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Town Of Saugeen Shores

Screening Report: Siting of Potential Alternate Landfill Locations & Assessment of Landfill Alternatives

GEI Project No.: 2401298

August 2025 (V4)

Saugeen Shores

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ATTACHMENT A Municipal Heritage Register (Bylaw 3-2014, By-law 31-2016 and By-law 55-2018)

Document Revision Tracking

Version	Date	Description
V1	March 2024	Screening Report: Candidate Landfill Site Locations & Preliminary Assessment of Landfill Alternatives
V2	October 2024	Screening Report: Siting of Potential Alternate Landfill Locations & Assessment of Landfill Alternatives
V3	March 2025	Minor updates for consistency across Proposed ToR project documentation
V4	August 2025	Minor update to Table 5 (i.e., Land Use moved from 'Social' to 'Technical' Environment) and other minor edits

SCREENING REPORT: SITING OF POTENTIAL ALTERNATE LANDFILL LOCATIONS & ASSESSMENT OF LANDFILL ALTERNATIVES

TOWN OF SAUGEEN SHORES

AUGUST 2025 (V4)

GEI PROJECT NO.: 2401298

1. INTRODUCTION

1.1 Background

The Town of Saugeen Shores completed a Long-Term Waste Management Plan in 2020 (the Plan). One of the goals of the Plan was to identify and evaluate long-term waste management strategies (or alternatives). Based on the preliminary review, landfill optimization was identified as a viable long-term alternative for the management of the Town's residual waste. This alternative was carried forward as a *Preliminary Preferred 'Alternative To'* and supports the initiation of the Environmental Assessment for the waste management project pursuant to the Environmental Assessment Act.

The purpose of the Environmental Assessment is to address the problem of diminishing capacity at the Town of Saugeen Shores' existing Southampton Landfill Site through further assessment and determination of a long-term waste management strategy for the Town. The first step of the process involves the preparation of a Terms of Reference to provide the framework for the preparation and completion of the subsequent Environmental Assessment. Within the Terms of Reference, a set of 'Alternatives To' the undertaking are identified including the following:

Alternative 1: Do Nothing: Serves as a baseline against which the alternatives can be compared
Alternative 2: Optimization of Landfill Capacity at the Town's Existing Southampton Landfill Site
Alternative 3: Establish a New Landfill Site within the Town of Saugeen Shores
Alternative 4: Alternative Waste Management Technologies
Alternative 5: Third Party - Export of Waste

Building upon the recommendations of the Plan (2020), a detailed review and assessment of various alternatives has been completed as part of an overall screening process. Background studies were initiated in 2021 to confirm the feasibility of the Southampton Landfill Site to accommodate additional landfill capacity. The background studies were undertaken to support Alternative 2, the optimization of capacity at the Town's existing Southampton Landfill Site. Based on the findings of the investigations, landfill optimization has been confirmed to be a viable waste management strategy.

Upon confirmation of the feasibility of the existing Southampton Landfill Site to support additional waste capacity, initial planning for the project was further advanced. This involved detailed screening assessments and/or reviews of two (2) of the alternatives including the *'Alternative to Establish a New Landfill Site'*, provided herein, and *'The Applicability of Alternative Waste Management Technologies'* which is provided under separate cover. The purpose of the screening process, subject of this report, is ultimately to identify whether building a landfill site at an alternate location warrants additional consideration in the Environmental Assessment. In other words, to determine if the alternative to *'Establish a New Landfill Site'* can be eliminated and not advanced into the next phase of the Environmental Assessment. Carrying a refined range of alternatives from the Terms of Reference into the subsequent Environmental Assessment (EA) is referred to as a '*Focused EA'*.

1.2 Relevant Terminology and Project Process

Within this Screening Report, specific terminology is used to describe various aspects of the analysis and references to the Environmental Assessment process. Provided below is clarification of some of the terminology used and a brief overview of the process.

1.2.1 Terminology

'Alternatives To'

Functionally different ways (or options) of meeting the Town's long-term waste management needs.

Landfill Alternatives

As discussed in **Section 1.1**, five 'Alternatives To' were identified in the Terms of Reference. The use of the term ***'Landfill Alternatives'*** is intended to describe alternatives that are specific to the management of residual waste at a location within the Town of Saugeen Shores via landfilling. The term *Landfill Alternatives* specifically includes the following two 'Alternatives To':

Alternative 2: Optimization of Landfill Capacity at the Town's Southampton Landfill Site
Alternative 3: Establish a New Landfill Site within the Town of Saugeen Shores

1.2.2 Environmental Assessment (EA)

An environmental assessment is a planning and decision-making process that evaluates the potential 'environmental' impacts of a proposed project or undertaking (i.e., social, technical, natural, economic, and cultural). A Comprehensive Environmental Assessment is required for the Town's Waste Management project. This type of assessment is intended for large-scale, complex projects where impacts may be less predictable resulting in the potential for significant environmental effects. These are the most thorough type of assessment in terms of planning and consultation requirements. Comprehensive EA projects are completed in two steps including a Terms of Reference and an Environmental Assessment. Submission to the Ministry of the Environment, Conservation and Parks (MECP) for review and approval is required. This subject Screening Report forms part of the supporting documentation for the Terms of Reference.

1.2.3 Focused Environmental Assessment (Focused EA)

Focused EA's may be appropriate in cases where a significant amount of information is known. In other words, where substantial work has been undertaken to analyze and assess an 'Alternative To' and the alternative can be ruled out. For this undertaking, it is proposed that the screening of the 'Alternatives To' completed as part of the development of the Terms of Reference (ToR) be used to provide recommendations to refine the range of alternatives carried forward into in the Environmental Assessment (i.e., eliminate alternates from being advanced into the EA).

Within the documentation for this Waste Management project, it is stated that *'a focused EA may become justified as the alternatives become further refined through the ToR process'*. This means that, while the Screening Report may seemingly justify the elimination of a given 'Alternative To' from being advanced into the Environmental Assessment based on the findings of the detailed review and assessment, all supporting documentation provided in the ToR is subject to consultation with the public, the government review team, and Indigenous communities. Therefore, the assessment was subject to review through the process of developing the Terms of Reference.

Further, the screening of alternatives can be used as justification to recommend that a refined range of alternatives be carried forward into the Environmental Assessment. The Town has completed a ToR that provides sufficient justification for the selection of the "Alternative To". The Minister may either approve the ToR, approve the ToR with amendments, or reject the ToR.

1.3 Purpose and Objectives of the Screening Report

The screening of the *Alternative to Establish a New Landfill Site* is intended to determine whether this alternative may be a viable option for the future management of the Town's residual waste and, if so, when compared to the continued use of the existing Southampton Landfill Site the potential alternative location(s) identified are comparable and/or preferred. Ultimately, the findings of this assessment will be used to justify whether:

1. The *Alternative to Establish a New Landfill Site within the Town* is recommended for further review in the Environmental Assessment, **or**
2. There is sufficient information available to justify recommending refining the *Landfill Alternatives* within the Terms of Reference. This is referred to as a Focused Environmental Assessment.

Consistent with the purpose, this Screening Report for the siting of potential alternate landfill site locations within the Town and assessment of landfill alternatives will address the following:

i. **Site Locations:** Confirm whether the establishment of a landfill site at an alternate location within the Town of Saugeen Shores is a viable alternative. This is completed via the identification of potential alternate landfill site locations within the Town. Areas are generically selected based on the desktop screening process described herein and are then further evaluated to assess feasibility.

ii. **Evaluation and Assessment of *Landfill Alternatives*:** Provide a detailed assessment of *Landfill Alternatives*, including the representative landfill areas identified and the continued use of the Southampton Landfill Site.

iii. **Justification for a Focused Environmental Assessment:** This supporting document forms part of the Terms of Reference for the Comprehensive Environmental Assessment. It has been subject to project consultation and has been used to justify the recommendation that a refined range of alternatives be carried forward into the Environmental Assessment.

2. METHODOLOGY

The screening process for the *Alternative to Establish a New Landfill Site* includes a property search to identify potential alternative locations, a desktop review of the site characteristics, and a comparison of the *Landfill Alternatives*. The evaluation and assessment of landfill alternatives, specific to potential landfill development opportunities within the Town, is limited to a comparison of the identified potential alterative landfill site locations (i.e., representative areas) to the landfill optimization alternative, which involves continued operations at the existing Southampton Landfill Site.

The first part of the screening process is focused on the siting of locations within the Town of Saugeen Shores that may have the potential to support an alternate location for a landfill. The siting process involves the determination of the minimum site area requirements and an overview of the site constraints, including planning, policy, and natural land constraints. This information is then used to identify property parcels (or areas) where a landfill site may be potentially supported. It is noted that for characteristically similar areas identified, a representative location limited to select property parcels that appear to be viable locations are advanced into the evaluation of landfill alternatives. Should the *Alternative to Establish a New Landfill Site* be further advanced into the Environmental Assessment, other areas (or locations) would be identified and reviewed in more detail as part of a site selection process.

The second part of the screening process compares the select representative landfill site locations to the landfill optimization alternative, as the existing landfill offers a geographically viable location for the Town's future waste management needs. The evaluation and assessment of the *Landfill Alternatives* is carried out using the Reasoned Argument method. This includes a qualitative comparative assessment of potential impacts, including

a description of the advantages and disadvantages of each alternative, providing a clear rationale for the ranking of various criteria and the overall ranking of the 'environments' (i.e., natural, social, cultural, technical, and economic). There are three possible outcomes to this evaluation, as shown in **Table 1**.

TABLE 1: Potential Outcomes of the Screening of Landfill Alternatives

STEP 1	Siting of Potential Alternate Landfill Site Locations (Desktop Analysis): Determination of property parcels and areas that could potentially support the development of a landfill at an alternate location within the Town and selection of representative property parcels that, based on a desktop review of various constraints, appear to be viable locations within a general area for a landfill. **The identification of land areas as locations that could potentially accommodate the establishment of a new landfill site does not suggest that landfilling would be supported or viable in these locations.**		
STEP 2	Evaluation and assessment of the *Landfill Alternatives*, including the representative landfill site locations identified in Step 1 and the *Landfill Optimization Alternative* which involves the continued use of the Town's existing Southampton Landfill Site.		
POSSIBLE OUTCOME	**Preference not determined:** Carry both alternatives into the EA for further review. Continue to explore other landfill development opportunities within the Town and compare potential impacts to the *Landfill Optimization Alternative*.	**New Landfill Preferred:** Carry the *Alternative to Establish a New Landfill Site* into the EA for further review. Advance the site selection process: Continue to explore opportunities for a new landfill site and confirm site location and feasibility.	**Landfill Optimization Preferred:** Carry the *Landfill Optimization Alternative* into the EA for further review. Identify possible expansion alternatives for the existing landfill site.

3. SITING OF POTENTIAL ALTERNATE LANDFILL LOCATIONS: AREA REQUIREMENTS

3.1 Residual Waste Management

The Environmental Assessment for the Town of Saugeen Shores Waste Management Project will be undertaken to address the Town's future waste management needs for residual waste for a 40-year planning period. Based on the estimated per capita waste disposal rate at the Southampton Landfill Site and the population growth projections for the Town, it is estimated that the Town may require 725,000 cubic meters (m^3), or up to one-million cubic meters based on conservative estimates, of post-diversion capacity for the management of its residual waste over the 40-year period between 2030 and 2070. Landfill volume estimates referenced herein refer to the volume of residual waste and interim cover, and do not include final cover requirements. The Town's projected landfill capacity needs will be used as part of the screening process to approximate the minimum area required to establish a new landfill site.

3.2 Footprint Size Determination

An estimate of the landfill footprint size required to accommodate up to one-million cubic meters of landfill capacity (based on conservative estimates) was completed to aid in the identification of potential alternate landfill site locations. Estimates were considered for two landfill footprint geometries including a square and a rectangle, with a maximum waste thickness in the range of 12 to 15 meters. In addition, a buffer area of 100 meters between the waste fill area and the site boundaries is included in the area estimates. As per O.Reg.232/98, this is the minimum requirement for the size of the buffer area at a landfill site and is intended to provide adequate

space for site operations and activities as well as a sufficient separation distance to ensure that the effects of the landfill operations do not have any unacceptable off-site impacts.

The resulting minimum landfill area requirements, presented in **Table 2**, represent the initial screening areas. In other words, the minimum area required to accommodate the waste footprint and recommended buffer area of 100-meters. Therefore, any potential areas (or combination of potential properties) with a total available area of less than the area requirements specified will be determined to be unsuitable for consideration as a potential alternate landfill site location as it would not provide sufficient area to accommodate a landfill site.

TABLE 2: Design Parameters and Estimated Landfill Site Area Needs

Volume Required (Waste and Interim Cover)	**725,000 m^3 to 1,000,000 m^3**
Maximum Landfill Height (above Grade)	± 15 meters
Minimum Buffer Distance from Property Boundaries	100 meters
Slopes (Maximum and Minimum)	4:1 to 20:1 (H:V)
Resulting Landfill Area Requirements	
Square (Fill area base edge length of ±350 meters, 100-meter buffer area, and a height of ±15 meters)	**27 to 30 hectares**
Rectangle (Dimensions of 200m wide and ±700m long, plus 100-meter buffer area, and a height of ±12 meters)	**34 to 38 hectares**

Note: Estimates provided are intended for screening purposes as a baseline for the identification of potential alternate landfill site locations.

