study & Hazard Land Assessment

The scoped Environmental Impact Study (EIS) were prepared in consultation with Simcoe County (County), Township of Springwater, Nottawasaga Valley Conservation Authority (NVCA), and the Ministry of Natural Resources and Forestry (MNRF). The Scoped EIS was completed in accordance



with the requirements of the Simcoe County Official Plan (OP) as approved in 2016 by the Ontario Municipal Board (OMB).

Based on the determination of Study Area habitats, targeted surveys for Species at Risk (SAR) were conducted for forked three-awned grass (*Aristida basiramea*). However, suitable habitat was not present within the Study Area for whip-poor-will or Hine's emerald dragonfly, SAR that secondary source information indicated may be present in the area. Therefore, targeted surveys for presence of these species were not conducted. Two bird species with provincial Special Concern status were observed within the Study Area. No SAR were observed. As woodland of the Study Area is mapped as Greenlands, and is part of a greater than 10 ha woodland in the Simcoe Uplands, it meets the criteria for definition of a significant woodland under the Simcoe County Official Plan (OMB approved 2016).

A number of direct and indirect potential impacts from the construction and/or operation of the proposed ERRC on the vegetation, wildlife and habitat are identified, along with measures to mitigate these impacts. While the development of the proposed ERRC will result in the loss of approximately 4.5 ha of the Freele County Forest tract, this conservatively represents a less than 1% loss of total contiguous woodland feature. Further, it is the most natural areas of the Study Area (wetlands to the northeast, old growth hemlock stand to the southeast) that will first and foremost be avoided and will therefore remain undisturbed and not be impacted by the development of the ERRC. The mitigation measures provided in the EIS are protective of a range of vegetation and wildlife species.

The development of the ERRC will not result in a negative impact, which is defined under the PPS as "degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities". This is based on the proposed location of the ERRC, the plantation history of the Site, the actively managed nature of the Study Area and the implementation of the recommended mitigation measures, which adequately avoid, compensate and replace natural features (i.e. vegetation/plantings) within the wider woodlot feature. No net environmental impacts on the larger woodlot feature are anticipated from the development of the proposed ERRC.

Further details are provided in the Scoped EIS Report

10.3 Facility Characteristics Report

The Facility Characteristics Report (FCR) summarizes the findings of the following key studies:

- Conceptual Site Plan
- Functional Servicing Study
- Stormwater Management Study
- Noise Assessment
- Odour Assessment

A description of the Site based on the findings from these and other additional studies is provided, as are details surrounding the siting and sizing of the ERRC footprint, components, proposed layout, and the provision of Site servicing. An overall development strategy is also presented,



outlining the anticipated approach and staging/timing of procurement, Site Plan approval, building permits, construction, and operations.

Preliminary details have also been provided on how the ERRC will obtain environmental compliance approval (ECA) from the Ministry of the Environment and Climate Change (MOECC), and how regulations surrounding the management of stormwater, noise, and odour will be met.

The FCR is report demonstrates how the development of the proposed ERRC at 2976 Horseshoe Valley Road West is a suitable use for the Site, and how the proposed facilities will be able to satisfy applicable guidelines and regulations through careful design, operation, and the implementation of best management practices.

Further details are provided in the FCR.

10.4 Hydrogeological Assessment

The objective of this assessment was to:

- Assess current groundwater conditions, including quantification of potential impacts to the local groundwater regime (quality and quantity), and groundwater supply for the development.
- Identify hydrologically-sensitive features for recharge/discharge function protection (i.e., wetlands and/or watercourses).
- A water balance analysis to estimate the groundwater recharge potential at the Site, under predevelopment and proposed post development conditions.
- Determine the requirement and options for groundwater control during construction and required approvals.

It should be noted that areas designated under the Source Water Protection Plan were avoided.

Construction activities are not anticipated to require groundwater takings based on the deep water table. It is anticipated that the excavations would be relatively small, such that, a construction EASR for groundwater seepage and stormwater management would not be required.

The ERRC facility will require a water supply well for maintenance and washroom facilities, and it is expected that the water usage would be much less than the amount that would require a Ministry of the Environment and Climate Change (MOECC) Permit To Take Water (PTTW) of 50,000 Litres per day (L/day). The water supply well is not anticipated to interfere with private wells in the area, based on the low takings and because the area of influence would be small and close to the supply well.

The amount of impervious surfaces (roofs, roads) is anticipated to increase from the existing predevelopment condition to the post development condition. Based on the water balance, it is anticipated that there will be a net increase of the Site runoff with an annual water surplus of approximately 14,700 m³. The deep water table, and the presence of sandy soils, which have moderate to high infiltration potential will facilitate the infiltration of collected water post development.

Development of the Site is not anticipated to have an adverse impact on groundwater or surface water, given appropriate stormwater and natural environment mitigation construction methods are implemented.

Further details are provided in the Hydrogeological Assessment Report.



10.5 Archaeological Assessments – Stage 1, 2 & 3

ASI completed the required archaeological assessments, as required, in order to ensure avoidance of any archaeological finds. Development of the Site is not anticipated to have an adverse impact on groundwater or surface. A Stage 1 and 2 Archaeological Assessment identified a particular area in close proximity to the proposed ERRC and therefore, a Stage 3 Site Specific Assessment was undertaken.

The site was subject to the excavation of one meter square test units over the locations of positive Stage 2 test pits. Test unit excavation began September 12, 2016 and continued until September 16, 2016. Thirty-two one-metre test units were excavated over an area approximately 40 m E-W by 40 m N-S. A total of 1,726 Euro-Canadian historical artifacts was recovered during the Stage 3 assessment of this site. One potential feature was documented.

Archival research supported by the recovered artifact assemblage and excavation indicates that the Gribbin site represents a mid-nineteenth century Euro-Canadian archaeological resource with cultural heritage value or interest. The County has demonstrated that they are willing to protect the Gribbin site from further impacts. The County did so by shifting the ERRC footprint to avoid the Gribbin site altogether.

Further details are provided in the Stage 1, 2 & 3 Archaeological Assessment Reports.

10.6 Cultural Heritage Resource Assessment

The results of background historical research and a review of secondary source material, including historical mapping, revealed a study area with both institutional and rural land use history dating back to the mid-nineteenth century. A total of one built heritage resource and three cultural heritage landscapes were identified within or adjacent to the Simcoe Organics Processing Facility study area. Based on the location of the proposed facility footprint, no impacts to identified cultural heritage resources are expected.

Further details are provided in the Cultural Heritage Assessment Report.

