

**AMENDMENT NO. X**  
**OF THE OFFICIAL PLAN**  
**FOR THE**  
**COUNTY OF SIMCOE**

**Waste Management Policies**

**CERTIFIED** that the attached is a true copy of Official Plan Amendment No. X as adopted and passed by By-law No. \_\_\_\_\_ by the Council of the Corporation of the County of Simcoe on the \_\_\_\_ day of \_\_\_\_\_, 2019.

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**Clerk**

**THE CORPORATION OF THE COUNTY OF SIMCOE**

**BY-LAW NO. \_\_\_\_\_**

A By-law to Adopt Official Plan Amendment No. **X** to the  
Official Plan for the County of Simcoe

**THE COUNCIL OF THE CORPORATION OF THE COUNTY OF SIMCOE IN ACCORDANCE WITH  
PROVISIONS OF THE PLANNING ACT, HEREBY ENACTS AS FOLLOWS:**

1. Amendment No. **X** to the Official Plan for the County of Simcoe, is hereby adopted.

The Clerk is hereby authorized and directed to make application to The Ministry of Municipal Affairs and Housing for approval of the aforementioned Amendment No. **X** to the Official Plan for the County of Simcoe.

This By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2019.

READ A THIRD TIME AND PASSED THIS \_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
**Warden**

\_\_\_\_\_  
**Clerk**

**OFFICIAL PLAN**  
**FOR**  
**THE COUNTY OF SIMCOE**  
**OFFICIAL PLAN AMENDMENT NO. X**

The attached explanatory text constitutes Amendment No. X to the Official Plan for the County of Simcoe.

This amendment was prepared and adopted by the Council of The Corporation of the County of Simcoe by By-law No. \_\_\_\_\_ in accordance with Sections 17 and 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended, on the \_\_\_\_ day of \_\_\_\_\_, 2019.

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**Warden**

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**Clerk**

**OFFICIAL PLAN AMENDMENT NO. X**  
**TO THE OFFICIAL PLAN**  
**FOR THE COUNTY OF SIMCOE**  
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## **THE CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan for the County of Simcoe consists of two parts.

**PART A – THE PREAMBLE** consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

**PART B – THE AMENDMENT** sets out the actual Amendment along with the specific policies to be added to the County of Simcoe Official Plan.

## **PART A - THE PREAMBLE**

### **TITLE**

The title of this Amendment is “Official Plan Amendment No. X to the Official Plan for the County of Simcoe”, herein referred to as Amendment No. X.

### **PURPOSE**

The Amendment proposes to amend Section 4.9 of the Official Plan by adding references to waste management systems, providing a new policy with regard to a new waste disposal site or expansion of a waste disposal site, and providing a new section with regard to mapping of waste disposal sites. The policies provide for a broader range of activities at waste management sites and clarify requirements for D-4 Assessment Areas and land use compatibility.

The Amendment further amends Section 5.8 of the Official Plan by providing modified definitions for ‘Buffer Area,’ ‘Guideline D-4,’ ‘Infrastructure,’ ‘Waste,’ and ‘Waste Disposal Site,’ and further by providing a new definition for ‘Waste Management System.’

The associated waste management map schedules, Schedule 5.6.1 and 5.6.2, are proposed to be updated by revising the title of Schedule 5.6.1, adding a new legend to identify existing County-owned sites, removing sites which have been remediated and approved for closure by the Province, and adding or updating the location of privately owned sites as shown on Schedule 5.6.2.

### **LOCATION**

Official Plan Amendment No. X is a textual and mapping amendment and the policies apply to all lands located within County of Simcoe.

### **BASIS**

During a review of existing operations and new initiatives for diversion activities at waste management sites, it became apparent that the Simcoe County Official Plan schedules and policy required clarification with respect to waste transfer activities and other non-landfilling activities, which would be desirable for all County operated waste management sites.

It was also apparent that County operations had evolved significantly over the time period between the original development of policy and the ultimate approval date of those policies. County waste management activities have expanded in regard to waste diversion whereas the original policy development focused to a large degree on landfill operations and associated policies with regard to D-4 guidelines.

As there was an apparent need to amend the County policies to deal with the waste diversion activities for existing waste management sites, a review of County policies and potential appropriate amendments were sought.

To guide the policy review and proposed amendments the following objectives were established:

- To recognize that waste management has evolved since the County Official Plan policies were first developed and that waste diversion is now a major component of operations;
- To provide maximum flexibility for waste management operations and activities at all County waste management sites;
- To continue to distinguish between various waste management activities, including active and non-active landfill activities, for the purposes of the application of the D-4 policies and related land use compatibility studies;
- To allow for the establishment and relocation of non-landfilling related waste management activities on County waste management sites without the necessity of individual official plan amendments; and,
- To provide consistency in the policy approach and related definitions for waste management activities.