3.3 Constraint Mapping

The evaluation of the Alternative to *Establish a New Landfill Site* includes a site selection process. In consideration of the total area requirements estimated herein, constraint mapping of the Town has been reviewed as part of the screening for this alternative to determine areas within the Town where a landfill may potentially be accommodated and to eliminate areas where a landfill site would not likely be supported. To determine potential areas that may support the establishment of a landfill, criteria have been developed which will eliminate areas based on various land use planning and policy constraints, natural constraints and the Town specific waste management needs.

4. PLANNING AND POLICY CONSTRAINTS

4.1 Settlement Area: Within Town Limits

In general, the settlement area in the Town of Saugeen Shores is comprised of two primary urban areas including the communities of Port Elgin and Southampton, shown on **Figure 1**. According to the Town's Official Plan, *'the Settlement Area consists of all developed lands and associated vacant lands where future urban growth is promoted'*. The function is intended to accommodate a wide range of land uses that meet the needs of local residents, businesses, surrounding rural residents, and visitors. Residential development, commercial and industrial uses, and community uses such as schools, hospitals, and intensive recreational, cultural, and administrative facilities serving the local and area residents are also encouraged to locate in the Town's settlement area, making it the focus of growth.

As the development of a landfill within the Town's settlement area would not be considered to be compatible with existing or planned neighboring land use, the siting of a landfill within the settlement area boundary would not be appropriate. In addition, the availability of property parcels with sufficient land area and appropriate land use designations is unlikely.

ALTERNATE LANDFILL LOCATION: Not supported within settlement areas.

4.2 Settlement Area: Future Growth Opportunities

Population projections for the Town were recently updated to the year 2042 as part of a 'Development Charges Background Study to Amend By-Law' (April 2023, Final Report) prepared by DFA Infrastructure International Inc. As part of the Study, the population and employment growth was projected based on the Statistics Canada census data, a Development Charges Background Study completed in 2021, the Town's subdivision plan applications, and a memo on growth prepared by Hemson Consulting Limited in 2018. Overall, it is anticipated that the Town of Saugeen Shores will experience a continually increasing population.

Based on the population projections presented, the following is noted:

- It is estimated that the population of Saugeen Shores will grow by approximately 44% during the period between 2024 and 2042. This is equivalent to an annual growth rate of 2.46%.
- Based on the reported 2021 census population and the population forecast of 25,384 persons (including the undercount) for the year 2042, the compound growth rate is estimated to be 2.1%.
- Using the compound growth rate of 2.1%, the population for the Town forecast to the year 2070 is estimated to be approximately 45,500 persons.

The Bruce County Official Plan directs that growth should be focused within the Primary Urban Communities, where possible. Consistent with the Official Plan, it is anticipated that a large majority of the growth forecasted for the Town of Saugeen Shores will be within the communities of Southampton and Port Elgin. Therefore, future growth and development of the community will likely be focused within the Primary Urban Communities via an expansion of the urban (or settlement area) boundary. Given the nature of the subject settlement areas, which are bound by Lake Huron to the west, expansion of the urban boundary will be primarily limited to the east. To account for the continued growth of these communities, a one-kilometer buffer surrounding the settlement area has been identified, as depicted in **Figure 1**.

ALTERNATE LANDFILL LOCATION: One kilometer buffer surrounding the settlement area has been delineated to account for future growth and development in the community.

4.3 Provincial Park

MacGregor Point Provincial Park is located to the south of the community of Port Elgin, along the shores of Lake Huron, where shown on **Figure 1**. This land area is provincially owned and is made up of Crown land managed under the Public Lands Act (PLA). Any development on provincially owned lands would require support in the form of an Environmental Assessment process that would need to be completed before the project could proceed, specifically a Class EA for Provincial Parks and Conservation Reserves. Given that MacGregor Point is noted to be one of the most ecologically diverse natural places along the Lake Huron shoreline, the development of a landfill site would not be supported.

ALTERNATE LANDFILL LOCATION: Not supported within the Provincial Park Boundaries.

4.4 Licenced Aggregate / Quarry Operations

The Provincial Planning Statement (PPS) promotes the protection of long-term resource supply with the intention to maintain as much of the mineral aggregate resources available as close to the local markets as possible. As per Section 4.5.2.4 of the PPS, *'Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact'.* In other words, in known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if a resource use would not be feasible or if the proposed land use or development serves a greater long-term public interest. Based on the PPS, existing licenced aggregate and quarry operations, identified on **Figure 1**, should generally be protected, with the exception of situations where *'the proposed land use or development serves a greater long-term public interest'*. Therefore, it is presumed that areas zoned as licenced aggregate would generally not support the establishment of a landfill.

Public comments received following the issuance of the Notice of ToR Commencement suggested that some aggregate pits could be recognized as potential locations for the siting of a landfill, specifically where pit operations are at, or approaching, the end of their service life. As shown on **Figure 1**, there are two general areas where a 'cluster' of aggregate operations exist, as follows:

1. A series of pits is situated directly to the east of Port Elgin extending north to the Saugeen Golf Club. The majority of these aggregate operations fall within the one-kilometer buffer surrounding the settlement area that has been delineated to account for future growth and development in the community with the most southerly area being situated within 150 meters of an area zoned as Planned Development (PD). Based on the other constraints identified for much of this area, the establishment of a new landfill within this aggregate resource area would not likely be supported.
2. Several properties directly to the east and south of the existing Southampton Landfill property are identified as licensed aggregate operations. Establishing a new landfill in these areas would not likely be supported for two reasons, as follows:
    a. Based on a review of recent air photos, limited extraction has occurred to date. Therefore, the change in land use from aggregate resource to waste disposal could potentially hinder access to the resources. As the existing Southampton Landfill Site includes a 60-hectare area that could support continued landfill operations, it is unlikely that the establishment of a new landfill would be supported at an alternate location proximal to the existing site. It is noted that, beyond a review of the available mapping, the status of the local aggregate pit operations was not verified as part of this exercise.
    b. The aggregate operations in the vicinity of the existing Southampton Landfill Site are situated with the 3.5-kilometer radius of the residential area located on Saugeen Reserve #29 (**Figure 1**). As discussed in **Section 4.5.1**, areas that are situated within a 3.5 km radius of a residential area that is located within an adjacent municipality or territory are not considered to be feasible areas for the establishment of a new landfill site.

ALTERNATE LANDFILL LOCATION: In general, the siting of a potential alternate landfill location in lands designated as existing pits and quarries would not likely be supported. If known resources exist, the establishment of a new landfill within a mineral resources area may potentially be supported if it can be demonstrated that the landfill would serve a greater long-term public interest. It is recommended that these areas be avoided.

4.5 Adjacent Municipalities

4.5.1 Residential Areas (In Adjacent Municipalities)

In July 2020, significant amendments (or changes) to the Environmental Assessment Act (EA Act), as set out in Schedule 6 of Bill 197, were approved. One of the key changes to the EA Act, relevant to the alternatives considered herein, relates to the required municipal support for large landfill projects. The EA Act, as amended, requires proponents of NEW, large landfill sites (i.e., those requiring a Comprehensive EA) to obtain support from adjacent municipalities where there is land that is authorized for residential uses that is within a 3.5-kilometer distance from the new landfill site property boundary.

The municipal support requirements apply to projects that involve the establishment of a landfill site. As such, the municipal support requirements do not apply to a waste disposal site that is already a landfill site established by the Minister under the Environmental Protection Act where a change (or an increase in the total approved waste disposal volume) is being sought. Therefore, alternatives that consider the establishment of a new landfill within 3.5 kilometres of a municipal boundary or territory where there is land that is authorized for residential uses, would require written municipal support.

Evidence of the required 'municipal support' is defined within Section EAA 17.5(5) as a copy of a municipal council resolution from each of the applicable municipalities that indicates the municipality supports the undertaking to establish the landfill site. Therefore, approval of a landfill within these areas is ultimately dependent upon 'third-party' approval. Further, as recognized by the Ontario Waste Management Association in a Briefing Note for Bill 197, *'Bill 197 does not address a situation where, as a result of an election, or as a result of a change in mind by Council, a local municipality which had previously passed a resolution in support of the establishment of a landfilling site, subsequently passes a resolution withdrawing that support. This further heightens the risk to a proponent seeking to establish a landfilling site'.* Therefore, there is an increased risk to the Town specific to the success of the planning process. Consequently, for the purpose of this screening process, areas that are situated within a 3.5 km radius of a residential area that is located within an adjacent municipality have been identified in **Figure 1** and are not considered to be viable areas for the establishment of a new landfill site as negotiations with adjacent municipalities are not guaranteed to be successful and, where support is provided, ongoing support is not guaranteed.

The Bruce County Official Plan (Schedule A) identifies three built-up areas (i.e., residential areas) within adjacent municipalities, that are situated proximal to the Town of Saugeen Shores. It is also noted that a built-up area is located directly to the north, in the adjacent territory. Residential areas proximal to the municipal boundary include the following:

- Paisley (Primary Urban Community): Municipality of Arran-Elderslie
- Burgoyne (Hamlet Community): Municipality of Arran-Elderslie
- North Bruce (Hamlet Community): Town of Saugeen Shores and Municipality of Kincardine
- Saugeen Reserve #29 includes a residential area to the north of the Saugeen River

A 3.5-kilometer buffer area surrounding the built-up areas identified in the mapping has been assessed as a land use constraint for the siting of potential alternate landfill site locations. Buffer areas surrounding built-up areas in adjacent municipalities are depicted in **Figure 1**.

ALTERNATE LANDFILL LOCATION: For residential areas in adjacent municipalities, a 3.5-kilometer buffer surrounding each community is recommended. Within this area, the establishment of a new landfill is not recommended due to level of uncertainty associated with the requirement for continued municipal support.

4.5.2 General Buffer

The development of a landfill at an alternate location has the potential to disrupt a new community that does not currently experience potential negative effects from the associated development and operations of a landfill site. To ensure that the effects of a new landfill are not directly imparted areas within the adjacent municipalities, a 500-meter buffer area has been established along municipal boundary for the Town of Saugeen Shores.

ALTERNATE LANDFILL LOCATION: Minimum 500-meter buffer along all municipal boundaries is recommended.

4.6 Agricultural

Beyond the settlement area boundaries, the majority of the Town is designated as 'Agricultural Areas', as shown in **Figure 1**. According to the Bruce County Official Plan, the purpose of Agricultural Area policies is to protect and strengthen the agricultural community, which is recognized as a major economic component of the County. The policies protect Agricultural Areas from the intrusion of land uses that are not compatible with agricultural operations. Key objectives, as they relate to agricultural areas, include the following:

- Preserve large blocks of Class 1, 2, and 3 farmland in the agricultural areas.
- Identify and preserve areas of active ongoing agriculture in the Agricultural Areas.
- Protect farms from incompatible activities and land uses in Agricultural Areas.
- Preserve and strengthen the Agricultural Area for active farming operations.

Prime agricultural land is defined as areas with Canada Land Inventory (CLI) Classes 1 to 3 lands and may include other areas associated with prime agricultural land including CLI Classes 4 to 7 lands and additional areas with a local concentration of farms with characteristics of on-going agriculture. Based on the CLI Class mapping, Agricultural Areas within the Town are primarily considered to be CLI Class 1 and Class 2 lands, as shown in **Figure 4**.

As per Section 5.5.3.1 of the Official Plan, *'Agricultural Areas include those areas of the Class 1, 2 and 3 soils as defined by the Canada Land Inventory Soil Capability Classification for Agricultural Capability that are greater than 80 hectares in size, and pockets of Class 4, 5, 6, or 7 soils that are smaller than 80 hectares in size. As a result, this designation will include a combination of higher capability and lower capability soils. The designation has been determined based upon the 80-hectare majority of the predominant soil type'*.

The general policies state that *'Development within the Agricultural Areas will occur in a manner which provides for large continuous areas of prime farmland free from conflicting and incompatible land uses. An area may be excluded from prime agricultural areas only if it complies with Section 2.3.5 of the Provincial Policy Statement (i.e., Policy 2.3.2 of the Provincial Planning Statement, 2024)'* (Bruce County Official Plan Section 5.5.5.2). The subject section of the PPS states that removal of land from Prime Agricultural Areas may be permitted for expansions or identification of settlement areas.

The Provincial Planning Statement also states that planning authorities may only permit non-agricultural uses in prime agricultural areas for resource extraction and limited non-residential uses provided that the following general criteria including, but not limited to, are demonstrated:

a. There is an identified need within the planning horizon for additional land to accommodate the proposed use; and
b. 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.

ALTERNATE LANDFILL LOCATION: Within prime agricultural areas, justification showing that there are no reasonable alternative locations would be required. Further, provided that the Agricultural Areas are mostly classified as CLI Class 1 and 2 agricultural lands, an Official Plan Amendment or Zone Change Application would not likely be supported for re-designation of these lands based on language in the County Official Plan.

5. NATURAL CONSTRAINTS

5.1 Source Water Protection

The Clean Water Act (CWA) was adopted in 2006. The purpose of the CWA is to protect existing and future sources of municipal drinking water. It requires that areas (i.e., municipalities) develop watershed-based Source Protection Plans which are comprised of measures to identify and protect local drinking water sources (i.e., municipal wells and surface water intakes).

The undertaking (i.e., waste management project) and associated activities were reviewed in relation to the *Tables for Drinking Water Threats*. According to the tables, the establishment, operation or maintenance of a waste disposal site, which is greater than 10-hectares in size, and used for the disposal of solid non-hazardous waste generated by municipalities (residential) could be considered a significant drinking water threat in an area that falls within an Intake Protection Zone (IPZ), including IPZ-1, IPZ-2 and IPZ-3. The IPZ delineates where activities further away from the intake of drinking water for the Town could have an impact on the water quality around the source (i.e., Lake Huron). It is noted that a vulnerability score of 9 to 10 is needed for restrictions.

