

# Impact Assessment Study – Waste Disposal Sites / Former Landfill Sites

## Terms of Reference

### 1. Description:

The intent of an Impact Assessment Study – Waste Disposal Sites / Former Landfill Sites is, generally, to protect the public and the environment from hazards associated with waste disposal sites.

### 2. Authority To Request

The policy basis for protecting the public and the environment from hazards associated with waste disposal sites are:

- Section 10.1.6 of the Official Plan for former landfill sites or non-operating waste disposal sites.
- Section 10.1.7 of the Official Plan for operating waste disposal sites.
- Basis from the Provincial Policy Statement: Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

### 3. When Required

New operating waste disposal sites and development within the influence area of an operating waste disposal site, including a footprint expansion of an existing operating solid waste disposal site. The areas of influence are:

- Land within three kilometres of an operating Solid Waste Disposal Site boundary is considered to be within the influence area of the site; and
- Proposed development within 500 metres of a former landfill or non-operating waste disposal site.

Exceptions for the requirement of a study: where the water table of a solid waste disposal site water is not affected and excavations shall not result in landfill gas migration or removal of a visual screen buffering of the landfill from the public view for utilities, waste-processing facilities, above-grade transportation routes, forestry activities and gravel pits, quarries and other mining activities.

### 4. Contents

The following outlines the minimum requirements for the study.



## Objectives

- To identify or confirm known proximity of existing or former waste disposal sites.
- To ensure issues of public health, public safety and environmental impact associated with proximity to a current or former landfill/waste disposal site are addressed.

## Background and Study Area Context

- A description of the study area, current and historical land use, including history of waste disposal, processing and mitigation.
- A description of the current Official Plan designation and Zoning as well as that of adjoining properties.
- The basis for study will be based on individual parcels and an area of influence of three kilometers from the boundary of an operating waste disposal site or 500 metres from a former landfill/non-operating waste disposal site. The applicable provincial D-series guideline provides direction for the delineation of the fill area, fill area perimeter, peripheral area, and site boundary.
- Based on input from the Province the City may, at its discretion require assessment beyond 1 kilometer from a former landfill/non-operating waste disposal site (including along a haul route).

## Issues to be Explored and Analyzed Against Certain Criteria

- Confirmation of waste disposal activities.
- Confirmation that, if a landfill is historical, that the site is fully rehabilitated and free from hazards such as air, soil or water contamination
- Environmental considerations for operating and non-operating sites as specified in the applicable provincial D-series guideline.

## Implementation Methodology to be Applied

- Evaluation will be completed and documented based on requirements as set out in a pre-application consultation meeting between the applicant and city.

## Reporting Requirements

- Pre-application consultation form;
- Report;
- Curriculum Vitae; and
- Field data sheets and sampling site photographs.



## 5. Roles and Responsibilities / Qualifications

- A full Member of the Canadian Institute of Planners (MCIP) with specific experience in waste management and public health; and / or
- Professional Engineer or Certified Engineering Technologist with experience in waste management operations, water and air quality and odors.

## 6. Resources / Background

- [Old Landfill Management Strategy](#)
- Ministry of the Environment, Conservation and Parks Environmental land use planning guides (Procedure D)