10.7 Traffic Impact Assessment

A Traffic Impact Assessment was undertaken in order to

- Evaluate if there are any adverse impacts on the local road network related to the proposed ERRC, primarily the MMF and OPF since the “Other” component is not expected to generate much, if any, additional traffic;
- Evaluate the proposed site access location in terms of compliance with the requirement for stopping sight distance;
- Determine the intersection control type for the site access; and
- Identify the lane configurations for the site access.

The main findings of the Traffic Impact Assessment show that:

- The site is expected to generate between 89 and 148 trips during the studied peak hours for the design capacity of this facility which will occur at the 30-year horizon (2049);



- Under the 2021 and 2026 future background conditions, the majority of the study intersections are expected to operate at a reasonable overall Level-Of-Service (LOS)
- The site traffic will have a minimal impact on the boundary road network for the total future study horizon. Accordingly, no roadway improvements are required at any of the boundary intersections analyzed as a result of the subject site. The future road network will become very busy beyond the 2026 horizon as a result of the significant increase in background traffic growth in the vicinity of the ERRC;

The recommended lane configurations and control types at the Site Access are as follows:

- An eastbound left turn lane is warranted based on MTO's Geometric Design Standards for Ontario Highways;
- A westbound right turn lane is not warranted based on our literature reviews; and
- A truck climbing lane (TCL) is warranted under the future background 2021 condition and beyond. This indicates that the background traffic primarily contributes to this warrant rather than site traffic. Since this TCL will enhance the traffic operations in this area, we recommend that it be constructed at the same time as the site access and eastbound left turn lane. Given the characteristics of a TCL, the property requirements and the local context in this area, a separate detailed study including the preparation of a comprehensive functional design at the site access should be undertaken;
- A signal is not warranted based on OTM Book 12. However, the site driveway is expected to operate over capacity and experience significant delays for the 2026 and 2031 horizons. Therefore, to ensure a more convenient means of egress for heavy trucks and other vehicles leaving the ERRC facility, as well as providing a better crossing environment for all users of the adjacent recreational trail, we recommend that provisions be made to signalize this intersection. This would include the installation of the necessary underground ducts and handwells to enable signals to be installed in the future. Accordingly, this intersection can be monitored periodically to confirm if the warrants are satisfied.



11. Recommendations Arising out of Planning Rationale

Typically recommendations such as specific conditions are prepared following the approval authority's review of the applications. However given the nature of the proposed uses, the need to minimize impacts and considerations raised by the planning rationale, the following recommendations are made and should be addressed in the consideration of the approvals for the required applications, see **Figure 6**.

1. Tree replacement/compensation

While the treed area to be removed is comprised of plantation it would be beneficial to replace the area to be cleared in at least a one to one proportion or more. It would be recommended that if possible the replacement area be naturalized as opposed to plantation. Replacement should be located on lands owned by the County or Township and if possible located in the forest band running between Minesing Wetlands Conservation Area and Copeland Forest. The site if the ERRC lies within this band.

2. Ecological salvage

While plantations can be relatively sterile environments, the age of the plantation may be such that there have been some native plants moving back into the area. Prior to disturbance the area should be checked to determine whether there are any plant materials which should be salvaged and transplanted to other locations. This is related to wildflowers, native plants and shrubs. The trees within the site should be harvested and utilized as appropriate.

3. Access road

Where possible the access route to the facility should utilize the existing cart path on site. This will help reduce the amount of disturbance to forest areas outside of the ERRC site.

4. Waste disposal

The proposed facility is for the purposes of waste consolidation and transfer and composting of green bin materials. No disposal of waste would be permitted on site and this stipulation should be included in the official plan and zoning amendments and any development or operating agreement.

5. Continued use of site for recreation

The overall property is currently used for recreation purpose. Because the ERRC utilize such a small portion of the overall property, recreation uses should be permitted to continue. It is noted that routing of access and trails and the areas to be utilized may have to change from existing. The County should review this matter and make the necessary adjustments to permit recreation to continue.

6. Ensuring Mitigation

As noted in the discussion mitigation techniques are required to be applied to the facility during construction and operation. A number of these items are required in order to ensure no negative



impacts on the environment or the adjoining sensitive uses. Many of these items will be addressed in the MOECC Environmental Compliance Approval. The approval will set out the required parameters to be incorporated into the design and operation of the facility and establish conditions to be met in this regard. In order to further strengthen the need to implement mitigation it is recommended that a development agreement be entered into between the County and the Township which in part can address mitigation. Also if further review of certain matters is required (i.e. as suggested in the transportation impact study) this may also be addressed by way of the development agreement.



12. Conclusions

The County is proposing to development of a collocated Materials Management Facility (MMF), an Organics Processing Facility (OPF), and related support activities, which is collectively referred to as the Environmental Resource Recovery Centre (ERRC). The proposed ERRC is located at 2976 Horseshoe Valley Road in the Township of Springwater within Lot 2 Concession 1. It is located on the north side of Horseshoe Valley Road approximately 3 kilometres west of Highway 400. The property within which the proposed site is situated is approximately 84 hectares in area total. The approximate footprint of the co-located facility was established by GHD during the evaluation process and was estimated at 4.5 hectares (ha). The subject Site is designated Greenlands on Schedule 5.1 of the County Official Plan, designated as as Rural on Schedule A-2 Land Use within the Township of Springwater Official Plan and zoned “A” Agriculture by Springwater By-law 5000-038. The development of the ERRC requires an amendment to both Official Plans (County and Township) as well as a zoning by-law amendment.

It is our opinion that the proposed amendments required to permit the development:

1. Are consistent with the Provincial Policy Statement
2. Are in conformity with the Growth Plan for the Greater Golden Horseshoe
3. Conform to the County of Simcoe Official Plan, particularly those policies related to new or expanded waste disposal sites and the development within Greenlands
4. Conform to the Township of Springwater Official Plan

In addition, in our opinion, the proposed ERRC facilitates the County’s direction that no new landfills be developed. To attain this goal, diversion initiatives and transfer of waste for processing and or disposal is necessary. The proposed ERRC will provide the County with waste management infrastructure which is a long-term solution to managing the County’s material at one common facility and offer greater control over future processing costs and environmental impacts. In addition, there would be a reduction in greenhouse gas emissions by shortening haulage distances to processing and the County would ensure capacity is available for future growth and assist in protecting against provincial processing capacity shortages;

In general, the supporting studies demonstrate that the proposed ERRC has been sited in an appropriate manner. Subject to the development of the ERRC as noted, implementation of all mitigation measures and adoption of the Official Plan and zoning amendments in the form recommended, the ERRC may be located on the selected site in compliance with governing policy.