In order to achieve these objectives, a County Official Plan amendment has been prepared.

## **PART B - THE AMENDMENT**

### **1.0 INTRODUCTION**

Part B – The Amendment, provides the following text and map Schedules ‘A’ and ‘B’ constitute Amendment No. X to the Official Plan for the County of Simcoe.

### **2.0 DETAILS OF THE AMENDMENT**

The Official Plan for the County of Simcoe is hereby amended as follows:

**2.1** In the existing **Section 4.9** ‘Waste Management,’ the following policies are modified:

**2.1.1** **Policy 4.9.1** is hereby amended by replacing the words “*waste management systems*” with the words “*waste management sites*”. Policy 4.9.1 is hereby amended by adding the words “as part of the *County’s waste management system*” immediately following the word “requirements”.

**2.1.2** **Policy 4.9.2** is hereby amended by removing the word “convenience” and adding the words “conducted at *waste management sites*” immediately following the word “activities”.

**2.1.3** **Policy 4.9.3** is hereby amended by replacing the words “*waste disposal*” with the words “*waste management*” in the first sentence. Section 4.9.3 is hereby further amended by replacing the words “Ministry of the Environment” with “*provincial*” in the second sentence. Section 4.9.3 is hereby further amended by replacing the word “from” with the word “over” immediately following the word “diversion.”

**2.1.4** A new **Policy 4.9.4** is added by inserting the following text immediately after Policy 4.9.3:

“**4.9.4** The County will continue to develop a *waste management system* in accordance with the County of Simcoe Waste Management Strategy or its successor to address permanent *waste disposal* (landfilling) and resource recovery activities (non-landfilling) such as transfer stations, recycling facilities and organics processing facilities. *County waste management sites* may contain a landfilling or non-landfilling activity or a combination of activities. *Waste management solutions* in which the *County* takes responsibility for its own *waste* are preferred where practical.”

**2.1.5** Existing **Policy 4.9.4** is renumbered to **Policy 4.9.5** and is amended by adding the words “*waste management system*” immediately following the words “operation of”; removing the word “a” following the word “and”; adding the letter “s” to the word “*site*”; and, replacing the word “its” with the word “their”.

**2.1.6** Existing **Policy 4.9.5** is renumbered to **Policy 4.9.6** and is hereby amended by adding the word “the” immediately following the word “of” and by adding the words “*waste management systems*” immediately following the word “operated”. Section 4.9.6 is hereby further amended by replacing the word “disposal” with the word “*management*” immediately following the word “*waste*.”

**2.1.7** Existing **Policy 4.9.6** is renumbered to **Policy 4.9.7** and is hereby amended by replacing the word “*disposal*” with the word “*management*” immediately following the word “*waste*.”



- 2.1.8 Existing **Policy 4.9.7** is renumbered to **Policy 4.9.8** and is hereby amended by replacing the word “*disposal*” with the word “*management*” immediately following the word “*waste*.”
- 2.1.9 Existing **Policy 4.9.8** is renumbered to **Policy 4.9.9** and is hereby amended by replacing the word “*disposal*” with the word “*management*” immediately following the word “*waste*.”
- 2.1.10 A new **Policy 4.9.10** is added by inserting the following text immediately after **Policy 4.9.9**:

**“New Waste Management Site or Expansion of a Waste Management Site**

**4.9.10** Notwithstanding sections 3.3.6 and 3.8.19, of this *Plan*, any new *waste management sites* or expansion of an existing *waste management site* for the purposes of landfilling will require an amendment to this *Plan* and to the *local municipal* official plan.

A new *waste management site* or the expansion of an existing *waste management site* for the purposes of non-landfilling activities including, but not limited to, the transfer of materials, management of recyclable materials, or processing of organics, will not require an amendment to this *Plan*. An amendment to the *local municipal* official plan may be required for a new *waste management site* or expansion of an existing *waste management site* of the purposes of non-landfilling activities.

New or expanded non-landfilling *waste management sites* will be identified on appropriate mapping schedules without an amendment to this *Plan*.”

