



12/21/2016

Reference No. 086822-03

Nathan Westendorp
Manager of Development
County of Simcoe
1110 Highway 26
Midhurst ON
L9X 1N6

Dear Mr. Westendorp:

**Re: County of Simcoe Environmental Resource Recovery Centre
Application for Simcoe County Official Plan Amendment
Lot 2, Concession 1
2976 Horseshoe Valley Road
Township of Springwater**

GHD is pleased to submit this summary letter related to the consideration of a County initiated Simcoe County Official Plan Amendment (SCOPA) for lands municipally known as 2976 Horseshoe Valley Road West, Lot 2 Concession 1 in the Township of Springwater. In consideration of the fact that the County of Simcoe is proposing the amendment, we understand that the amendment will proceed in accordance with the requirements of applicable portions of Section 17 of the Planning Act.

The County's Solid Waste Management Strategy has recommended the development of an Environmental Resource Recovery Centre (ERRC) comprising an organics processing facility and materials management facility to support the County's increased waste diversion efforts. The Simcoe County Official Plan (SCOP) definition of "waste disposal site" currently captures a very broad range of facilities and land uses, including the proposed facilities. As required by Section 4.9.17 of the County of Simcoe Official Plan, a Simcoe County Official Plan Amendment (SCOPA) is necessary to permit the development of the proposed ERRC on portions of the subject lands. Applications to amend the Township of Springwater Official Plan and Zoning By-law to permit the above use have also been submitted concurrently.

The subject lands are owned by the Corporation of the County of Simcoe and have been used as a plantation within a tract of County of Simcoe Forest. The total land holding is 84 hectares in area and fronts onto Horseshoe Valley Road West, which is a County Road. Lands immediately west of the property are used for agricultural operations while lands to the north and east are primarily forested properties. Lands to the south and east of the subject property contain private dwellings, forest and hydro corridor. There are also a number of estate dwellings in the surrounding area.



Schedule 5.1 of the County Official Plan designates the subject lands as 'Greenlands'. In order to permit the Environmental Resource Recovery Centre an amendment to the County of Simcoe Official Plan will be required. Specifically, the amendment is recommended to take the form of the following;

- Renaming Schedule 5.6.1 to County Waste Management System,
- Adding Environmental Resource Recovery Centre to the legend of Schedule 5.6.1,
- Adding a symbol to Schedule 5.6.1 for Environmental Resource Recovery Centre on a portion of the subject lands.
- Adding an exception to Section 4.9 indicating that the use of the lands so designated shall be for the consolidation and transfer of various waste streams and the processing of green bin materials and ancillary uses.

The amendment is recommended to clearly state that temporary storage of waste is a permitted use on the site however no disposal of waste of any sort is permitted. The symbol denoting the Environmental Resource Recovery Centre on Schedule 5.6.1 will cover a very specific portion of the site and be limited to an area of approximately 4.5 hectares.

In support of the various applications, the following materials have been submitted in support of this application:

- Ten (10) hard copies of the Planning Justification Report prepared by GHD
- Eleven (11) hard copies of the Agricultural Impact Assessment Report prepared by AgPlan Ltd.
- Fourteen (14) hard copies of the Traffic Impact Study prepared by MMM Group
- Eleven (11) hard copies of the Environmental Impact Study prepared by GHD
- Ten (10) hard copies of the Hydrogeological Report prepared by GHD
- Ten (10) hard copies of the Stage 1 Archaeological Assessment Report prepared by ASI
- Ten (10) hard copies of the Stage 2 Archaeological Assessment Report prepared by ASI
- Ten (10) hard copies of the Stage 3 Archaeological Assessment Report prepared by ASI
- Ten (10) hard copies of the Cultural Heritage Assessment Report prepared by ASI
- Fourteen (14) copies of the Site Plan, Noise, Odour, Stormwater, Functional Servicing Report prepared by GHD
- Eleven (11) copies of the Hazard Land Assessment prepared by GHD
- Fifteen (15) copies of the Conceptual Site Plan prepared by GHD
- One (1) CD containing digital copies of all plans and documents identified above.



These supporting studies and documents are provided in accordance with Section 4.11.18 of the County of Simcoe Official Plan.