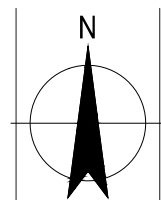
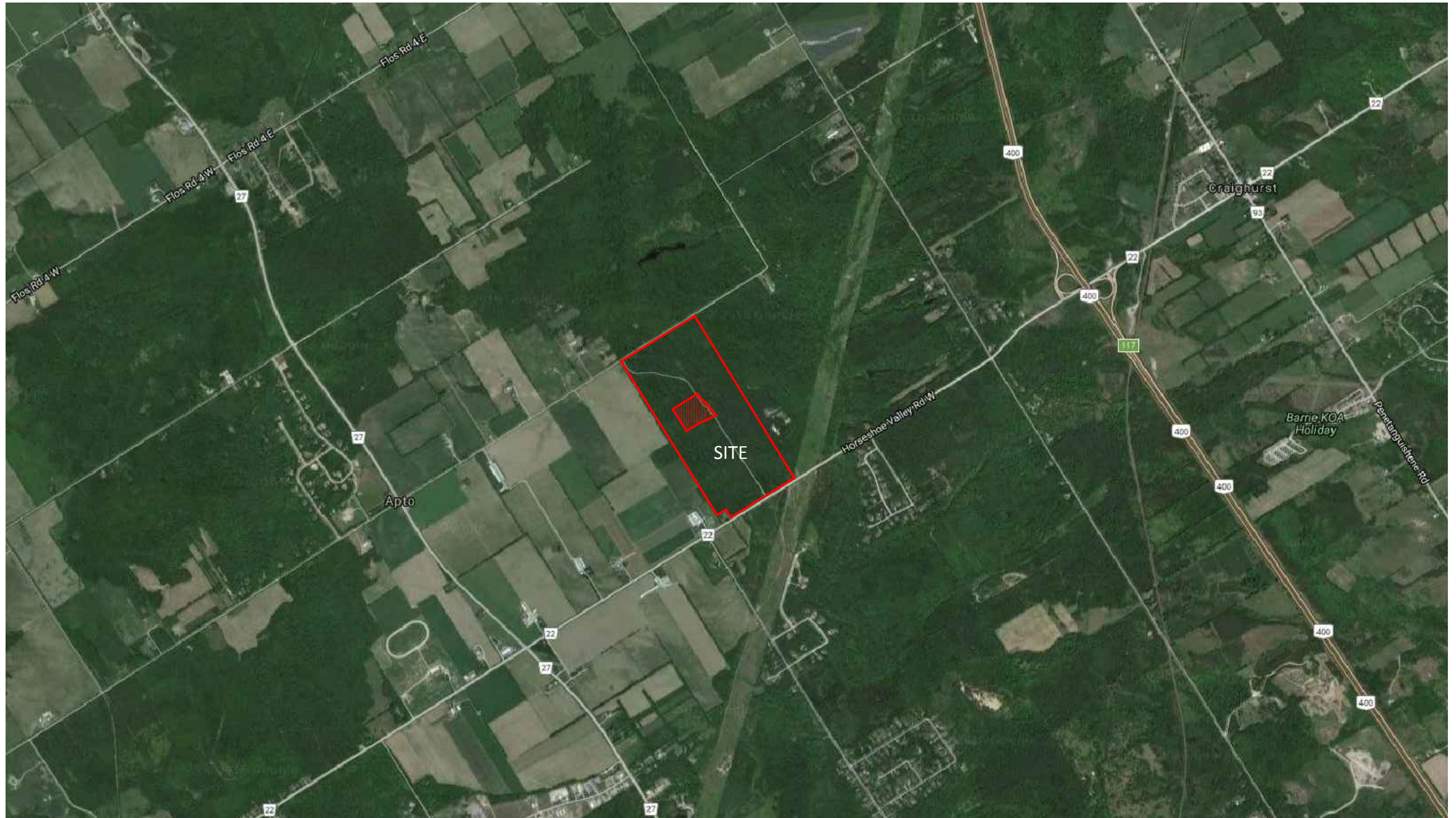


We respectfully request that the proposed Official Plan Amendments and Zoning by-law amendments be recommended for approval.

Respectfully Submitted,

A handwritten signature in black ink that reads "Steven Edwards". The signature is written in a cursive, flowing style with a long horizontal tail stroke.