- 2.1.11 A new heading “**Mapping of Waste Management Sites**” is inserted immediately following the new **Policy 4.9.10**.
- 2.1.12 Existing **Policy 4.9.9** is renumbered **Policy 4.9.11** and is hereby amended by adding the sentences “The boundaries of the *County* owned and operated *waste management sites* are the property boundaries of the lands owned by the *County* on which *waste management site* activities occur.” Section 4.9.9 is hereby further amended by replacing the word “*disposal*” with the word “*management*” immediately following the word “*waste*.” Section 4.9.9 is hereby further amended by adding the sentence “Where the applicable *provincial* ministry approves the addition or removal of a *waste management site* from the schedules to this *Plan*, amendments to this *Plan* and to the *local municipal* plan are not required”.
- 2.1.13 Existing **Policy 4.9.10** is renumbered to **Policy 4.9.12** and is hereby further amended by replacing the word “*disposal*” with the word “*management*” immediately following the word “*waste*.” Section 4.9.10 is hereby further amended by replacing the words “Ministry of Environment” with the word “*Province’s*” immediately following the word “the” and adding the words “a *Fill Area* on” immediately before the words “on a *waste management site*” in the first sentence. Section 4.9.10 is hereby further amended by replacing the word “*disposal*” with the word “*management*” and adding the words “where the *Fill Area* is unknown” immediately before the words “or from the *Fill Area*” in the third sentence. Section 4.9.10 is hereby further amended by adding the words “extent of *waste*” immediately following the word “the.”
- 2.1.14 Existing **Policy 4.9.11** is renumbered to **Policy 4.9.13** and is hereby further amended by replacing the word “*disposal*” with the word “*management*”.
- 2.1.15 Existing **Policy 4.9.12** is renumbered to **Policy 4.9.14** and is hereby further amended by replacing the word “*disposal*” with the word “*management*”. Section 4.9.12 is hereby further

amended by adding the words “with a *Fill Area*” immediately following the word “*site*.” Section 4.9.12 is hereby amended by revising “*MOE*” to “applicable *provincial* ministry” in all instances in which it occurs.

- 2.1.16 Existing **Policy 4.9.13** is renumbered to **Policy 4.9.15** and is hereby further amended by revising “*MOE*” to “applicable *provincial* ministry” in all instances in which it occurs.
- 2.1.17 Existing **Policy 4.9.14** is renumbered to **Policy 4.9.16** and is hereby further amended by replacing the word “*disposal*” with the word “*management*” and adding the words “which incorporates a *Fill Area*” immediately following the word “*site*.” Section 4.9.14 is hereby further amended by adding the sentence “However, this shall be considered on a site-by-site basis in accordance with the results of investigations undertaken in accordance with policy 4.9.17” following the first sentence.
- 2.1.18 Existing **Policy 4.9.15** is renumbered to **Policy 4.9.17** and is hereby further amended by replacing the word “*disposal*” with “*management*” immediately following the word “*waste*.” Section 4.9.15 is hereby further amended by adding the words “which incorporates a *Fill Area*” immediately following the word “*site*.” Section 4.9.15 is hereby further amended by replacing the words “and their” with “Any” at the beginning of the second sentence. Section 4.9.16 is hereby further amended by adding the sentence “Where appropriate, the *County* may scope the *D-4 Study* in accordance with the requirements of the *Guideline D-4* and any other applicable *provincial* standards or regulations.” to the end of this policy.
- 2.1.19 Existing **Policy 4.9.16** is renumbered to **Policy 4.9.18** and is hereby further amended by replacing the word “*disposal*” with the word “*management*” immediately following the word “*waste*.”
- 2.1.20 Existing **Policy 4.9.17** is hereby deleted in its entirety.
- 2.1.21 A new heading is inserted immediately following Policy 4.9.18 titled “**Land Use Compatibility Study**”.
- 2.1.22 New **Policy 4.9.19** replaces deleted **Policy 4.9.17** and the following is added:

“**4.9.19** Where development is proposed in the vicinity of a *waste management site* which does not contain landfilling activities or a *waste management site* with non-landfilling activities occurring outside of the *Fill Area*, a land use compatibility study may be required. The details of the study shall determine any potential land use conflicts with the proposed *development* and planned or ongoing *waste management site* activities including, but not limited to, ground and surface water, noise, odour, dust, traffic and other relevant land use considerations in consultation with the *County*. If a *D-4 Study* is required for the same proposal, the details of the non-landfilling activities shall be addressed in the *D-4 Study*.”

- 2.2** In the existing **Section 5.8 ‘Definitions,’** the following definitions are modified:

- 2.2.1 The definition of **BUFFER AREA** is hereby amended by replacing the words “*Waste Management Sites*” with the words “the purposes of waste management”; and, replacing the words “for which no non-*Waste Disposal Area* related use can be made of the lands “ with the words “in which only *waste management site* uses other than landfilling may occur”. The words “*Waste Disposal Site*” are replaced with the words “*waste management site*” and the words “*Ministry of Environment*” are replaced with “applicable *provincial* ministry.”