The Town of Saugeen Shores relies on water from Lake Huron as a drinking water supply for the communities of Port Elgin and Southampton. The Town is located within the Saugeen Valley Source Protection Area and falls under the Saugeen-Grey Sauble-Northern Bruce Peninsula Source Protection Plan. Based on the Source Protection Information Atlas and a review of the Source Water Protection Area, a part of the inland area to the west of Highway 21, extending from Port Elgin north to where the Saugeen River discharges to Lake Huron, is situated within an Intake Protection Zone IPZ-1 (120 meter shoreline buffer) or IPZ-2 (i.e., a 2-hour time of travel capture zone) and has an intake vulnerability score in the range of 4 to 6. In addition, an IPZ-3 zone with a vulnerability score of 4 extends further to the east. It is noted that the Intake Protection Zone 3 (IPZ-3) intersects the southwest corner of the existing Southampton Landfill Site, encompassing an area of approximately 2-hectares. Given that the IPZ-3 area does not extend greater than 100 meters to the north of the property boundary, it is not expected that any waste disposal will occur within the IPZ-3 area as this area falls within the required buffer area of 100 meters between the waste fill area and the site boundaries.

Some areas within the Town of Saugeen Shores are also mapped as Event-Based Areas (EBA). Event-Based Areas related to the Southampton Drinking Water System where the storage of fuel greater than 13,000L (i.e., EBA-13000) and greater than 22,500 (EBA-22500) are identified. These areas require that a Risk Management Plan be established if the circumstances are met in the EBA. It is noted that it is not anticipated that fuel storage would be associated with this project, therefore there are no anticipated EBA-related concerns or source protection policies that may apply to this undertaking.

As demonstrated in **Figure 2**, the source water protection area generally falls within the settlement area boundary and the one-kilometer buffer area delineated to accommodate future growth and development in the community. As such, no properties were identified within the source water protection area that could potentially be sited as a potential alternate landfill site location.

ALTERNATE LANDFILL LOCATION: Portions of the Town of Saugeen Shores fall within Source Water Protection Areas. If it is found that an area of interest intersects a vulnerable area(s), consultation with the SVCA would be recommended.

[Sidenote - Since a portion of the existing Southampton Landfill Site falls within the Source Water Protection Area, consultation with the SVCA Risk Management Office was completed as part of the planning process for the ToR. Based on the Notice of Restricted Land Use – Clean Water Act – ss.59(2)(a) issued by the SVCA Risk Management Office, it was determined that neither Section 57 (Prohibited Activities) nor Section 58 (Regulated Activities) applies. Therefore, no policies apply to the activities identified]

5.2 Surface Water Features

The Town of Saugeen Shores is entirely within a watershed area that is under the planning authority of the Saugeen Valley Conservation Authority (SVCA). The drainage area within the Saugeen Watershed primarily lies within Grey and Bruce Counties, and extends into the Counties of Huron, Dufferin, and Wellington. SVCA's jurisdiction encompasses the Saugeen, Penetangore, and Pine Rivers as well as the Lake Huron shoreline and many wetlands.

The Saugeen River meanders through the Town in a north to northwesterly direction towards its outlet at Lake Huron. The Saugeen River alone drains an area of greater than 4,000 km^2. It originates in the Osprey Wetland Conservation Lands, located approximately 20 kilometres south of Flesherton. The Saugeen River maintains a continuous flow of water throughout the year and has several tributaries including, but not limited to, Mill Creek, North Saugeen River, South Saugeen River, and the Teeswater River. This river system serves as a habitat for several species.

Under Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24, the SVCA has a mandate *'to prevent loss of life, property damage and social disruption from flood and erosion processes and the conservation of local ecosystems'*. Their role is to ensure that the natural environment and natural hazards are respected, protected, avoided and/or accommodated. This is achieved through the Conservation Authorities '*Prohibited Activities, Exemptions and Permits'* (Ontario Regulation 41/24) where specific regulated areas are mapped and where SVCA consultation and permitting is required prior to any development. If the Conservation Authority is satisfied that the proposed work will address their mandate, the Conservation Authority will issue a permit for that development. Development within a floodplain would not be supported. SVCA regulated areas are depicted in **Figure 2**.

The intent of the permit process is to ensure that development and interference do not impact the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land. More specifically the intent of the regulation is to ensure that these activities do not worsen existing erosion or flooding hazards, that new hazards are not created, and that new development is not at risk. In addition, the regulation helps to maintain the natural features and ecological functions of river and stream valleys, shorelines, watercourses, and wetlands.

ALTERNATE LANDFILL LOCATION: The establishment of a new landfill proximal to SVCA regulated lands is possible, subject to the completion numerous studies demonstrating no negative impact, as well as the potential requirement for permits.

5.3 Provincially Significant Wetlands

Provincially Significant Wetlands (PSW) are identified in Schedule C of the Bruce County Official Plan. However, the identification and delineation of PSWs is the responsibility of the province. The MNRF has developed a systematic process for the classification and evaluation of wetlands in order to identify which wetlands provide particularly valuable contributions (i.e., size, location, hydrology, educational/recreational usage, and species-at-risk habitat) to be considered 'significant'. Significant wetlands and associated 'adjacent lands' are protected from development and site alteration under provincial planning policies. For PSWs, adjacent lands are those

lands within 120 meters of an individual wetland area. Within the Town of Saugeen Shores, PSWs are limited to areas within MacGregor Point Provincial Park. No additional PSWs within other areas of the Town are identified. As established in **Section 3.3** of this Screening Report, a landfill site would not be supported within the Provincial Park.

ALTERNATE LANDFILL LOCATION: Can not be located within 120 meters of a PSW.

5.4 Other Sensitive Natural Features

Natural constraints are mapped in Schedule C of the Bruce County Official Plan. With respect to constraints, development can be permitted within these areas or within the adjacent lands, subject to addressing the specific policies identified in Section 4 of the Bruce County Official Plan or any provincial and federal requirements. An overview of the natural constraints considered herein is provided in **Table 3**.

TABLE 3: Land Use Constraints – Description and Permitted Use

Constraint	General Description and Potential Applicability to Screening Review
Bruce County Official Plan: Schedule C of the Official Plan	
Karst Areas	Karst areas identified in Schedule C are based on the Bruce-Grey Regional Groundwater Study. Karst is typically identified in lands which possess, or are expected to possess, shallow overburden with karst topography. Shallow overburden applies to those lands displaying less than one meter of natural soil over bedrock while karst topography is a geologic feature found in limestone formations which may be fissures, caves, sinkholes, and springs. The combination of the two features has the potential of being extremely sensitive. **No karst areas are identified within the Town of Saugeen Shores.**
Areas of Natural and Scientific Interest (ANSI)	**No ANSI are identified within the Town of Saugeen Shores.**
Other Natural Features Identified	
Woodlands	The Town has Special Policy areas for woodlands in their local OP. These are limited to the settlement areas. Significant woodlands beyond the settlement area boundaries have not been mapped by the Town. However, for municipalities with less than 30% forest cover, wood lots of greater than 40 hectares are considered significant. Prior to development being permitted in these areas, an Environmental Impact Study would be required to demonstrate that there will be no negative impacts on the natural features or their ecological functions. **Wooded areas are shown in Figure 2. Removal of woodlands greater than 40 hectares in size would require an Environmental Impact Study.**
Other Wetlands	Within the Town, several other wetland features are identified throughout. Development and site alteration in these areas would require the completion of an Environmental Impact Study to demonstrate that the ecological function of the feature and the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. **Wetlands are identified on the Bruce County Mapping website. The establishment of a new landfill encompassing or within 30-meters of a wetland area would be subject to the findings of an Environmental Impact Study.**

6. CULTURAL ENVIRONMENT

6.1 Archaeological Resources

The Ministry of Citizenship and Multiculturalism (MCM) administers the *Ontario Heritage Act* (OHA) and has issued the 2011 Standards and Guidelines for Consultant Archaeologists (S&Gs). As outlined in Section 1.3.1 of the S&Gs, the criteria that are indicative of archaeological potential generally include, but are not limited to, the following:

- Previously identified archaeological sites
- Water sources (primary, secondary and features indicating past water sources)
- Accessible or inaccessible shoreline (e.g., high bluffs, swamp or marsh fields by the edge of a lake, etc.)
- Elevated topography and/or distinctive land formations (e.g., eskers, drumlins, plateaux, waterfalls, rock outcrops)
- Early historic transportation routes
- Proximity to early settlements
- Well drained soils

Further, the S&G states that *'most land use planning and development legislation in Ontario identifies the conservation of archaeological resources as a matter of Provincial interest. When a proposed development is likely to impact archaeological resources (has "archaeological potential"), the development proponent must ensure that the provincial interest is satisfied'*. Archaeological assessments would be required to support the development of a waste management facility within the Town.

ALTERNATE LANDFILL LOCATION: Archaeological assessments would be required to support the development of a waste management facility at an alternate location within the Town.

6.2 Built Heritage Resources and Cultural Heritage Landscapes

The definition of the environment under the Environmental Assessment Act includes the Cultural Environment. Section 2(d) of the Planning Act necessitates *'the conservation of features of significant architectural, cultural, historical, archeological or scientific interest'*. In Ontario, the conservation of the inheritance of historically and architecturally significant properties is primarily a municipal matter. The *Ontario Heritage Act* (OHA) provides a framework within which municipalities can ensure the conservation of built heritage resources and cultural heritage landscapes.

The Town of Saugeen Shores recognizes the importance of conservation and provides cultural heritage policies in its Official Plan. The MCM developed a checklist to aid in evaluating whether a property or project area includes or is a recognized built heritage resource and/or cultural heritage landscape (BHR/CHL) or potential BHR/CHL (i.e., properties which may be of cultural heritage value). The assessment area must include the main project area and all areas expected to be disturbed by construction activities (i.e., storage, staging and working areas and temporary roads and detours).

Completion of the checklist would be required to support the development of a waste management facility in order to confirm whether the study area includes known (previously recognized) or potential built heritage resources and/or cultural heritage landscapes. If there is potential for built heritage resources and/or cultural heritage landscapes within the project area (as defined through the environmental assessment), then a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment would need to be undertaken for the entire study area to support the Environmental Assessment. The study would be required to:

1. Describe the existing baseline cultural heritage conditions within the study area by identifying all known or potential built heritage resources and cultural heritage landscapes, including a historical summary of the study area.
2. Identify preliminary potential project-specific impacts on the known and potential built heritage resources and cultural heritage landscapes that have been identified. The report should include a description of the anticipated impact to each known or potential built heritage resource or cultural heritage landscape that has been identified.
3. Recommend measures to avoid or mitigate potential negative impacts to known or potential built heritage resources and cultural heritage landscapes. The proposed mitigation measures are to inform the next steps of project planning and design.

Baseline cultural heritage conditions are described below. Steps 2 and 3 would be undertaken once a specific site location has been determined.

6.3 Municipal Heritage Register

Based on background reports completed to support Town's Waste Management project, including a comprehensive review of the pre-contact Indigenous and Euro-Canadian occupations of the Bruce Region, the area has been attractive to human settlement for thousands of years, primarily by Indigenous people and more recently by Euro-Canadian Settlers. The Town of Saugeen Shores currently encompasses two main settlement areas, including the urban areas of Southampton and Port Elgin. Beyond the settlement area boundaries, the area is largely rural with dense woodlots and agricultural fields.

The Town of Saugeen Shores may designate heritage properties according to Section 29 of the Ontario Heritage Act (OHA). The Town currently has twelve (12) Provincially Designated Heritage properties, with ten (10) in Southampton and two (2) in Port Elgin. In addition, as part of local heritage conservation efforts the Town's Heritage Register provides a listing of historic sites and properties that are tied to the cultural heritage of Saugeen Shores. Properties on the municipal register may not have heritage designation under the Ontario Heritage Act. The relevant By-laws identifying the properties listed in the Municipal Heritage Register for the Town of Saugeen Shores are enclosed in **Attachment A**.

Figure 6 highlights heritage properties on the Municipal Heritage Register that are located in the southeasterly portion of the Town of Saugeen Shores and focuses on the areas outside of the settlement area boundaries. It shows a high concentration of heritage properties along The River Road, between the Saugeen River and Snake Creek.

ALTERNATE LANDFILL LOCATION: While the Town recognizes the properties identified on the Municipal Heritage Register, the designation does not protect them from future development. A cultural heritage assessment may be required to determine if there is potential for built heritage resources and/or cultural heritage landscapes within a given project area.

7. IDENTIFICATION OF POTENTIAL ALTERNATE SITE LOCATIONS

It is recognized that the siting of an alternate location for a landfill site can create a level of uncertainty and concern, particularly for the property owner(s) where the potential for the establishment of a new landfill has been identified, as well as the surrounding residents. It is important for those with potentially directly and indirectly affected properties to note that the identification of a property parcel as a potential new landfill site within the Town does not suggest that this specific property, location or even the alternative is supported or viable. Firstly, it would need to be confirmed through the detailed Environmental Assessment process that the establishment of a new landfill is the most appropriate (or preferred) alternative, after which several background studies would be required to confirm project feasibility, including a Natural Environment Assessment, Hydrogeological Assessment, Cultural Heritage Evaluation, Noise Report, Vibration Report, Air Quality Impact Assessment, etc. where it would review and compare all the potential sites (whether shown in this report or not).