Steven Edwards, MCIP, RPP



- Site
- Facility

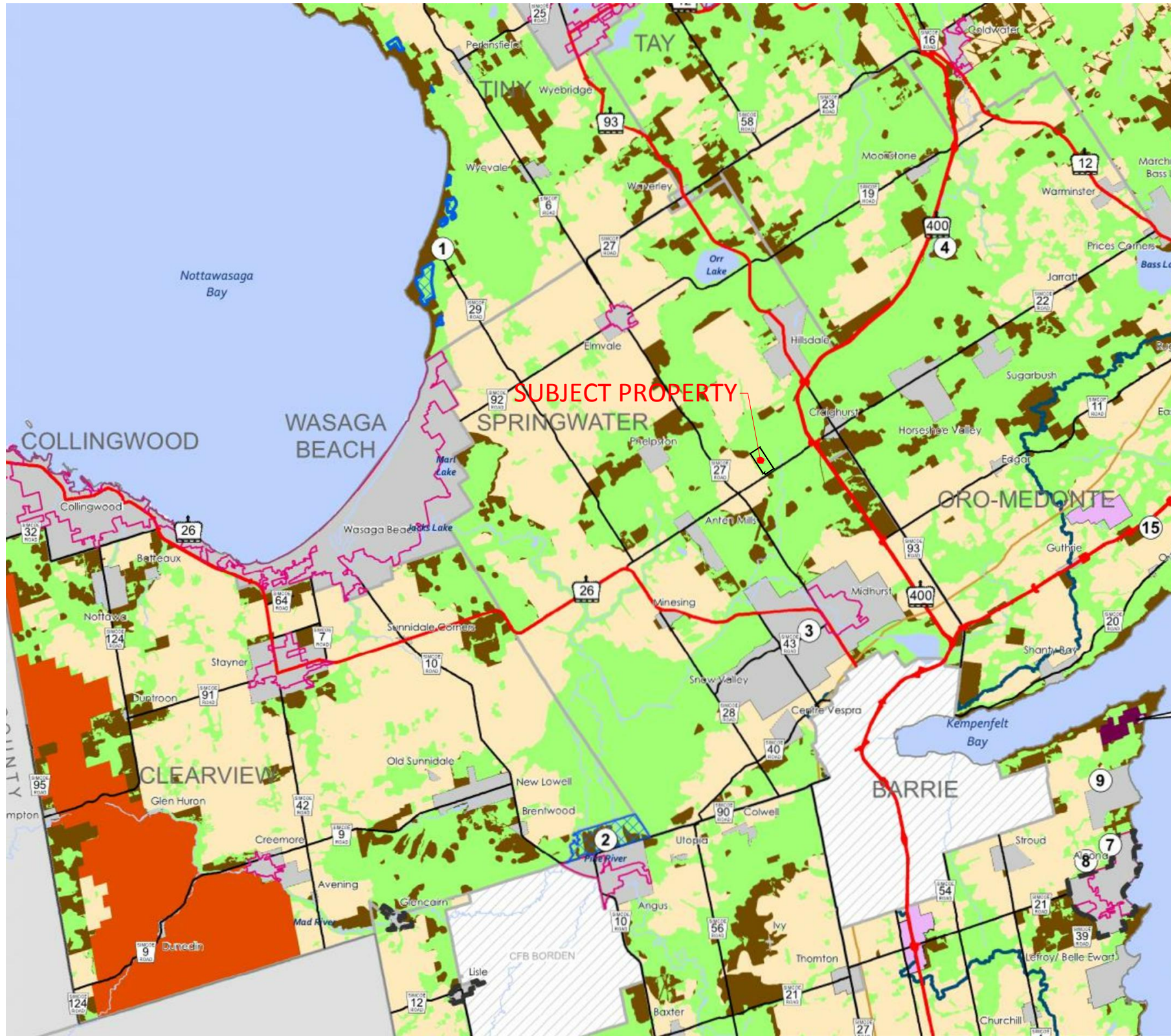


Township of Springwater
 Environmental Resource Recovery Centre
 2976 Horseshoe Valley Road

LOCATION PLAN

Job Number | PROMO
 Revision | A
 Date | NOV 2016

Figure 01



SCHEDULE 5.1

To the County of Simcoe Official Plan

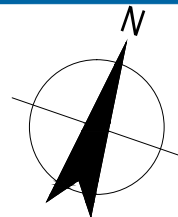
LAND USE DESIGNATIONS

Designations	Reference Data
Settlements	Settlement Area Boundary
Greenlands	Built Boundaries
Agricultural	Special Development Area: Big Bay Point
Rural	Greenbelt Plan - Protected Countryside (Refer to Schedule 5.3.3 For Details)
Strategic Settlement Employment Areas and Economic Employment Districts	Niagara Escarpment Plan Area (Refer to Schedule 5.3.1 For Details)
Lands not subject to this plan	Oak Ridges Moraine Conservation Plan Area (Refer to Schedule 5.3.2 For Details)
Settlement Area Boundary Under Appeal	Provincial Highway
Portion of Settlement Boundary Area Under Appeal	County Road
General Location of Site-Specific Appeals	Trans Canada Pipeline
Lands Subject to Non-Decision	Lake Simcoe Protection Plan - Watershed Boundary

* Greenbelt Plan – Protected Countryside, Oak Ridges Moraine Conservation Plan Area and Niagara Escarpment Plan Area are included within the Greenbelt Plan Area

This schedule must be referred to in conjunction with the text of the County of Simcoe Official Plan. - Revised November 25, 2008

Printed: 2016/09/28



Township of Springwater
Environmental Resource Recovery Centre
2976 Horseshoe Valley Road

Job Number | PROMO
Revision | A
Date | NOV 2016

SCHEDULE 5.1

Figure 02



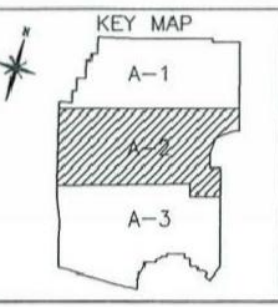
**TOWNSHIP OF
SPRINGWATER**

SCALE: 1:50 000
0 200 500 1000 2000m

NOTE: N.T.S. WHEN REDUCED TO 1:11317

LEGEND

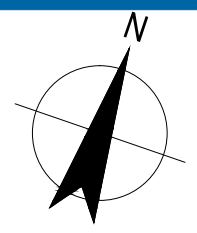
RURAL	INSTITUTIONAL	INDUSTRIAL
RURAL RESIDENTIAL	GENERAL COMMERCIAL	BUSINESS INDUSTRIAL
ESTATE RESIDENTIAL	HIGHWAY COMMERCIAL	AGGREGATE EXTRACTIVE
OPEN SPACE	TOURIST / RECREATIONAL COMMERCIAL	WASTE DISPOSAL ASSESSMENT 500m SETBACK
NATURAL HERITAGE (ENVIRONMENTAL PROTECTION) CATEGORY 1 LANDS	RESTRICTED RURAL (SECTION 24)	HIGHWAY SPECIAL POLICY AREA
AGRICULTURAL (DELINEATION)	HIGH AGGREGATE POTENTIAL	HYDRO EASEMENT
CONSTRAINT AND HAZARD LANDS	WASTE DISPOSAL SITE	DETAILED SCHEDULE
	GREEN BELT	MUNICIPAL BOUNDARY



Schedule 'A-2'
LAND USE PLAN

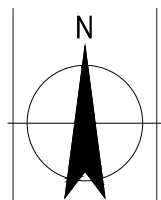
OFFICIAL PLAN FOR THE
TOWNSHIP OF SPRINGWATER

Date of Original: 1997
Base Map Source: Ontario Base Maps (1995)



Township of Springwater
Environmental Resource Recovery Centre
2976 Horseshoe Valley Road
Schedule 'A-2'
OFFICIAL PLAN FOR SPRINGWATER