- 2.2.2 The definition of **D-4 APPROVAL AUTHORITY** is hereby amended by replacing the word “*disposal*” with the word “*management*” in all instances where it occurs. The definition is further amended by adding the words “with *Fill Areas*” immediately following with word “sites.”
- 2.2.3 The definition of **D-4 ASSESSMENT AREA** is hereby amended by replacing the words “*waste disposal site*” with “*Fill Area*” immediately following the word “the.” The definition is hereby further amended by deleting the word “all” immediately following the word “for” in the last sentence, replacing the word “*disposal*” with “*management*” immediately following the word “waste”, and adding the words “containing a *Fill Area*” immediately after the word sites in the last sentence.
- 2.2.4 The definition of **FILL AREA** is hereby amended by replacing the words “*waste disposal sites*” with “*waste management sites*” and adding the word “purposes” immediately following the word “landfilling.”
- 2.2.5 The definition of **GUIDELINE D-4** is hereby amended by replacing the word “*MOE*” with “*provincial*” immediately following the word “the.”
- 2.2.6 The definition of **INFRASTRUCTURE** is hereby amended by adding the words “stormwater management systems, *waste management systems*” immediately after the words “sewage treatment systems”. The definition is further amended by replacing the words “electric generation” with “electricity power generation facilities” and adding the words “electricity transmission facilities, electricity transmission and distribution systems” immediately preceding the words “communications/telecommunications.”
- 2.2.7 The definition of **WASTE** is hereby amended by adding the sentence “For the purposes of this *Plan*, *waste* does not include liquid waste other than the capture and treatment of leachate” at the end of the definition.
- 2.2.8 The definition of **WASTE DISPOSAL SITE** is hereby amended by renaming the defined term to **WASTE MANAGEMENT SITE** and adding the sentence “means a site and facilities to accommodate solid *waste* from one or more municipality and includes recycling facilities, transfers stations, processing sites and disposal sites.” The definition is further amended by adding the words “This may also include the” immediately preceding “*Fill Area*” and adding the word “a” preceding the word “property.” The definition is further amended by adding the sentence “A *waste management site* may include:” and deleting the words “as well as a property under development for landfilling and means:” The definition is hereby further amended by adding the sentence “A *waste management site* may include non-landfilling and/or non-landfilling activities.” as a final sentence.
- 2.2.9 **Section 5.8** is hereby further amended by adding a new definition: “**WASTE MANAGEMENT SYSTEM** means a collection of *waste management sites*.”
- 2.3 That **Schedule 5.6.1** is hereby modified by the following as illustrated by Schedule ‘A’ to this Amendment:
- 2.3.1 Delete the title “County Waste Disposal Sites” and replace with “County Waste Management System”;
- 2.3.2 Replace the existing legend to identify sites by the following descriptions:
- Open Landfill – Operational Facility

Open Landfill – Non-Operational Facility  
Closed Landfill – Operational Facility  
Closed Landfill – Non-Operational Facility

2.3.3 Delete the following sites:

Site 25 – Lot 34 Plan 315, 90 Edward Street, Creemore, Township of Clearview  
Site 65 – South Part Lot 21, Concession 20, Township of Tiny  
Site 56 – Part Lot 23, Concession 4, Lefroy-Belle Ewart, Town of Innisfil

2.3.4 Remove the identification of Site 13 (Tioga) as “Open Landfill” and replace with “Closed Landfill – Operational Facility”.

2.4 That **Schedule 5.6.2** is hereby modified by the following as illustrated by Schedule ‘B’ to this Amendment:

2.4.1 Relocate private ownership Site 514 currently shown at North Part Lot 7, Concession 13, 3445 14<sup>th</sup> Line, Town of Innisfil, to Lot 7, Concession 14, Town of Innisfil;

2.4.2 Relocate private ownership Site 547 currently shown at the intersection of Gratix Road and Becketts Sideroad, Township of Tay to East Part Lot 8, Concession 9, 1967 Gratix Road, Township of Tay;

2.4.3 Add previously unreported private ownership site at Part Lots 12 and 13, Concession 6, 2472 Newton Street, Township of Tay and identify the site as “583”;

2.4.4 Add previously unreported private ownership site at Lot 14, Plan M63, 7697 Riverleigh Drive, Township of Ramara and identify the site as “584”.

### **3.0 IMPLEMENTATION AND INTERPRETATION**

The provisions of the Official Plan for the County of Simcoe, as amended from time to time, regarding the implementation and interpretation of that Plan shall apply in regard to this Amendment.