As outlined by County Planning and Legal staff, in consultation with Provincial staff, Section 17(17.1) requires the County to ensure the approval authority for SCOPAs, the Ministry of Municipal Affairs & Housing, is provided a copy of the proposed amendment at least 90 days prior to the County providing notice of public meeting. Furthermore, Section 17(15) and 21(1) mandates that in the preparation of an amendment to a plan, the County shall ensure the prescribed public bodies are consulted on the preparation of an amendment to a plan and given an opportunity to review all supporting information and material and any other prescribed information and material. Given the aforementioned requirements, we understand the County will be circulating the proposed amendment and relevant supporting materials to the Ministry of Municipal Affairs as well as the prescribed public bodies, to ensure all comments are received early in the County's consideration of the proposed SCOPA.

Section 2 of Ontario Regulation 543/06 requires certain information to be provided to the prescribed public bodies to assist in their review of the proposed official plan amendment. This information is appended to this letter.

I trust this satisfies the County's requirements for a complete SCOPA application for the proposed development. We look forward to working with County staff towards final approval of the application. Should you have any questions please do not hesitate to contact the undersigned directly.

Sincerely

GHD

A handwritten signature in black ink that reads 'Steve Edwards'. The signature is fluid and cursive, with a large initial 'S' and 'E'.

Steve Edwards, M.C.I.P., R.P.P.,
Project Director



Information Provided Pursuant to Section 2 of Ontario Regulation 543/06

1. A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.

Township of Springwater, Lot 2, Concession 1, 2976 Horseshoe Valley Road West, ARN # 434103000107000

2. If known, the approximate area of the subject land, in metric units.

844,448 m²

3. Whether the proposed amendment changes, replaces or deletes a policy in the official plan.

No

4. If the answer to paragraph 3 is yes, the policy to be changed, replaced or deleted.

Not applicable

5. Whether the proposed amendment adds a policy to the official plan.

Yes, it proposes to add a site specific land use exception to Section 4.9 of the Official Plan

6. The purpose of the proposed official plan amendment.

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.

7. The current designation of the subject land in the official plan and the land uses that the designation authorizes.

Greenlands (2016 Amended OP); permitted uses include:

- i. Agricultural uses;**
- ii. Agriculture-related uses;**
- iii. On-farm diversified uses;**
- iv. Forestry on public lands or in *County* forests in accordance with an approved management plan and sustainable forest practices;**
- v. Forestry on private lands as permitted by the *County’s* Forest Conservation Bylaw or by a *local municipality’s* tree bylaw under the *Municipal Act, 2001*;**



- vi. **Mineral aggregate operations, if approved through a local Official Plan amendment;**
- vii. **Outdoor passive recreational uses; and**
- viii. **Subject to demonstrating that the lands are not within a *prime agricultural area*, residential dwelling units on lots which were approved prior to the approval date of this policy (May 9, 2016).**

8. Whether the proposed amendment changes or replaces a designation in the official plan.

Yes

9. If the proposed amendment changes or replaces a designation in the official plan, the designation to be changed or replaced.

The proposed amendment re-designates a portion of the subject lands from Greenlands to Environmental Resource Recovery Centre.

10. The land uses that the proposed amendment would authorize.

The proposed amendment would authorize the subject lands to be used as an Environment Resource Recovery Centre comprised of an organics processing facility and a materials management facility.

11. Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body, or other means.

Privately owned and operated individual well

12. Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.

Privately owned and operated individual septic system

13. If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed,

- i. a servicing options report, and

Submitted concurrently

- ii. a hydrogeological report.

Submitted concurrently

14. Whether the subject land or land within 120 metres of it is the subject of an application under the Act for,

- i. a minor variance or a consent,

No

- ii. an amendment to an official plan, a zoning by-law or a Minister's zoning order, or

Yes

- iii. approval of a plan of subdivision or a site plan.

No



15. If the answer to paragraph 14 is yes, the following information about each application:

i. its file number,

Not applicable. Applications to amend the Township of Springwater Official Plan and Zoning By-law are being submitted concurrently.

ii. the name of the approval authority considering it,

Township of Springwater

iii. the land it affects,

The subject lands

iv. its purpose,

To permit the use of a portion of the subject lands as an Environmental Resource Recovery Centre.

v. its status, and

Submitted concurrently with Simcoe County Official Plan Amendment

vi. its effect on the proposed amendment.

Implements the proposed amendment within the Springwater Official Plan

16. Whether the proposed amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.

Yes; please see Planning Justification Report prepared by GHD

17. Whether the subject land is within an area of land designated under any provincial plan or plans.

No

18. If the answer to paragraph 17 is yes, whether the proposed amendment conforms to or does not conflict with the provincial plan or plans.

Not applicable

19. The original or a certified copy of any other information and material that is required to be provided by the official plan of the municipality or planning board.

Submitted concurrently