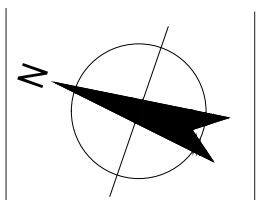
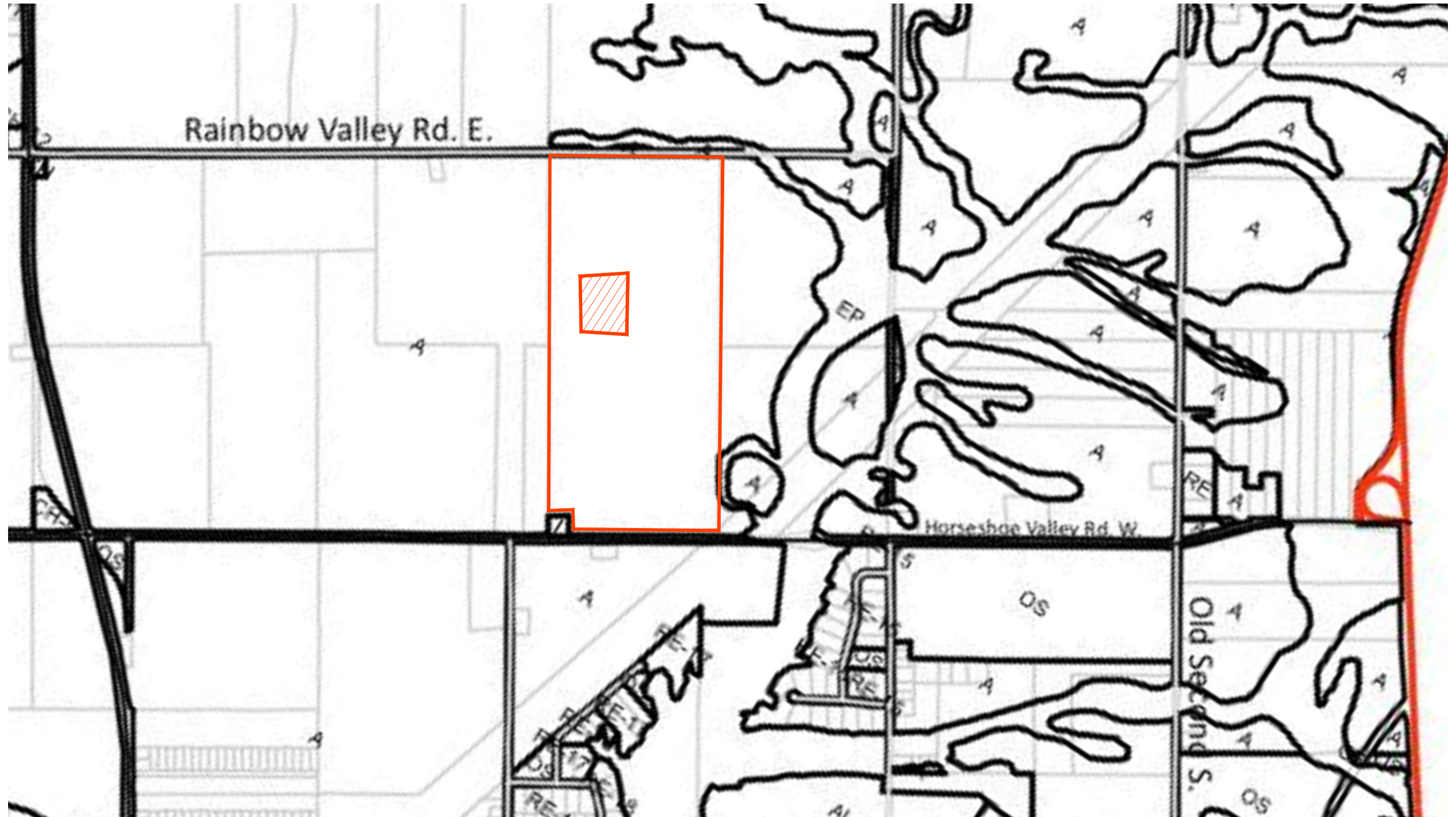
Job Number | PROMO
Revision | A
Date | NOV 2016
Figure 03



Township of Springwater
 Environmental Resource Recovery Centre
 2976 Horseshoe Valley Road
**DISTANCES TO SENSITIVE
 RECEPTORS & SETTLEMENTS**

Job Number | PROMO
 Revision | A
 Date | NOV 2016

Figure 04



Site



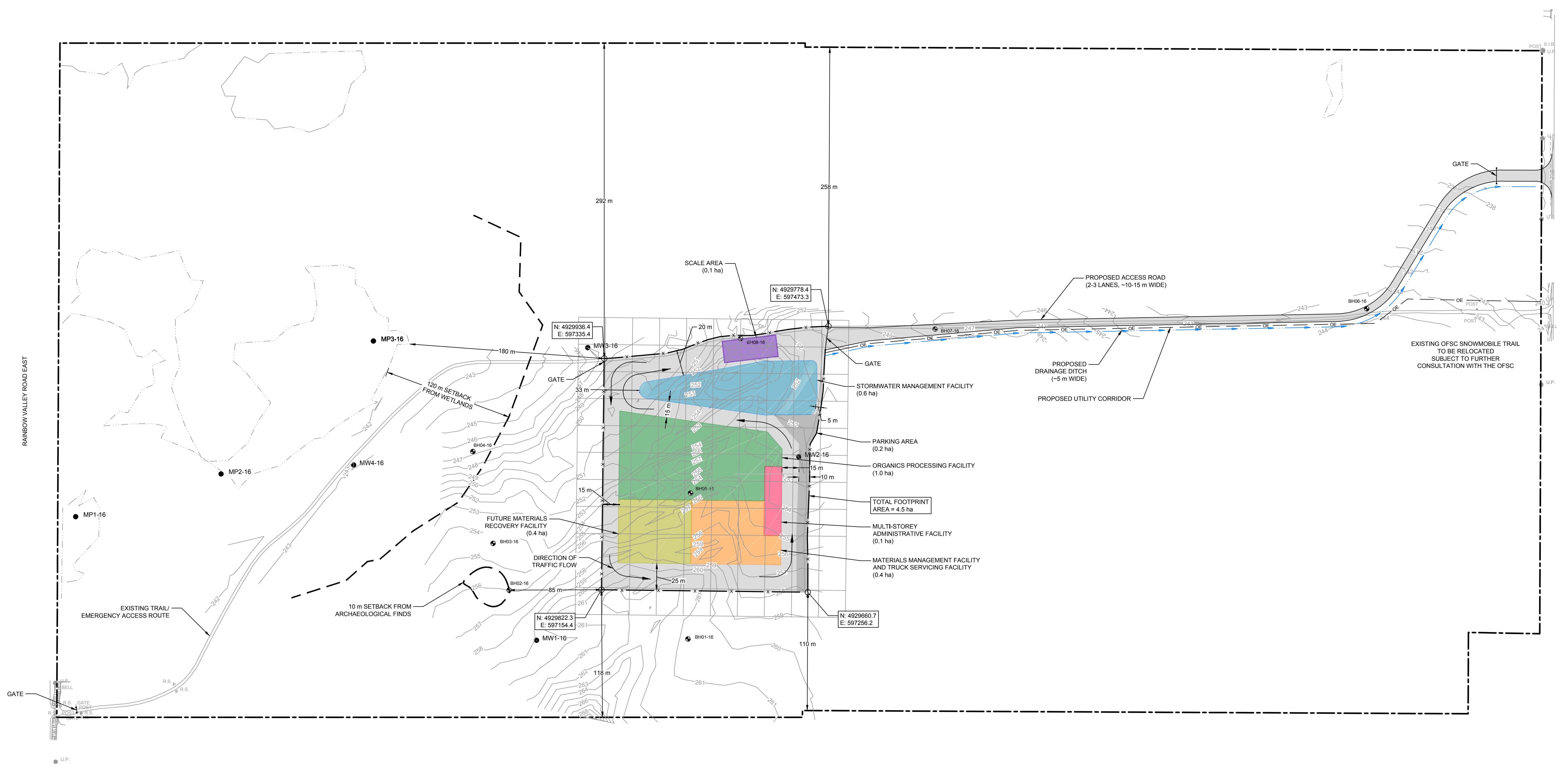
Township of Springwater
 Environmental Resource Recovery Centre
 2976 Horseshoe Valley Road
SITE LOCATION
SPRINGWATER BY-LAW 5000