As previously discussed, the first part of the screening process is focused on the siting of potential alternate landfill site locations within the Town of Saugeen Shores. Based on the criteria considered herein, including the estimated minimum site area requirements and an overview of the site constraints, including planning, policy, and natural land constraints, several potential alternate landfill site areas were identified, as shown on **Figure 5**. It is noted that there are more characteristically similar locations that could be viable host sites, however for the screening of the alternative, only a few were selected to compare as representative of the *Alternative to Establish a New Landfill Site*. Should the alternative to *Establish a New Landfill Site* be advanced into the Environmental Assessment, multiple locations may be reviewed in greater detail as part of a site selection process.

A summary of the representative landfill site areas, including property parcels, size, and dimensions is provided in **Table 4**.

TABLE 4: Summary of Representative Landfill Site Areas

Parcel #	Legal Description	Area (ha)	Dimensions (±)
Representative Landfill Area A: The River Road			
1	Conc 7 Pt Lots 21 and 22	29.02 ha	Irregular: (265m to 400m) x 810m length
2	Conc 7N Part Lot 22	18.21 ha	Regular: 400m x 460m
3	Conc 7 Pt Lot 23 & Conc 8 Pt Lot 23 RP3R5372 Part 1 & RP4939 Part 1	52.61 ha	Rectangular: 400m x 1,310m
4	ROW - Parts of Conc 2,7,8 & range 1WSR	7.33 ha	Irregular: 15m x 700 m
	TOTAL (A)	**107 ha**	**Irregular in shape**
Representative Landfill Area B: Concession 3			
1	Conc 3 Lot 16W Pt Lot 17	60.4 ha	Rectangular: 600m x 1,000m
2	Conc 3E Pt Lots 17&18 and RP3R2646 Parts 1&3	59.47 ha	Rectangular: 600m x 1,000m
	TOTAL (B)	**120 ha**	**Rectangular**

Note: The identification of Representative Landfill Areas is not to be construed as the intention for the Town to establish a landfill within or surrounding the property.

8. EVALUATION AND ASSESSMENT OF LANDFILL ALTERNATIVES

The Town of Saugeen Shores has one operating landfill facility. Optimization of the landfill capacity at the existing Southampton Landfill Site is also being explored as part of the Environmental Assessment process. An evaluation and assessment of the two representative site locations, including Representative Landfill Area A (The River Road) and Representative Landfill Area B (Concession 3), with comparison to the *Landfill Optimization Alternative* is provided in this Section. **Figure 5** provides a summary of the planning, policy and natural constraints considered herein, and shows the locations of the representative landfill site locations and the location of the existing Southampton Landfill Site.

8.1 Impact Assessment

The purpose of this screening process is ultimately to identify whether the siting of a New Landfill warrants additional consideration. In other words, are there other areas within the Town that could potentially support the development of a new landfill and/or is the Alternative to *Establish a New Landfill Site* adequately suitable to be advanced into the Environmental Assessment for the undertaking.

While it could be demonstrated that other areas within the Town could potentially support the establishment of a landfill at an alternate location, it is considered prudent to provide a comparison of these potential alternate landfill site locations to the *Landfill Optimization Alternative*, as the existing landfill property also offers a viable location for the future management of the Town's residual waste. The evaluation and assessment of the 'Alternatives To' is carried out using the Reasoned Argument method. This includes a qualitative comparative assessment of potential impacts, including a description of the advantages and disadvantages of each 'Alternative To', providing a clear rationale for the ranking of various criteria and the overall ranking of the 'environments' (i.e., natural, social, cultural, technical, and economic). A comparative summary of the potential impacts, as well as the similarities and differences of the alternate landfill locations, is provided in **Table 5**.

Table 5 includes a ranking of each of the evaluation criteria and each category (i.e., overall ranking of the environment based on the 'sum' of the evaluation criteria) for the landfill specific 'Alternatives To' the undertaking. As part of the comparative assessment, the categories are ranked on a Scale of 1 to 3, as follows:

1. **Red = Least Favoured**
2. **Yellow = Partially Favoured / Net Neutral**
3. **Green = Favoured**

The identification of Representative Landfill Areas herein is not to be construed as the intention for the Town to establish a landfill within or surrounding the property parcels identified. Nor does it mean that the property could support a new landfill site. This could only be determined after significant study of the site. On the contrary, it is recommended that the Alternative to Establish a New Landfill Site be eliminated from the Environmental Assessment. This recommendation will be included in the Proposed Terms of Reference to be submitted to the MECP. The Minister may either approve the ToR, approve the ToR with amendments, or reject the ToR.

TABLE 5: EVALUATION OF LANDFILL ALTERNATIVES - TOWN OF SAUGEEN SHORES

Environment	Alternative 2 Landfill Optimization 126 Concession Road 14	Alternative 3 Representative Landfill Area A The River Road	Alternative 3 Representative Landfill Area B Concession 3
SOCIAL			
1. Potential Impacts from Site Operations (i.e., noise, traffic, aesthetics, etc.)	It is presumed that the establishment of a landfill at an alternate location would be more disruptive to the local community than continuing operations at the existing landfill where surrounding land uses, and the local community, have evolved (or adapted mutually) for greater than 50-years. Adaptations include modifications to operations to help reduce impacts and land use within surrounding lands that includes other commercial entities.	A landfill site at an alternate location generally has the potential to disrupt a different community that, under existing conditions, does not currently experience the associated negative effects.	
2. Local Residents and Businesses	Based on a review of the available mapping, including air photos and zoning, there are a total of 4 residences within 300 meters of the Southampton Landfill. The dwelling to the east is ±200 meters from the existing landfill footprint. This property is surrounded by extractive industrial lands to the west, north, and east. To the south, the easterly lands are zoned as Extractive Industrial and the westerly lands are designated as Agricultural Areas (CLI Class 2) with a total of 3 dwellings (i.e., 171, 181, and 201 Concession 14). There are no residential dwellings within 300 meters of the westerly boundary of the landfill property.	There are two single family homes on small lots (±0.8ha) directly to the southeast of the potential landfill area identified, at the intersection of McKechnie Sideroad and The River Road. To the south, is another single family home. In addition, directly to the west is Smiths' Apples and Farm Market - a family-owned business that is 'recognized as a significant tourist destination in Bruce County' and used by local schools for educational purposes. Based on the proximity of the residences and the local business to this area, this the establishment of a landfill would likely impart the greatest impacts from site operations.	There are approximately eight (8) single family detached homes located within 300 meters of the property limits and one local business, Parkeridge Stables. Based on the potential proximity of the residences to Representative Area B, impacts from site operations may be more difficult to manage (i.e., noise, traffic, air quality/odour, aesthetics). However, the larger potential area of up to 120ha may offer additional opportunities to manage and mitigate impacts.
Ranking	**3 (FAVOURED)**	**1.5**	**1.5**
NATURAL			
1. Surface Water Resources	A small area of locally significant wetland was confirmed (Natural Environment Assessment, NRSI). A buffer of 30 meters from these features is typically recommended. However, should the removal of swamp wetland be required, mitigation measures may be developed and confirmed through agency approval.	A small area of SVCA Regulated Lands and minor streams were identified within these representative areas. A buffer of 30 meters from these features would typically be recommended. Should impacts to surface water features be identified, mitigation measures may be developed and confirmed through agency approval.	
2. Groundwater Quality	Groundwater quality has been monitored in association with the existing Approval for greater than 40 years. A Hydrogeological Assessment to support landfill optimization has been initiated. The information available suggests that continued landfill operations at the site may be supported.	No information is available at this time. Hydrogeological Investigation would be initiated if the establishment of a landfill at an alternate location was determined to be preferred. Impacts to groundwater resources would be imparted at another location within the Town.	
3. Natural Features and Ecological Functions	A Natural Heritage Assessment has been advanced. Based on the findings, with the implementation of appropriate mitigation measures, the continued use of the site for landfilling could be supported.	No information is available at this time. A Natural Heritage Assessment would be advanced if the establishment of a landfill at an alternate location was determined to be preferred.	
4. Source Water Protection	In the southwest corner of the landfill property, an area of approximately 2-hectares lies within an IPZ-3 zone. It is not expected that landfill operations will occur in this area, as it lies within the required 100-meter buffer area between the landfill footprint and the property boundary.	The property parcels identified for landfill optimization and Representative Areas A and B do not lie within the Town's Source Water Protection area.	
Ranking	**3 (FAVOURED)**	**1.5**	**1.5**
CULTURAL			
1. Archaeological Resources	Stage 1 and Stage 2 Archaeological Assessments were completed in consultation with SON and the HSM. Stage 2 test pit survey and pedestrian survey did not result in the identification of archaeological materials. (Note: The study area was limited to areas previously identified for potential future landfilling).	No information is available at this time. Archaeological Assessments would be initiated if the establishment of a landfill at an alternate location within the Town was determined to be the preferred 'Alternative To'.	
2. Built Heritage Resources and Cultural Heritage Landscapes	Based on the 'Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes' (MTCS Form 0500E - 2022/11), the property does not have significant potential for built heritage resources and/or cultural heritage landscapes.	In addition to the scenic nature of The River Road, there are several heritage properties around Representative Area A identified to have cultural heritage value and/or interest.	Based on the 'Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes' (MTCS Form 0500E - 2022/11), the property does not likely have Cultural Heritage Value. However, it is noted that one property to the north of Representative Area B was identified to have cultural heritage value and/or interest.
Ranking	**3 (FAVOURED)**	**1**	**2**
TECHNICAL			
1. Existing Land Use	Portions of the property are currently designated for Waste Disposal (WD), therefore re-zoning of the remainder of the property would be compatible with some of the surrounding land use. Some areas are designated as agricultural areas, including some wooded areas. Fragmentation of the agricultural land use is evident.	Zoned as agricultural lands. The Bruce County Official Plan aims to preserve large tracts of CLI Class 1, 2 and 3 farmland, providing for large continuous areas free from incompatible land uses. In addition, the Provincial Planning Statement states that non-agricultural uses may only be permitted in prime agricultural areas provided that (a) there is an identified need within the planning horizon for additional land to accommodate the proposed use; and (b) alternative locations have been evaluated AND there are no reasonable alternative locations which avoid prime agricultural areas OR alternative locations in prime agricultural areas with lower priority agricultural lands. Given that the existing Southampton Landfill Site can likely support an expansion (i.e., this is a reasonable alternative location when compared to Representative Areas A and B), it would be challenging to justify the relocation of landfill operations to another area within the Town. Further, provided that the Agricultural Areas are mostly classified as CLI Class 1 and 2 agricultural lands, an Official Plan Amendment or Zone Change Application would not likely be supported for re-designation of these lands based on language in the current County Official Plan.	
2. Canada Land Inventory (CLI) Class	Prime agricultural land is defined as areas designated as Canada Land Inventory (CLI) Class 1 to Class 7 (Highest to Lowest Priority). Preference would be given to alternative locations with lower priority agricultural lands.		
	CLI Class 2: Lower priority agricultural lands relative to CLI Class 1 (Part of the property parcel).	CLI Class 2: Lower priority agricultural lands relative to CLI Class 1 (Entire Area). If land area is required, this location would be preferred over Representative Landfill Area B.	CLI Class 1: Highest Priority Agricultural Lands (Entire Area). Official Plan review would not likely support re-designation of these lands.
3. Property Parcel Characteristics	Number of Parcels: 1 Area: 80 ha Shape: Regular (L-shaped) Dimensions: 600m x 1,000m (Expansion Parcel) and 400m x 500m (Existing Landfill) Note: Area delineated for expansion ±26.3ha in size	Number of Parcels: 3 + right-of-way area Area: ±107ha (29ha + 18.2ha + 52.6ha + 7.3ha) Shape: Irregular Dimensions: From 270m to 1,300m and from 400m to 1,230m Notes: Area includes 3 parcels. It may be that 2 properties would be sufficient. Project Complexity: A transmission tower line extends along the north half of the larger property parcel, then extends to the southwest across the two most westerly properties identified.	Number of Parcels: 2 Area: ±120ha (60.4ha + 59.47ha) Shape: Regular (Rectangular) Dimensions: Each property is 600m x 1,000m Note: One of these property parcels would likely suffice.
4. Nearby Airport Facilities	Consultation with Transport Canada may be required as a private aerodrome facility is located on the property to the north (i.e., Southampton Airport). This property encompasses a runway and helipad. The helipad is primarily used by Ornge Air Ambulances to support transportation to the hospital in Southampton. Putrescible waste landfills are defined by Transport Canada as a 'High Risk Land Use' under the Appropriateness of Land-Use Within Bird Hazard Zones. Therefore, the completion of a Bird-Hazard Risk Assessment may be required to assess the airport bird hazard risks and to develop a plan for effective risk mitigation (i.e., Gull Management Plan).	There are two airport facilities in the Town of Saugeen Shores. Alternate landfill site locations that lie within a bird hazard zone may be subject to the completion of a Bird-Hazard Risk Assessment and may be required to develop a plan for effective risk mitigation. Provided that this area is greater than 5-kilometers from the nearest airport, impacts are not anticipated.	There are two airport facilities in the Town of Saugeen Shores. Alternate landfill site locations that lie within a bird hazard zone may be subject to the completion of a Bird-Hazard Risk Assessment and may be required to develop a plan for effective risk mitigation. Provided that this area is greater than 5-kilometers from the nearest airport, impacts are not anticipated.
5. Site Facilities and Servicing	The infrastructure and site servicing at the existing landfill site could continue to be utilized.	If landfill operations were to shift to an alternate location, additional investment in infrastructure and site servicing, in all or in part, would be required.	
6. Leachate Collection	Off-site disposal of leachate via the extension of municipal wastewater services to the site is possible. The ability to manage leachate in this manner is advantageous in terms of the ease of operation and long-term costs.	Options for leachate collection systems would likely be limited to: i) Management and treatment of leachate on-site; OR ii) Offsite disposal of leachate, hauled (or trucked) to one of the Town's Wastewater Treatment Plants in Port Elgin or Southampton	
7. Property Access	Existing infrastructure supports trucking of waste to the site.	Access road upgrades (off-site) would be required for increased truck traffic. An infrastructure review may be needed to review site access via remaining bridges and to the west along The River Road, proximal to the oxbow where the road reportedly experiences spring flooding. In addition, based on public comments received, The River Road is frequently used for travel by the Amish and Mennonite communities. Increased larger vehicle usage could potentially increase the chance of accidents.	Located within 4 km of Highway 21. Existing road infrastructure would likely support trucking of waste, with minimal upgrades.
8. Planning Period	Consistent with the recommendations of the Long-Term Waste Management Plan (2020), background studies were intiated in 2021 to confirm site feasibility. Planning, design, approvals, and project implementation would likely be completed by 2030.	Completion of the planning process, land acquisition, background studies, approvals, and project implementation may not be completed prior to site capacity being reached at the existing landfill.	
Ranking	**3 (FAVOURED)**	**1**	**2**
ECONOMIC			
1. Certainty of Approval	Approval of the landfill optimization alternative would be supported by many years of operational and monitoring experience at the existing landfill site.	It is anticipated that the knowledge and understanding established over time at the existing landfill will benefit the continued landfill development required to accommodate the Town's waste management needs. When compared to landfill optimization, there will likely be greater regulatory challenges in gaining approvals.	
2. Relative Capital Cost i) Planning ii) Implementation	Costs associated with the feasibility assessment for the continued use of the existing Site have already been incurred, including the completion of archaeological assessments, natural heritage assessments, and hydrogeological investigations. Continued use of the existing landfill would facilitate the use of the existing infrastructure.	Planning would include property aquisition and the completion of a feasibility assessment of the property. The establishment of a landfill at an alternate location would require significant additional infrastructure investment, both onsite and offsite. Possible relocation of transmission towers could add to project costs.	Planning would include property aquisition and the completion of a feasibility assessment of the property. The establishment of a landfill at an alternate location would require additional infrastructure investment, both onsite and offsite.
3. Long-Term Costs (Relative Cost of Operations)	Operating and maintenance costs would be similar for all landfill alternatives. Monitoring and reporting would be limited to the Southampton Landfill and the Closed Port Elgin Landfill. Waste could be transferred directly from the on-site transfer area to the landfill.	Operating and maintenance costs would likely be similar for all landfill alternatives. Monitoring and reporting would be required at the closed Southampton and Port Elgin Landfill Sites, as well as at the other landfill location. Waste may need to be hauled to the site from the existing transfer area at the Southampton Landfill Site to the alternate landfill site location.	
4. Property Acquisition	Not Required: The Town already owns the property.	Required: Two or more properties would likely need to be aquired.	Required: Acquisition of one property parcel may be sufficient.
Ranking	**3 (FAVOURED)**	**1**	**2**
OVERALL RANKING	**15**	**6**	**9**

