

Development of Lands in Proximity to Closed Landfill Sites

Approved By: Council
Approval Date: November 4, 2008
Effective Date: November 4, 2008
Revision Date:

Policy Statement

This policy will provide a process for landowners in proximity to closed landfill sites to develop their properties.

Purpose: this policy is to meet the requirements of Section 5.8.7 of the Township of Douro-Dummer Official Plan and to reduce the potential for liability for the Township when development is approved in areas in proximity (500 metres) to closed landfill site.

Application: this policy will apply to all development in proximity (500 metres) to closed landfill sites.

Definitions:

Development- means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act.

Exclusions: None

References & Related Policies:

- Section 5.8.7 of the adopted Official Plan for the Township of Douro-Dummer.
- Ministry of the Environment Guideline- D-7 (formerly 07-07)

Consequences of Non-Compliance:

-applications will not be considered until such time as the provisions of this policy have been complied with.

Review Cycle: This policy shall be reviewed at the discretion of Council.

Procedures

The following steps shall be adhered to in order to implement this policy:

-Prior to Council considering a development application for a parcel of land within 500 metres of a closed landfill site, the applicant shall provide, to the township, the following:

- A well report of a well that has been drilled/dug by a person licensed to construct a well.
- The location of the well on the applicant's property shall be in a location that is as close to the closed landfill site as possible on the applicant's property.
- A well monitoring report for two sampling regimes (spring and fall of the same year), prepared by a qualified person that would state that there has been no impact from the closed landfill site on the applicant's property.
- All wells constructed pursuant to this policy shall be down gradient from the closed landfill sites. Property owners proposing development up gradient from the closed landfill sites shall be required to provide a report from a qualified person, confirming that there would be no impact from the closed landfill site. If such a report is available, then the requirement for a well may not be necessary.
- The water quality assessment package shall, as a minimum requirement include: Conductivity, Saturation pH, pH, Alkalinity, Biocarbonate, Carbonate, Color, Turbidity, TOC, Hydroxide, Hardness, Ammonia as Nitrogen Bromide, Nitrate, Nitrite, Fluoride, Chloride, Sulfate, Orthophosphate, Calculated TDS, Cation/Anion Ratio, Total Phosphorus, Langelier Index, Calcium, Magnesium, Sodium, Potassium, Aluminum, Arsenic, Barium, Boron, Cadmium, Copper, Iron, Lead, Manganese, Molybdenum, Nickel, Selenium, Silver, Strontium, Thallium, Titanium, Uranium, Vanadium, Zinc, Reactive Silica, plus TKN (total Kjeldahl Nitrogen), BOD (Biological Oxygen Demand) and TOC (Total Organic Carbon).
- If a well already exists in a location that is suitable for the testing requirements, then such can be used for doing the required assessment. If testing information and reports are already available for existing wells, then that information can also be used.

-if the report referred to above shows that there has been no impact from the closed landfill site on the applicant's property, then Council can consider the development application.