Job Number | PROMO
 Revision | A
 Date | NOV 2016

Figure 05

LEGEND	
	PROPERTY LINE
	CONTOUR ELEVATION
	WETLAND DELINEATION
	MONITORING WELL
	BOREHOLE
	UTILITY POLE
	TELEPHONE PEDESTAL
	SIGN
	GATE POST
	PROPOSED CHAIN LINK FENCE
	25 x 25 GRID

SOURCE: TOPOGRAPHIC SURVEYS COMPLETED BY GHD (AUGUST - OCTOBER 2016)



FINAL

				 		Bar is 20mm on original size drawing 0 20mm		 GHD Limited 651 Colby Drive Waterloo Ontario N2V 1C2 Canada T 519 884 0510 F 519 884 0525 www.ghd.com		Drawn MW Designer KP Drafting Check BP Design Check DS Project Manager BD Date Nov 15, 2016 Scale 1:2000		Client COUNTY OF SIMCOE Project ENVIRONMENTAL RESOURCE RECOVERY CENTRE Title FACILITY LOCATION AND LAYOUT Project No. 86822-00 Original Size ANSI D Sheet No. FIGURE 06		Sheet 1 of 1	
No.	Issue	Drawn	Approved	Date	Reuse of Documents This document and the ideas and designs incorporated herein, as an instrument of professional service, is the property of GHD and shall not be reused in whole or in part for any other project without GHD's written authorization. © 2016 GHD							This document shall not be used for construction unless signed and sealed for construction.			

Figure 7

Draft Amendment to the County of Simcoe Official Plan

INTRODUCTION

This document has two components; the Preamble (Part I), and the Official Plan Amendment (Part II).

a) Part I: The Preamble establishes the general context within which the Amendment has been prepared and does not constitute part of the Amendment.

b) Part II: The Official Plan Amendment amends the relevant sections of the Official Plan for the County of Simcoe in order to allow the development and use of an Environmental Resource Recovery Centre and associated uses.

PART I - THE PREAMBLE

Purpose

This Amendment proposes to rename Schedule 5.6.2 from “County Waste Disposal Sites” to “County Waste Management System” to recognize new and expanded types of operations in waste management facilities. The amendment would also add Environmental Resource Recovery Centre to the legend of Schedule 5.6.2 to introduce the specific use. The amendment also adds a symbol for Environmental Resource Recovery Centre to the Schedule within Part of Lot 2 Concession 1 Springwater Township, the site of the proposed Environmental Resource Recovery Centre.

The amendment further amends Section 4.9 of the Official Plan by providing a site specific land use exception 4.9.18 specific to the Environmental Resource Recovery Centre. The exception describes the permitted uses which can be undertaken at the Environmental Resource Recovery Centre. It also clearly states that the temporary storage of waste is permitted on the lands and that no permanent disposal of waste materials or landfilling of any kind is permitted within the lands subject to the exception.

Location

The lands subject of Official Plan Amendment NO. X encompasses a portion of the site owned by the County of Simcoe and situated at 2976 Horseshoe Valley Road, Lot 2 Concession 1 in the Township of Springwater.

The lands subject of Official Plan Amendment No. 7 encompass approximately 4.5 hectares (11.12 acres) within the total site of 84 hectares (207.56 acres). The total site has 614 metres of frontage on Horseshoe Valley Road on the south side and 623

metres of frontage on Rainbow Valley Road on the north. The proposed facility would be located internal to the site and accessed by a driveway of approximately 700 metres length connecting the facility site to Horseshoe Valley Road.

Basis

The need for this Amendment arises from the conclusion of the County of Simcoe's siting process for a proposed Organics Processing Facility and Materials Management Facility, which was completed between December 2014 and early 2016. The subject lands were identified as the preferred site for these facilities among a list of 502 candidate sites reviewed. This Amendment will enable a portion of the subject lands to be used for, the aforementioned facilities and associated ancillary uses, subject to the appropriate zoning of these lands.

The amendment also adds a specific exception to Section 4.0 of the Official Plan. This exception provides a more precise description of the types of activities which may occur at the Environmental Resource Recovery Centre. The exception also clearly indicates that the temporary storage of waste is permitted at the site while the permanent disposal or landfilling of waste is not permitted.

The proposed site was assessed in terms of governing planning policy as provided by the Provincial Policy Statement 2014, Places to Grow – Growth Plan for the Greater Golden Horseshoe, The County of Simcoe Official Plan and the Township of Springwater Official Plan. The proposed facility conforms with and implements the planning guidance provided by these policy documents.

Certain conditions must be placed on the construction and operation of the facility to ensure that there are no impacts on the natural environment and nearby sensitive uses. In addition a number of specific studies addressing archaeology, noise, transportation and environment were prepared in support of the proposed Official Plan amendment. Development of the facility must follow the policy guidance and findings of the supporting studies in order to ensure no adverse impacts. These requirements will be included as appropriate in the Ministry of Environment and Climate Change Environmental Compliance Approval, development agreements between the County and Township and the site plan.

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 Introduction

All of this part of the document entitled "Part II - The Amendment", which consists of the following text and attached schedules, constitutes Amendment No. X to the Official Plan for the County of Simcoe.

2.0 Details of the Amendment

County of Simcoe OPA #X

The Official Plan for the County of Simcoe Section 4.9 is hereby amended by:

- a) Modifying Schedule 5.6.1 as illustrated on Schedule "A", by a) renaming Schedule 5.6.1 "County Waste Disposal Sites" to Schedule 5.6.1 "County Waste Management System", b) adding Environmental Resource Recovery Centre to the legend, and c) adding a symbol for Environmental Resource Recover Centre to the Schedule within Part of Lot 2 Concession 1 Springwater Township.