8.2 Assessment of Alternatives

Table 5 presents a summary of the evaluation of landfill specific 'Alternatives To' the Town's Waste Management project (i.e., Environmental Assessment) being undertaken to identify a preferred alternative to address the problem of diminishing disposal capacity at the Town's Southampton Landfill Site. The following provides an overview of some of the criteria used for the evaluation and assessment of landfill-specific alternatives.

8.2.1 Social Environment

The extent of social impacts associated with a given alternative is, in part, dependent on the site, proposed changes to land use, and the potential for disruption to the local community (i.e., surrounding land use). A new landfill site generally has the potential to disrupt a new community that, under existing conditions, does not experience the negative effects from having a landfill site nearby. The magnitude of this impact would depend upon the characteristics of the community (i.e., density of development nearby) and the surrounding land use. Therefore, from the perspective of comparing the two landfill alternatives (i.e., new landfill versus landfill expansion), it is presumed that the establishment of a new landfill would be more disruptive than continuing landfill operations at the existing landfill site where the surrounding land uses, and the local community, have evolved (or adapted mutually) for greater than 50-years. Adaptations include modifications to operations to help reduce impacts and land use within surrounding lands that includes other commercial entities (i.e., pit and quarry operations).

8.2.2 Cultural Environment

Figure 6 highlights properties listed in the Municipal Heritage Register proximal to the Representative Landfill Areas. It shows several properties along The River Road, around Representative Area A, that are recognized as built heritage resources and/or cultural heritage landscapes. In addition, one property to the north of Representative Area B is recognized as built heritage resource and/or cultural heritage landscape.

8.2.3 Site Facilities

Investment associated with the development of a landfill at an alternate location within the Town would include the investment in supporting infrastructure. This may include, but not be limited to, weigh scale(s), a scale house, administrative equipment and buildings, operating equipment, public drop-off facilities, leachate collection and conveyance systems, internal roads, access roads, fencing, stormwater management facilities and a monitoring network including groundwater monitoring wells. In addition, site servicing needs would also be required, including water, septic, telecommunications, and the extension of hydro. This infrastructure is representative of significant past investments made by the Town at its existing Southampton Landfill Site.

For the landfill optimization alternative, this infrastructure would most likely continue to be used. However, if landfill operations were to shift to an alternate location, additional investment in some (or all) of the infrastructure would be required. It is assumed that the recently updated waste receiving and transfer facility at the Southampton Landfill Site would continue to be used for a period of time regardless of where the future landfill site is located. However, under the Alternative to *Establish a New Landfill Site* the Town may find efficiency in eventually shifting operations entirely to the alternate location. This would represent significant additional investment. In summary, landfill expansion would likely be able to use much of the existing infrastructure, whereas the establishment of a landfill at an alternate location within the Town would likely require significant additional infrastructure investment.

8.2.4 Transfer Station

It is presumed that the volume of material to be landfilled, regardless of the location of the landfill site, will be similar. The Town recently invested in the development of a waste receiving and transfer facility (i.e., transfer station) at the existing Southampton Landfill site located at 126 Concession Road 14. Residual waste received at the transfer area requires transport to the active area of the landfill. For the *Landfill Optimization Alternative*, this waste will require being moved a short distance onsite. The establishment of a new landfill would either require that waste is transported from the transfer station to the new facility or that the transfer station be reconstructed at (i.e., relocated to) the new site for public drop-off. Consistent with existing conditions, curbside waste would be transported directly to the active landfill area for disposal. The truck traffic associated with this aspect of waste collection and transportation is assumed to be similar for all landfill alternatives.

8.2.5 Transportation: Property Access (Off-Site Improvements)

The transportation route (or site accessibility) is also an important component for the transport of waste to the site. For the *Landfill Optimization Alternative*, the existing road infrastructure currently supports the trucking of waste to the site. With respect to the Representative Landfill Areas identified, Area B is located along Concession Road 3 and is situated within 4 km of Highway 21. It is expected that the existing road infrastructure would support the trucking of waste to this area with minimal upgrades. However, Representative Landfill Area A along The River Road would likely require significant investment in the road infrastructure to facilitate site access, including access road upgrades required to accommodate truck traffic and manage flooding along River Road, and bridge replacements or installations.

8.2.6 Leachate Collection and Treatment

As per the requirements of O.Reg.232/98, the construction of a landfill site within the Town would require leachate collection and treatment. There are several options available for leachate collections systems, including the following:

- Management and treatment of leachate on-site
- Offsite disposal of leachate, hauled (or trucked) to the Town's Wastewater Treatment Plant in Port Elgin or Southampton
- Off-site disposal of leachate via extension of municipal wastewater services to the Site

While leachate collection and treatment can be provided at all locations, the ability to manage leachate via the extension of municipal wastewater services to the landfill is advantageous in terms of the ease of operation and long-term costs. Therefore, sites situated in closer proximity to the urban area where extension of municipal wastewater services is possible would be preferred. For alternatives requiring off-site disposal via trucking of leachate to the wastewater treatment facility, locations that are in closer proximity to the wastewater treatment facility would be preferred.

With respect to the landfill locations considered herein, off-site disposal of leachate via the extension of municipal wastewater services from the Town's Wastewater Treatment Plant in Southampton to the existing Southampton Landfill would likely be a viable option for the *Landfill Optimization Alternative*. However, for alternatives that consider the establishment of a new landfill site, leachate collection and treatment options would likely be limited to onsite management and treatment or off-site disposal via trucking to the wastewater treatment facility.

8.2.7 Buffer Area

The buffer area is the lands between the landfill footprint (i.e., the area where waste is approved to be disposed) and the landfill property boundary. This area is intended to serve several purposes including landfill facilities for operations, monitoring and/or administration, and for environmental control (i.e., surface water management systems and/or groundwater quality treatment). Regulation 232/98 sets a minimum requirement for the size of a buffer area at a landfill site. In general, the buffer area should be a minimum of 100 meters wide at every point. However, a minimum buffer area of 30 meters may be permitted under some circumstances. As discussed in **Section 3** of this Screening Report, a minimum buffer area of 100-meters has been considered as part of this assessment.

8.2.8 Property Acquisition and Overall Planning Period

The Town currently owns the 80-hectare property parcel within which the existing Southampton Landfill Site is located. Within this property, to the west and northwest of the existing approved landfill area, is a 60-hectare rectangular area that could support continued landfill operations. Based on the recommendations of the Waste Management Plan (2020) several background studies were initiated in 2021. These studies have generally confirmed the feasibility of the landfill optimization alternative for the Southampton Landfill Site. Therefore, based on the information available at this time, the existing landfill will be able to support continued development.

Planning Period: Planning, design, approvals, and project implementation could likely be completed by 2030.

The support required for the *Establishment of a New Landfill* would necessitate both property acquisition and a site feasibility assessment (i.e., the completion of several background studies). Property acquisition could either occur prior to the feasibility assessment (i.e., if there is a willing host) or the feasibility assessment could be completed prior to property acquisition under a costly due diligence process. Under both scenarios, the investment in the background studies and/or property acquisition could be without a guarantee that the site can support a landfill. Site selection can only be confirmed once the background studies and feasibility assessment are completed. Feasibility assessments may include, but not be limited to, hydrogeological investigations, natural heritage assessments and associated field studies, and archaeological assessments. These incur significant project costs and take several years to complete.

Planning Period: The completion of the planning process, property acquisition, background studies, approvals and project implementation may not be completed prior to site capacity being reached at the existing landfill.

8.2.9 Landfill Approval Requirements

For the existing Southampton Landfill Site, the Town would be required satisfy the requirements of the environmental compliance approval for the site, including continued monitoring, maintenance and reporting on the landfill site regardless of whether the site remains operational or is closed. Changing the landfill site location would result in the addition of a new facility that would require development, operations, management, and monitoring. Therefore, with the establishment of a new landfill, the Town would be required to monitor, maintain, and report on an additional site, resulting in additional long-term expenses associated with the environmental compliance approvals for the sites.

8.2.10 Ease of Obtaining Landfill Approval

Approvals would need to be sought for all *Landfill Alternatives*. Approval of the *Landfill Optimization Alternative* would likely be supported by many years of operational and monitoring experience at the existing landfill site. For the continued use of the Southampton Landfill Site, this background knowledge can be used to support applications for regulatory review and approval and can be applied to the development and design of the future landfill area. In addition, the feasibility assessment for the continued use of the existing Southampton Landfill

Site has been completed. These background studies, in addition to the years of operational and monitoring experience, would likely benefit the approval process, providing for a greater certainty of approval and a shorter planning period when compared to the Alternative to *Establish a New Landfill Site*.

For a new landfill site, the feasibility of establishing a landfill site on a given property would require a detailed review. The added complexity associated with the regulatory approval for a new site and the additional background studies required to confirm the feasibility of establishing a landfill at another location, would result in added costs compared to the *Landfill Optimization Alternative* and the approval process could prove to be lengthier and more challenging.

It is anticipated that the knowledge and understanding established over time at the existing Southampton Landfill Site will benefit the overall regulatory and approval process. When compared to the Alternative to *Establish a New Landfill Site*, there will likely be fewer regulatory challenges in gaining approvals.

9. PREFERRED LANDFILL ALTERNATIVE

9.1 Recommendations

The purpose of the screening process is ultimately to identify whether building a New Landfill warrants additional consideration in the Environmental Assessment. As noted in **Section 2** of this Screening Report, there were three potential outcomes to the evaluation and assessment of the Landfill Alternatives. Based on the desktop review of Landfill Alternatives, including the relative ranking presented in **Table 5** for the two representative landfill areas and comparison to maintaining landfill operations at the existing site, it is recommended that the Alternative to *'Establish a New Landfill Site'* be eliminated and not advanced into the Environmental Assessment. In other words, it is recommended that the *Landfill Optimization Alternative* be recognized as the preferred *Landfill Alternative* to the undertaking. This is consistent with the findings of the Waste Management Plan (2020). The outcome of the screening process for Landfill Alternatives and associated recommendations is presented in **Table 6**.