And

- b) the addition of the following Section and Text after Section 4.9.17;

"Section 4.9.18, Environmental Resource Recovery Centre

Part of Lot 2, Concession 1, Springwater (2976 Horseshoe Valley Road)

Permitted uses on a portion of Part of Lot 2, Concession 1, Springwater Township (2976 Horseshoe Valley Road) as identified on Schedule 5.6.1 as Environmental Resource Recovery Centre shall include facilities for the purpose of the consolidation and transfer of various waste streams such as organics, recyclable materials and non-hazardous household garbage, processing of organic green bin materials under controlled conditions for conversion into other materials. Other ancillary uses would include a public education area, truck maintenance and servicing area and facility administration area. The temporary storage of waste is permitted on the lands but no permanent disposal of waste materials or landfilling of any kind is permitted within the lands subject to Section 4.9.18.

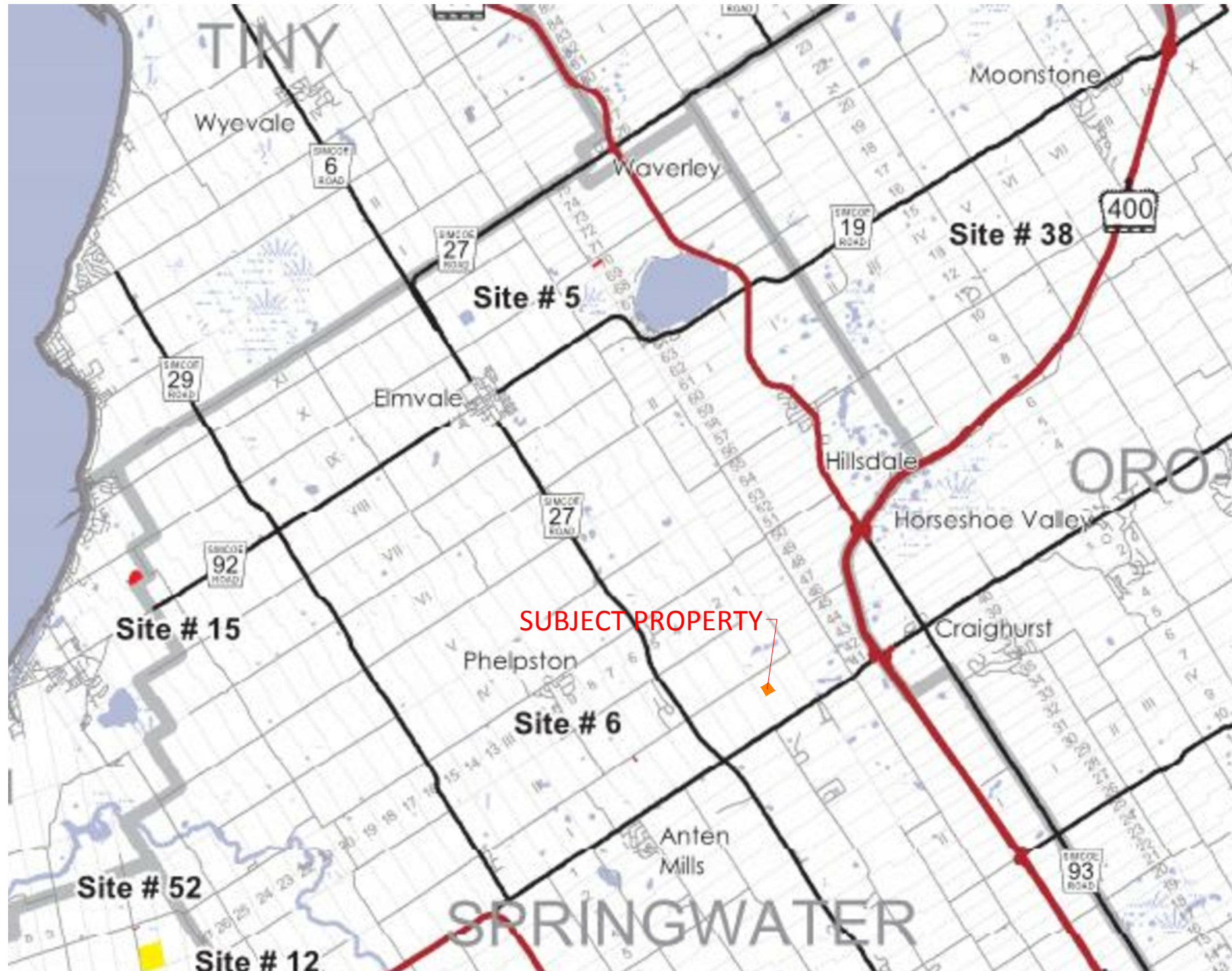
3.0 Implementation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this amendment.

4.0 Interpretation

The provisions of the Official Plan for the Corporation of the County of Simcoe, as amended from time to time, shall apply to this Amendment.

Schedule 'B' to Proposed Official Plan Amendment _____ to the Simcoe County Official Plan
 Part of Lot 2 Concession 1, Township of Springwater



SCHEDULE 5.6.1
 To the County of Simcoe Official Plan
 County Waste Management System

Closed Facilities

- Closed Landfill Site
- Closed Stump Dump

Open Facilities

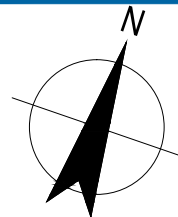
- Open Landfill Site
- Open Stump Dump
- Under Development Landfill Site
- Lands not subject to this plan

- Environmental Resource Recovery Centre

This schedule must be referred to in conjunction with the text of the County of Simcoe Official Plan. - November 25, 2008

Approved by the OMB on July 10th, 2015

Printed: 2015/07/15



Township of Springwater
 Environmental Resource Recovery Centre
 2976 Horseshoe Valley Road
OPA SCHEDULES
COUNTY OF SIMCOE

Job Number | PROMO
 Revision | A
 Date | NOV 2016
Schedule 'A'

Figure 8

Draft Amendment to the Township of Springwater Official Plan

1. Purpose

The purpose of this amendment is to amend the Township of Springwater Official Plan by re-designating a portion of the subject lands from 'Rural' to 'Waste Disposal Site', and to provide site specific policies to the Official Plan to permit said portion to be used as an Organics Processing Facility, Materials Management Facility, and associated ancillary uses. The predominant designation of the subject lands is 'Rural', with the northeast corner also designated 'Natural Heritage Environmental Protection Category 2' and the southwest corner designated 'Agricultural'.

2. Location

This Amendment applies to those lands located in Lot 2, Concession 1. It is municipally known as 2976 Horseshoe Valley Road. A portion of the site has been reforested with a plantation of a variety of pine and spruce species. Other portions of the site are naturalized and contain other varieties of native tree species.