TABLE 6: Recommendations: Outcome of the Screening of Landfill Alternatives

STEP 1	**Citing of Candidate Landfill Locations (Desktop Analysis):** Feasibility assessment via the identification of areas within the Town that could potentially accommodate a new landfill site. The identification of land areas as locations that could potentially accommodate the establishment of a new landfill site within the Town does not suggest that landfilling would be supported or viable in these locations.		
STEP 2	Evaluation & assessment of *Landfill Alternatives*, including comparison of: ▪ Representative Landfill Area A: The River Road ▪ Representative Landfill Area B: Concession 3 ▪ Landfill Optimization Alternative: Continued Use of the Southampton Landfill Site		
POSSIBLE OUTCOME	**A. Preference Not Determined**	**B. New Landfill Preferred**	**C. Landfill Optimization Preferred**
EA Process	Carry both alternatives into the EA for further review	Carry *New Landfill Alt.* into EA for further review	Carry *Landfill Optimization Alt.* into EA for further review
	Continue to explore other landfill site location opportunities within the Town and compare to the *Landfill Optimization Alternative*.	Advance the site selection process. Continue to explore opportunities for a new landfill site and confirm site location and feasibility.	Identify possible optimization alternatives for the existing Southampton Landfill Site.

Recommendation: Eliminate the *'Alternative to Establish a New Landfill Site'* from being advanced into the EA

The identification of Representative Landfill Areas herein is not to be construed as the intention for the Town to establish a landfill within or surrounding the property parcels identified. Nor does it mean that the property could support a new landfill site. This could only be determined after significant study of the site. On the contrary, it is recommended that the Alternative to Establish a New Landfill Site be eliminated from the Environmental Assessment. This recommendation will be included in the Proposed Terms of Reference to be submitted to the MECP. The Minister may either approve the ToR, approve the ToR with amendments, or reject the ToR.

9.2 Key Factors Considered for Recommendation

Some of the key factors considered in the determination of the Preferred 'Alternative To' (i.e., optimization of landfill capacity at the existing Southampton Landfill Site) included, but were not limited to, the following:

1. Potential Impacts from Site Operations: For an existing landfill site, particularly one that has serviced a community for greater than 50-years, a level of mutual adaptation between the landfill and the local community generally occurs. The existing relationship with the local community and the evolution of development in the areas within the broader community, which has considered the location of the operational landfill site, is thought to be advantageous when compared to a establishing a new landfill site at an alternate location.

2. Agricultural Areas: The siting of a landfill at an alternate location within the Town would likely impact broader areas (or blocks) of Agricultural Areas that predominantly exist beyond of the Town's settlement area boundaries as areas within the Settlement Area were determined to be unsuitable for a new landfill site, in the siting exercise. Much of this area is actively used for agricultural purposes. Provided that the Agricultural Areas are mostly classified as CLI Class 1 and 2 agricultural lands, an Official Plan Amendment or Zone Change Application would not likely be supported for re-designation of these lands based on language in the current County Official Plan.

3. Site Facilities: The continued use of the existing landfill site could take advantage of the existing infrastructure, whereas the establishment of a landfill at an alternate location would require additional infrastructure investment.

4. Site Access: For the Landfill Optimization Alternative, the existing road infrastructure currently supports the trucking of waste to the site. With respect to the representative areas identified in the Screening Report, Representative Area B (Concession 3) is located within 4 km of Highway 21. As such, existing road infrastructure would likely support the trucking of waste to the facility, with some upgrades. However, Representative Landfill Area A would likely require significant investment in the road infrastructure to facilitate site access, including extensive road upgrades required to accommodate truck traffic and manage existing seasonal flooding along The River Road, and bridge replacements or installations.

5. Leachate Collection and Treatment: The preferred leachate management option for off-site disposal via the extension of municipal wastewater services to the existing Southampton Landfill would likely be a viable option for the Landfill Optimization Alternative. However, for alternatives that consider the establishment of a site at an alternate location, leachate collection and treatment options would likely be limited to onsite management and treatment or off-site disposal via trucking to the wastewater treatment facility.

6. Property Ownership: The Town currently owns the 80-hectare property parcel within which the existing Southampton Landfill Site is located. Within this property, to the west and northwest of the existing approved landfill area, is a 60-hectare area that could support continued landfill operations at the site. The siting of a landfill at an alternate location would require the acquisition of additional property, which can be both a lengthy and costly process.

7. Planning Process (Time to Implementation): As the Landfill Optimization Alternative does not necessitate the purchase of lands and several of the background studies required to support the undertaking and confirm project feasibility have been initiated and/or completed, it is expected that the time needed to implement the Landfill Optimization Alternative would be significantly less than what would be expected for the pursuit of a landfill site at an alternate location. Therefore, the planning process associated with the establishment of a new landfill site would not likely be completed prior to site capacity being reached at the Southampton Landfill site and the Town would be required to explore other options to manage its residual waste in the interim.

8. Certainty of Approval: It is anticipated that the knowledge and understanding established over time at the Town's existing landfill site will benefit the continued landfill development required to accommodate the Town's future waste management needs. It is anticipated that, when compared to the Alternative to Establish a New Landfill Site, there will likely be fewer regulatory challenges in gaining approvals.

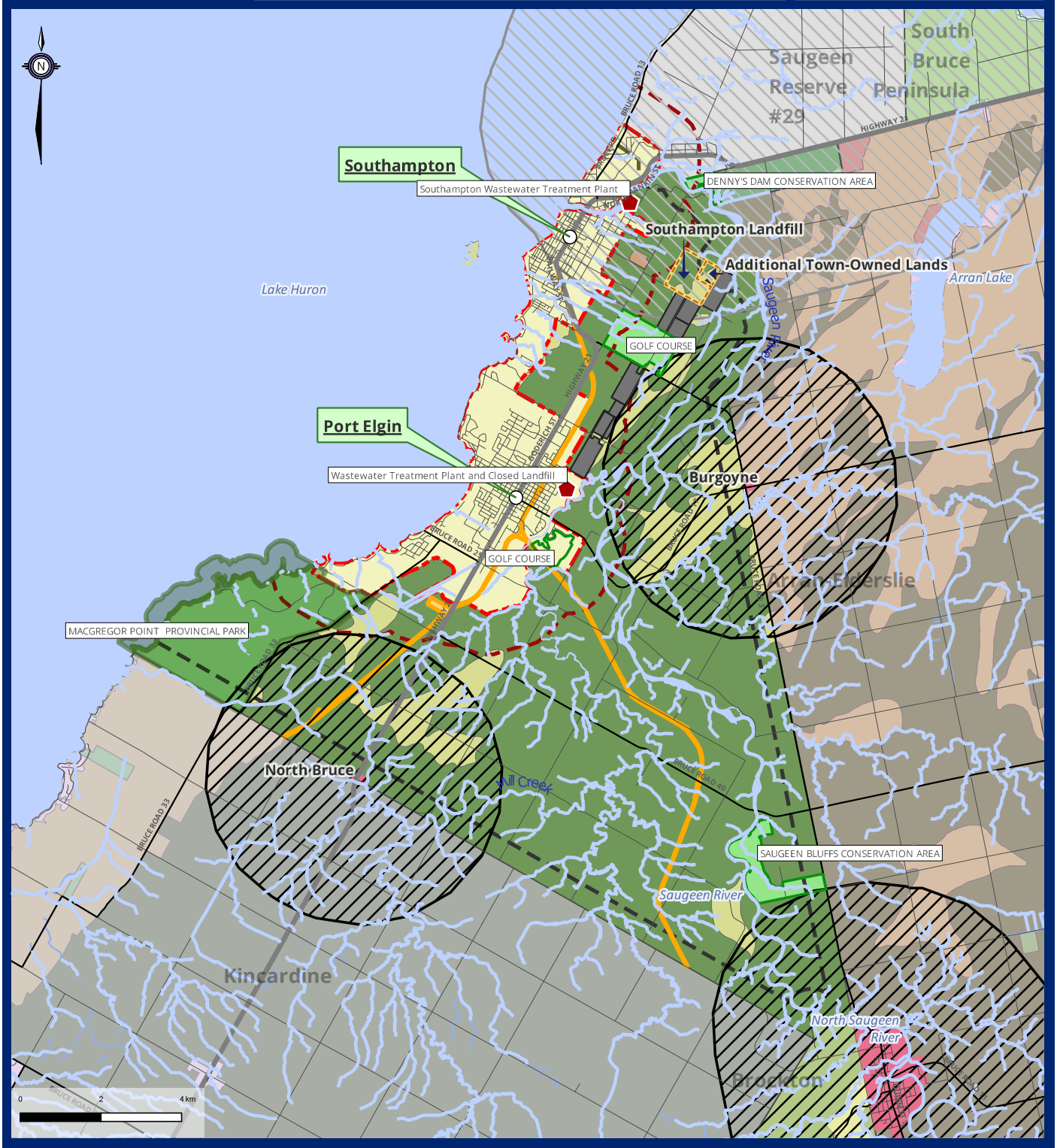
9.3 Justification for a Focused Environmental Assessment

The screening of alternatives can be used as justification to recommend that a refined range of alternatives be carried forward into the environmental assessment. Based on the evaluation and assessment of *Landfill Alternatives* presented herein, there is sufficient information available to justify recommending refining the *Landfill Alternatives* through the development of the Terms of Reference. The findings of this screening of *Landfill Alternatives* suggest that it is preferred to focus efforts and resources for the Environmental Assessment for Town's Waste Management Project on continuing to pursue optimization of the Town's existing landfill site, with this being the only Landfill Alternative carried forward into the Environmental Assessment.

The recommendation to eliminate the Alternative to *Establish a New Landfill Site* is included in the Proposed Terms of Reference (ToR) to be submitted to the MECP using this Screening Report as the basis to support the recommendation. The Minister may either approve the ToR, approve the ToR with amendments, or reject the ToR. If approved, the alternative to *'Establish a New Landfill Site'* would be removed from the list of alternatives and would not be further considered through the EA process.

FIGURE: 1
Planning and Policy Constraints

April, 2024
223075
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- Urban Centre
- Study Site
- Rail Trail
- Licensed Aggregate
- Provincial Park
- Settlement Area Boundary
- Settlement Areas
- 1 km Buffer from Settlement Area Boundary
- 3.5 km Buffer from Reserve
- 3.5 km Buffer from Settlement Areas in Neighbouring Municipalities
- 500 m Buffer from Neighbouring Municipalities

BCOP Plan Designation
- Agricultural
- Major Open Space
- Rural
- Travel Trailer Park/ Commercial Campground

- Waterway

Road Centrelines
- Provincial Highway
- County
- Municipal

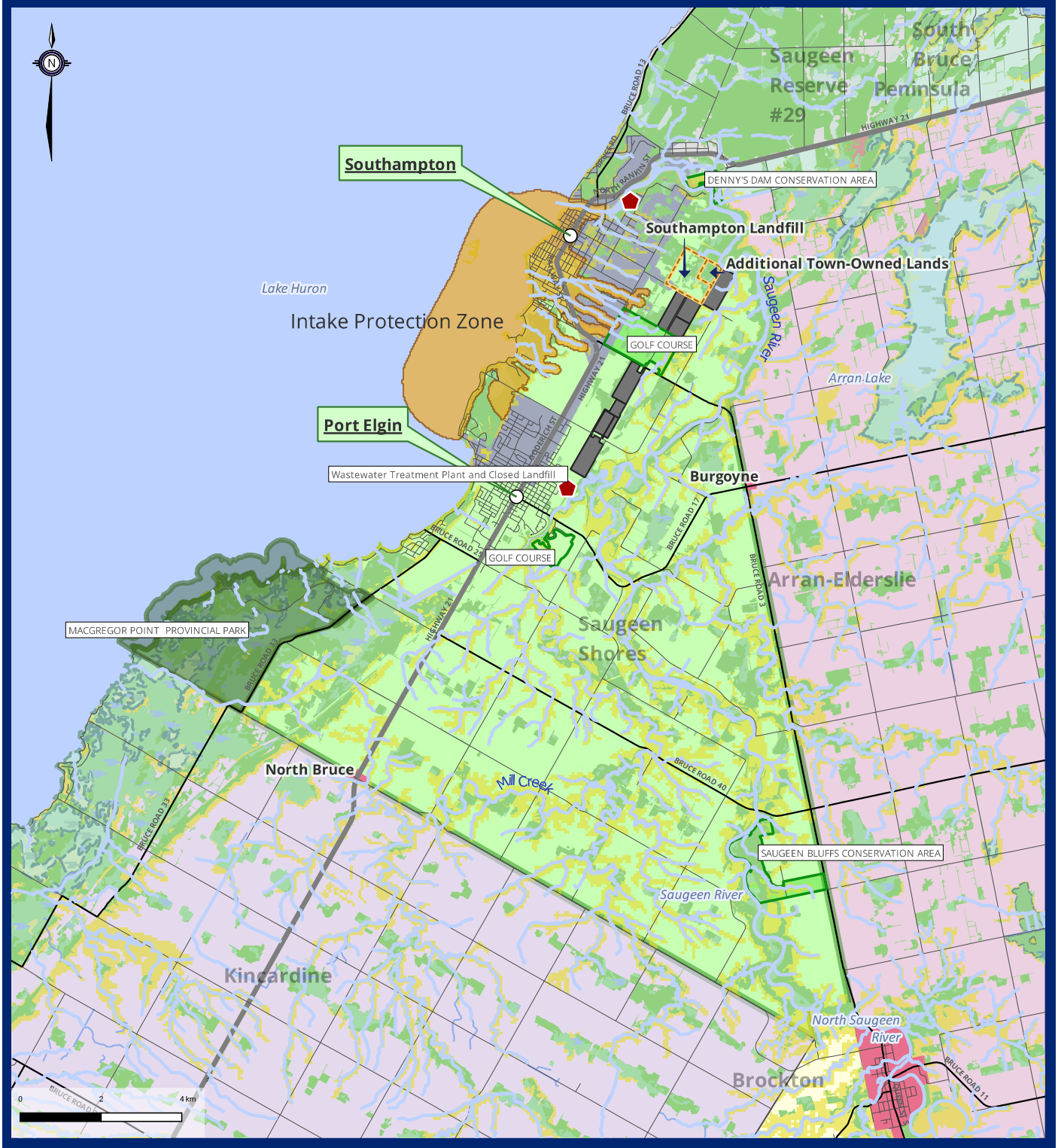
- Waterbody

Municipal Boundaries
- Arran-Elderslie
- Brockton
- Kincardine
- Saugeen Shores
- South Bruce Peninsula
- Indian Reserve

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FIGURE: 2
Environmental Constraints

April, 2024
223075
Projection EPSG:26917



- Urban Centre
- Study Site
- Licensed Aggregate
- Source Water Protection Zone
- Event Based Policy Area
- Provincial Park
- Wooded Area
- Approximate Conservation Authority Regulated Areas

Wetlands
- Evaluated-Provincially Significant
- Evaluated-Not Provincially Significant
- Unevaluated

- Waterway

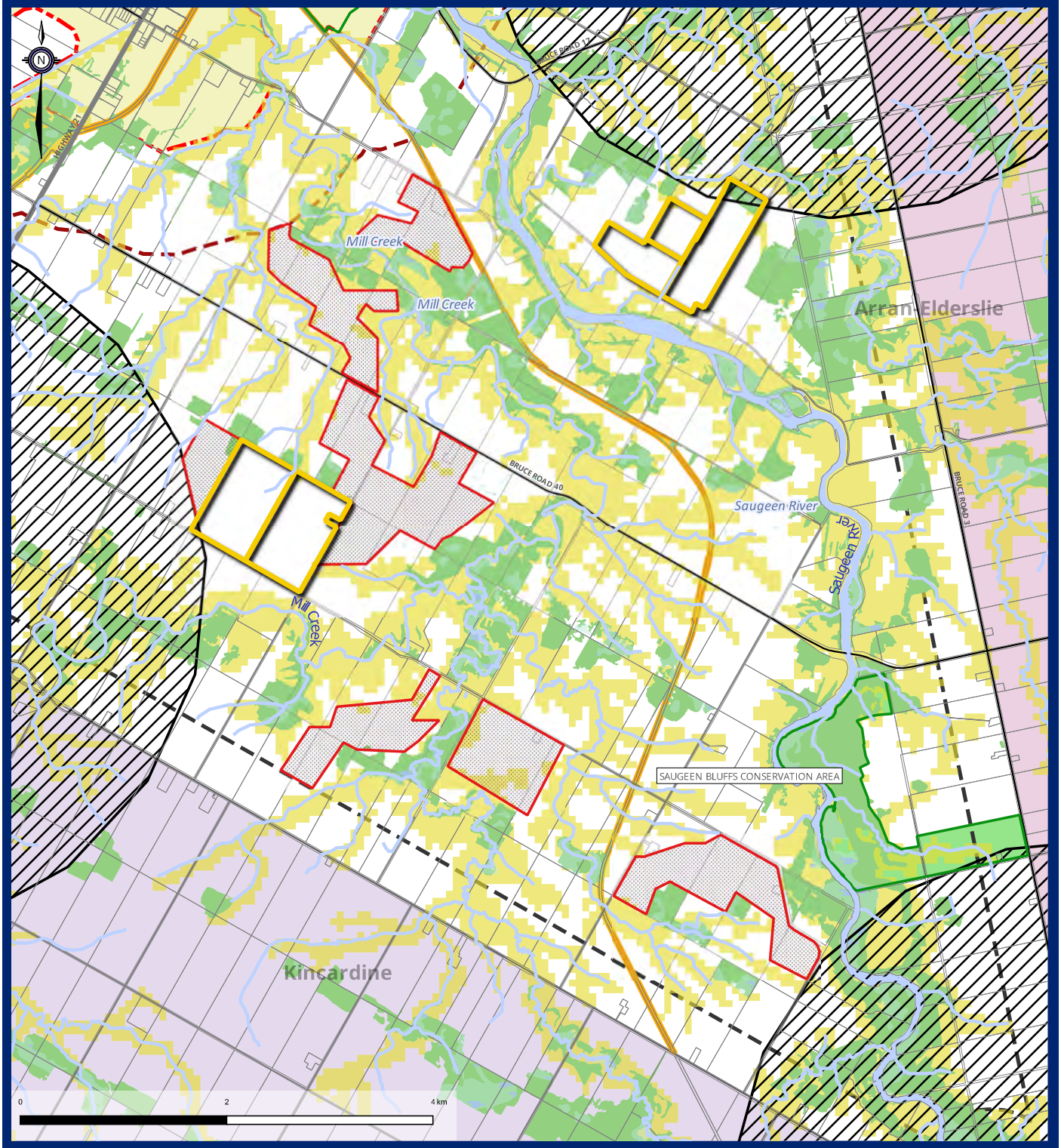
Road Centrelines
- Provincial Highway
- County
- Municipal
- Waterbody

Municipal Boundaries
- Arran-Elderslie
- Brockton
- Kincardine
- Saugeen Shores
- South Bruce Peninsula
- Indian Reserve

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FIGURE: 3
Southeast Area of Town:
Constraints & Identified Parcels

April, 2024
223075
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- Representative Landfill Site
- Potential Alternate Landfill Site Areas
- Assessment Parcel
- Rail Trail
- 500 m Buffer of Other Municipality
- 3.5 km Buffer of Other Settlement Area
- Settlement Area Boundary
- 1 km Buffer of Settlement Area
- Unevaluated Wetland
- Wooded Area
- Approximate CA Regulated Areas
- Waterway

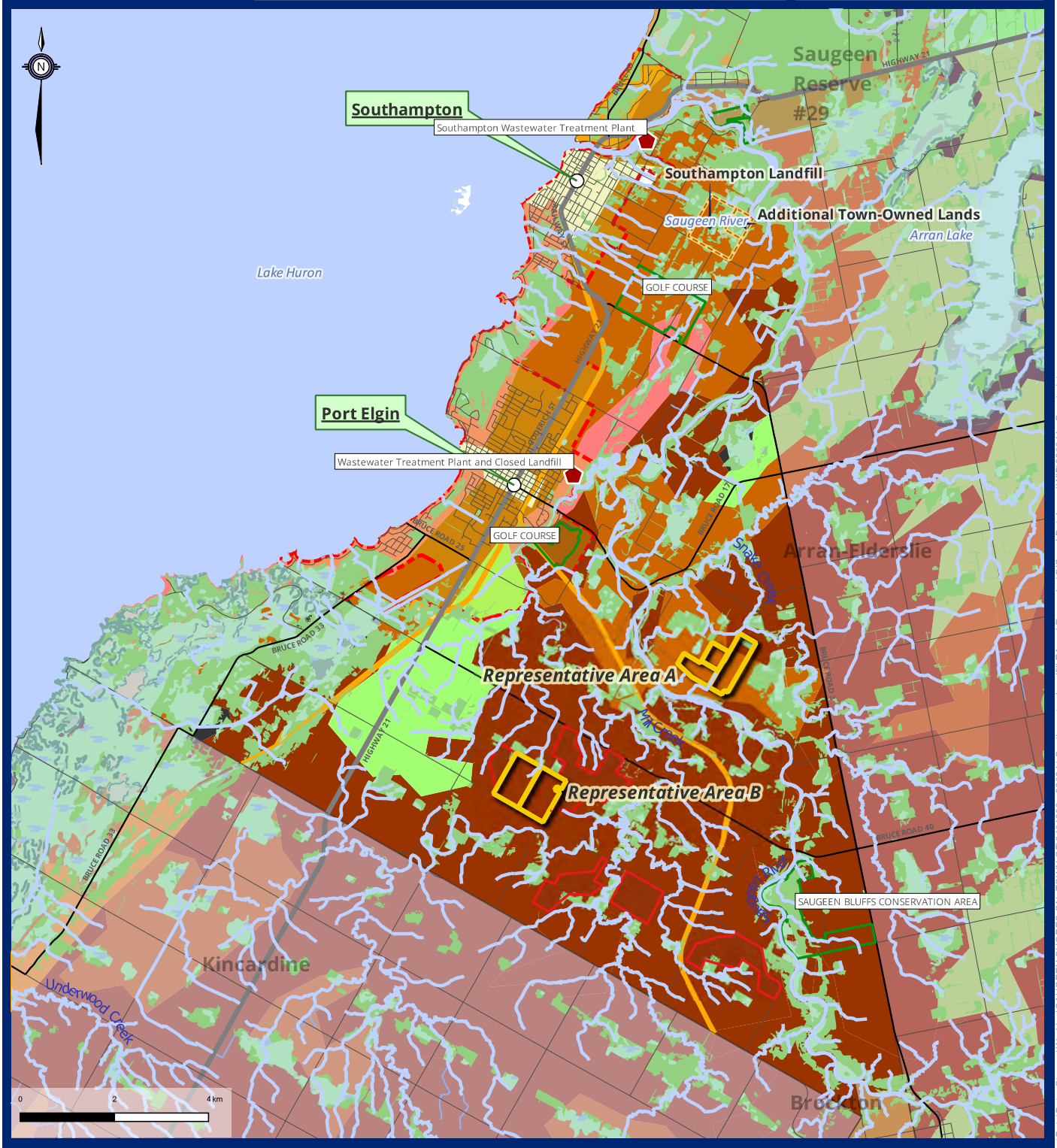
Road Centrelines
- Provincial Highway
- County
- Municipal
- Waterbody

Municipal Boundaries
- Arran-Elderslie
- Brockton
- Kincardine
- South Bruce Peninsula
- Indian Reserve

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FIGURE: 4
Southeast Area of Town:
Canada Land Inventory Classes

July, 2024
223075
Projection EPSG:26917



- Study Site
- Representative Landfill Site
- Potential Alternate Landfill Site Areas
- Rail Trail
- Settlement Area Boundary
- Wooded Area

Wetlands
- Provincially Significant
- Not Provincially Significant
- Unevaluated

Canada Land Inventory Land Capability for Agriculture
- (O) Organic Soils
- (1) No Significant Limitations
- (2) Moderate Limitations; moderate conservation practices required
- (3) Moderately Severe Limitations; range of crops restricted or special conservation practices required
- (5) Forage Crops - Improvement practices feasible
- (7) No Capability for arable culture or permanent pasture

- Waterway

Road Centrelines
- Provincial Highway
- County
- Municipal

- Waterbody

Municipal Boundaries
- Arran-Elderslie
- Brockton
- Kincardine
- South Bruce Peninsula
- Indian Reserve

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FIGURE: 5
Constraint Summary

July, 2024
223075
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- Urban Centre
- Study Site
- Representative Landfill Site
- Potential Alternate Landfill Site Areas
- Settlement Area Boundary
- 1km Buffer of Settlement Area
- 500 m Buffer of Other Municipality
- 3.5 km Buffer of Other Settlement Area
- 3.5 km Buffer of Reserve
- Source Water Protection Zone
- Events Based Policy Area
- Approximate CA Regulated Areas
- Licensed Aggregate
- Rail Trail
- Provincial Park

Wetlands
- Provincially Significant
- Not Provincially Significant
- Unevaluated

BCOP Plan Designation
- Agricultural
- Major Open Space
- Rural

- Waterway

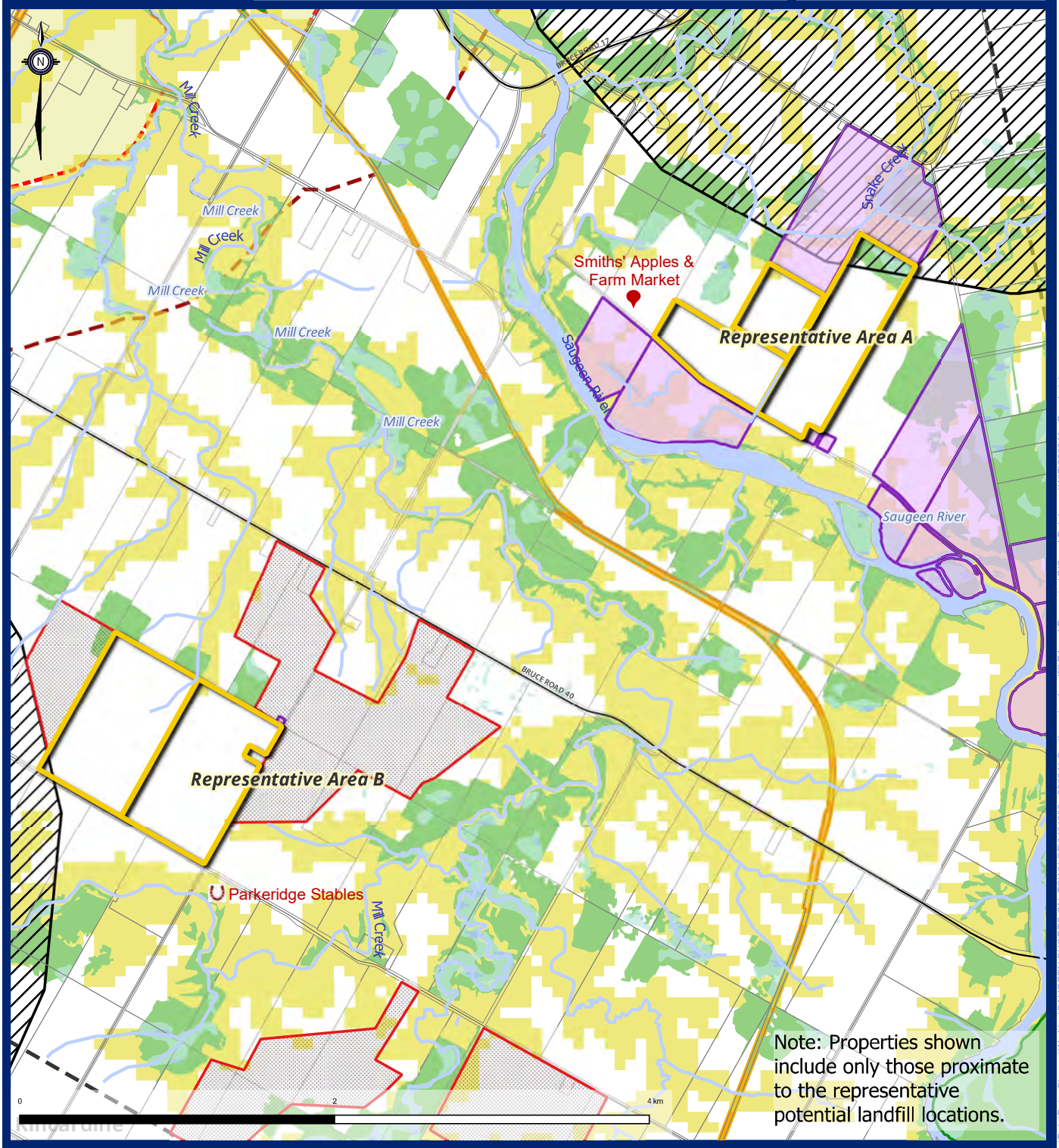
Road Centrelines
- Provincial Highway
- County
- Municipal
- Waterbody