3. Basis

This Amendment proposes to add a site specific policy under Section 20.2, Waste Disposal Policies of the Official Plan, and modify Schedule "A-2" to the Township's Official Plan to designate a portion of the subject lands as 'Waste Disposal Site'.

The need for this Amendment arise from the conclusion of the County of Simcoe's siting process for a proposed Organics Processing Facility and Materials Management Facility, which was completed between December 2014 and early 2016. The subject lands were identified as the preferred site for these facilities among a list of 502 candidate sites reviewed. This Amendment will enable a portion of the subject lands to be used for, the aforementioned facilities and associated ancillary uses, subject to the appropriate zoning of these lands.

The proposed site was assessed in terms of governing planning policy as provided by the Provincial Policy Statement 2014, Places to Grow – Growth Plan for the Greater Golden Horseshoe, The County of Simcoe Official Plan and the Township of Springwater Official Plan. The proposed facility conforms with and implements the planning guidance provided by these policy documents.

Certain conditions must be placed on the construction and operation of the facility to ensure that there are no impacts on the natural environment and nearby sensitive areas. In addition a number of specific studies addressing archaeology, noise, transportation and environment were prepared in support of the proposed Official Plan amendment.

Implementation of the facility must follow the policy guidance and findings of the supporting studies in order to ensure no adverse impacts. These requirements will be included as appropriate in the Ministry of Environment and Climate Change Environmental Compliance Approval, development agreements between the County and Township and the site plan.

4. Actual Amendment

The Official Plan of the Township of Springwater is amended as follows:

1. Schedule "A-2" Land Use Plan

Schedule "A-2" of the Official Plan is amended by changing the map designation on a portion of the subject site to Waste Disposal Site as shown on Exhibit "A" hereto.

2. Section 20.2 Waste Disposal Policies

Section 20.2 is amended by adding the following subsections;

20.2.13 Exceptions

10.2.13.1 2976 Horseshoe Valley Road - Lot 2 Concession 1

In accordance with the policies under Section 10.2 of the Official Plan, permitted uses on Part of Lot 2, Concession 1 as designated on Schedule "A-2" shall include an Environmental Resource Recovery Centre including facilities for the purpose of the consolidation and transfer of various waste streams such as organics, recyclable materials and non-hazardous household garbage, processing of organic green bin materials under controlled conditions for conversion into other materials. Other ancillary uses would include a public education area, truck maintenance and servicing area and facility administration area. The temporary storage of waste is permitted on the lands shown on Schedule "A-2". No permanent disposal of waste materials or landfilling of any kind is permitted within the lands shown on Schedule "A-2".

5. Implementation

This Amendment shall be implemented in accordance with Section 6, Implementation of the Official Plan of the Township of Springwater.

6. Interpretation

This Amendment shall be interpreted in accordance with Section 7, Implementation of the Official Plan of the Township of Springwater.



TOWNSHIP OF SPRINGWATER

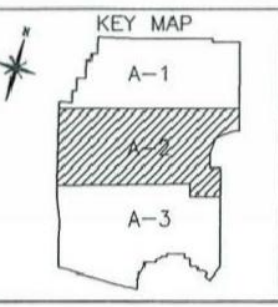
INCORPORATED 1994

SCALE: 1:50,000

NOTE: N.T.S. WHEN REDUCED TO 11X17

LEGEND

RURAL	INSTITUTIONAL	INDUSTRIAL
RURAL RESIDENTIAL	GENERAL COMMERCIAL	BUSINESS INDUSTRIAL
ESTATE RESIDENTIAL	HIGHWAY COMMERCIAL	AGGREGATE EXTRACTIVE
OPEN SPACE	TOURIST / RECREATIONAL COMMERCIAL	WASTE DISPOSAL ASSESSMENT 500m SETBACK
NATURAL HERITAGE (ENVIRONMENTAL PROTECTION) CATEGORY 1 LANDS	RESTRICTED RURAL (SECTION 24)	HIGHWAY SPECIAL POLICY AREA
AGRICULTURAL (DELINEATION)	HIGH AGGREGATE POTENTIAL	HYDRO EASEMENT
CONSTRAINT AND HAZARD LANDS	WASTE DISPOSAL SITE	DETAILED SCHEDULE
	GREEN BELT	MUNICIPAL BOUNDARY

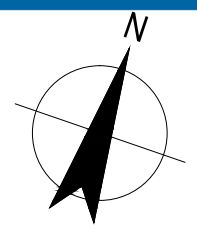


Schedule 'A-2'

LAND USE PLAN

OFFICIAL PLAN FOR THE TOWNSHIP OF SPRINGWATER

Date of Original: 1997
Base Map Source: Ontario Base Maps (1995)



Township of Springwater
Environmental Resource Recovery Centre
2976 Horseshoe Valley Road

Job Number: PROMO
Revision: A
Date: NOV 2016

Exhibit 'A'
OFFICIAL PLAN FOR SPRINGWATER

Figure 9

Draft Amendment to the Springwater Zoning By-law 5000

2976 Horseshoe Valley Road - Lot 2 Concession 1

Lot 2 Concession 1

By-law Amendment No. XX-X

1. That the schedule to By-law 5000 Township of Springwater Zoning Consolidation October 2014 is hereby amended by changing that portion of 2976 Horseshoe Valley Road as shown on Schedule A-1 to this by-law from "A" Agricultural Zone to "WD" Waste Disposal Zone Exception.

2. That section 29.4 ZONE EXCEPTIONS Waste Disposal (WD) Zone of Zoning By-law 5000 is hereby amended by adding the following exception.

Part Lot 2 Concession 1

2976 Horseshoe Valley Road - Lot 2 Concession 1

The following shall be permitted in lands subject to this exception, an environmental resource recovery centre comprising the following uses; a materials management facility for the consolidation and transfer of various waste streams, an organics processing facility where green bin materials are processed and ancillary uses including receiving area, administration building, environmental control facilities, truck servicing area and public education area. Notwithstanding any other provisions of Section 29, the temporary storage of waste materials is permitted however the permanent disposal of waste or landfilling of any kind is not permitted within the lands subject to this exception.

In addition the following provisions shall apply to such uses;

- a) Minimum front yard 660 metres
- b) Minimum rear yard 500 metres
- c) Minimum interior side yard 110 metres to the western property line and 259 metres to the eastern property line

Schedule 'A' to By-law Amendment 27 of By-law 5000 Township of Springwater



CHANGE FROM:
"A" AGRICULTURAL ZONE

TO: "WD" WASTE DISPOSAL ZONE