Municipal Boundaries
- Arran-Elderslie
- Brockton
- Kincardine
- South Bruce
- Peninsula
- Indian Reserve

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FIGURE: 6
Properties in the Municipal Heritage Register Proximate to the Representative Potential Locations

July, 2024
223075
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- Municipal Heritage Registered Parcel
- Representative Landfill Site
- Potential Alternate Landfill Site Areas
- Assessment Parcel
- Rail Trail
- 500 m Buffer of Other Municipality
- 3.5 km Buffer of Other Settlement Area
- Settlement Area Boundary
- 1 km Buffer of Settlement Area
- Unevaluated Wetland
- Wooded Area
- Approximate CA Regulated Areas
- Waterway

Road Centrelines
- Provincial Highway
- County
- Municipal
- Waterbody

Municipal Boundaries
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- Kincardine
- South Bruce Peninsula
- Indian Reserve

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ATTACHMENT A
Municipal Heritage Register
(Bylaw 3-2014, By-law 31-2016 and By-law 55-2018)

THE CORPORATION OF THE TOWN OF SAUGEEN SHORES

BY-LAW 3 - 2014

Being a By-law to Establish a Municipal Heritage Register for the Town of Saugeen Shores

WHEREAS Section 27 (1) of the Ontario Heritage Act provides that the Clerk of a Municipality shall keep a Register of property situated in the Municipality that is of cultural heritage value or interest;

AND WHEREAS Section 27 (1.2) of the Ontario Heritage Act states that in addition to the property listed in the Register under subsection (1.1), the Register may include property that has not been designated under Part IV but that the Council of the Municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property;

AND WHEREAS in accordance with Section 27 (1.2) of the Ontario Heritage Act, the Council of the Town of Saugeen Shores has consulted with its Municipal Heritage Committee;

AND WHEREAS in compliance with Section 27(3) of the Ontario Heritage Act, if property included in the Register under subsection (1.2) has not been designated under section 29 of the Ontario Heritage Act, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the Council of the municipality at least 60 days, notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure.

NOW THEREFORE the Council of the Corporation of the Town of Saugeen Shores enacts as follows:

1. That the properties listed in Schedule "A" attached hereto are deemed to be of cultural heritage value or interest within the Town of Saugeen Shores.

2. That the properties listed in Schedule "A" attached hereto shall be included in the Municipal Heritage Register for the Town of Saugeen Shores.

3. That this By-law shall come into force and take effect upon third and final reading thereof.

READ A FIRST AND SECOND TIME THIS 13TH DAY OF JANUARY, 2014.

Mike Smith, Mayor

Linda White, Clerk

READ A THIRD TIME AND FINALLY PASSED AND SEALED THIS 13TH DAY OF JANUARY, 2014.

Mike Smith, Mayor

Linda White, Clerk

SCHEDULE "A"

ADDRESS	ROLL NUMBER
3787 Bruce Road 3	41-10-440-003-06400
4253 Bruce Road 3	41-10-440-003-07800
4853 Bruce Road 3	41-10-440-003-10400
4865 Bruce Road 3	41-10-440-003-10800
534 Bruce Saugeen Townline	41-10-440-001-04601
6 Carlisle Street	41-10-440-002-03300
484 Carlisle Street	41-10-440-002-07500
194 Concession 6	41-10-440-001-22900
157 Concession 8 E	41-10-440-003-02100
4720 Highway 21	41-10-440-001-09400
315 Sideroad 18/19	41-10-440-001-13900
301 Sideroad 28/29	41-10-440-001-11500
230 The River Road	41-10-440-003-01200
521 Bricker St	41-10-460-001-15000
553 Bricker St	41-10-460-001-12500
840 Bruce St	41-10-460-003-35998
649 Elgin St	41-10-460-002-09700
684 Elgin St	41-10-460-002-08200
699 Goderich St	41-10-460-002-00200
705 Goderich St	41-10-460-002-00400
824 Goderich St	41-10-460-003-01900
910 Goderich St	41-10-460-003-00605
1248 Goderich St	41-10-460-006-13000
467 Green St	41-10-460-004-15400
492 Green St	41-10-460-004-17900
500 Green St	41-10-460-004-17800
559 Green St	41-10-460-004-16400
569 Green St	41-10-460-004-16500
570 Green St	41-10-460-004-17200
709 Green St	41-10-460-001-02200
659 Gustavus St	41-10-460-001-08100
660 Hilker St	41-10-460-001-00700
525 Ivings Dr	41-10-460-004-07612
573 Izzard Rd	41-10-460-004-35600
570 Johnston Ave	41-10-460-004-27500
473 Market St	41-10-460-003-05300
518 Market St	41-10-460-003-15500
523 Market St	41-10-460-003-04700
641 Market St	41-10-460-002-13800
649 Market St	41-10-460-002-13900
697 Market St	41-10-460-002-14500
273 Mill St	41-10-460-003-29300
276 Mill St	41-10-460-004-11600
464 Mill St	41-10-460-004-09200
490 Mill St	41-10-460-004-09000
516 Mill St	41-10-460-004-08600
543 Mill St	41-10-460-003-26300
570 Mill St	41-10-460-004-08000
657 Mill St	41-10-460-002-03700
709 Mill St	41-10-460-002-04200
742 Mill St	41-10-460-001-01400
749 Mill St	41-10-460-002-04600
763 Mill St	41-10-460-002-04700
920 Wellington St	41-10-460-002-22182

38	Albert St N	41-10-480-003-07400
47	Albert St N	41-10-480-003-07700
48	Albert St N	41-10-480-003-07500
78	Albert St N	41-10-480-003-17200
36	Albert St S	41-10-480-001-18200
49	Albert St S	41-10-480-002-02100
65	Chantry View Dr	41-10-480-002-39100
25	Front St	41-10-480-003-01400
30	Grosvenor St S	41-10-480-002-05300
56	Grosvenor St S	41-10-480-002-06000
94	Grosvenor St S	41-10-480-002-06800
97	Grosvenor St S	41-10-480-002-10700
101	Grosvenor St S	41-10-480-002-10400
124	Grosvenor St S	41-10-480-002-01120
131	Grosvenor St S	41-10-480-002-09900
107	High St	41-10-480-002-12800
125	High St	41-10-480-002-12700
146	High St	41-10-480-003-03600
196	High St	41-10-480-003-06600
247	High St	41-10-480-001-19900
248	High St	41-10-480-003-10000
349	High St	41-10-480-001-34100
71	Huron St N	41-10-480-003-12900
169	Leeder Lane	41-10-480-002-05100
115	Morpeth St	41-10-480-002-15600
131-133	Victoria St S	41-10-480-001-23500
10	Victoria St S	41-10-480-001-28200
106	Victoria St S	41-10-480-001-26900

THE CORPORATION OF THE TOWN OF SAUGEEN SHORES

BY-LAW 31 - 2016

Being a By-law to Establish a Municipal Heritage Register for the Town of Saugeen Shores

WHEREAS Section 27 (1) of the Ontario Heritage Act provides that the Clerk of a Municipality shall keep a Register of property situated in the Municipality that is of cultural heritage value or interest;

AND WHEREAS Section 27 (1.2) of the Ontario Heritage Act states that in addition to the property listed in the Register under subsection (1.1), the Register may include property that has not been designated under Part IV but that the Council of the Municipality believes to be of cultural heritage, value or interest and shall contain with respect to such property, a description of the property that is sufficient to readily ascertain the property;

AND WHEREAS in accordance with Section 27 (1.3) of the Ontario Heritage Act, the Council of the Town of Saugeen Shores has consulted with its Municipal Heritage Committee;

AND WHEREAS in compliance with Section 27(3) of the Ontario Heritage Act, if property included in the Register under subsection (1.2) has not been designated under section 29 of the Ontario Heritage Act, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the Council of the Municipality at least 60 days' notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure.

NOW THEREFORE the Council of the Corporation of the Town of Saugeen Shores enacts as follows:

1. That the properties listed in Schedule "A" attached hereto are deemed to be of cultural heritage value or interest within the Town of Saugeen Shores.

2. That the properties listed in Schedule "A" attached hereto shall be included in the Municipal Heritage Register for the Town of Saugeen Shores.

3. That this By-law shall come into force and take effect upon third and final reading thereof.

READ A FIRST AND SECOND TIME THIS 14TH DAY OF MARCH, 2016.

READ A THIRD TIME AND FINALLY PASSED AND SEALED THIS 14TH DAY OF MARCH, 2016.

Mike Smith, Mayor

Tracey Edwards, Deputy Clerk

SCHEDULE "A"

ADDRESS	ROLL NUMBER
Saugeen Rail Trail	Municipally owned former CN rail lands
Saugeen River Front Range Lighthouse	Southampton Wharf Federal Real Property Number 85429
Saugeen River Rear Range Lighthouse	South Rankin Street Federal Real Property Number 86216
McNabb Point Lighthouse	41-10-440-006-16801 Federal Real Property Number 56025
76 The River Road	41-10-440-003-07900
81 The River Road	41-10-440-003-07700
148 The River Road	41-10-440-003-08000
222 The River Road	41-10-440-003-01300
246 The River Road	41-10-440-003-01100
395 The River Road	41-10-440-003-00600
461 The River Road	41-10-440-003-00310
5 McKechnie Sideroad	41-10-440-003-00805
12 McKechnie Sideroad	41-10-440-003-00900
814 Green Street	41-10-460-001-05602
649 Elgin Street	41-10-460-002-09700
536 Gustavus Street	41-10-460-004-24000
894 Gustavus Street	41-10-460-001-10200
686 Peirson Avenue	41-10-460-001-18900

THE CORPORATION OF THE TOWN OF SAUGEEN SHORES

BY-LAW 55 - 2018

Being a By-law to Establish a Municipal Heritage Register for the Town of Saugeen Shores

Whereas Section 27 (1) of the Ontario Heritage Act provides that the Clerk of a Municipality shall keep a Register of property situated in the Municipality that is of cultural heritage value or interest; and

Whereas Section 27 (1.2) of the Ontario Heritage Act states that in addition to the property listed in the Register under subsection (1.1), the Register may include property that has not been designated under Part IV but that the Council of the Municipality believes to be of cultural heritage, value or interest and shall contain with respect to such property, a description of the property that is sufficient to readily ascertain the property; and

Whereas in accordance with Section 27 (1.3) of the Ontario Heritage Act, the Council of the Town of Saugeen Shores has consulted with its Municipal Heritage Committee; and

Whereas in compliance with Section 27(3) of the Ontario Heritage Act, if property included in the Register under subsection (1.2) has not been designated under section 29 of the Ontario Heritage Act, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the Council of the Municipality at least 60 days' notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure;

Now Therefore Be It Resolved that the Council of the Corporation of the Town of Saugeen Shores enacts as follows:

1. That the properties listed in Schedule "A" attached hereto are deemed to be of cultural heritage value or interest within the Town of Saugeen Shores.

2. That the properties listed in Schedule "A" attached hereto shall be included in the Municipal Heritage Register for the Town of Saugeen Shores.

3. That this By-law shall come into force and take effect upon third and final reading thereof.

Read a First Time and Second Time this 25th day of June, 2018.

Read a Third Time and Finally Passed and Sealed this 9th day of July, 2018.

Mike Smith, Mayor

Linda White, Clerk

SCHEDULE "A"

ADDRESS	ROLL NUMBER
603 Goderich Street	41-10-460-001-24900-0000
625 Goderich Street	41-10-460-001-25100-0000
573 Hilker Street	41-10-460-001-11100-0000
Port Elgin Cemetery	41-10-460-002-26400-0000
643 Mill Street	41-10-460-002-03500-0000
110 Harry Thede Sideroad	41-10-440-001-23600-0000
470 Sideroad 28/29	41-10-440-001-18501-0000
65 Wallace Sideroad	41-10-440-001-21000-0000
151 High Street	41-10-480-002-04500-0000
193 High Street	41-10-480-002-03200-0000
200 High Street	41-10-480-003-08900-0000
34 Victoria Street N	41-10-480-003-10400-0000
65 Grosvenor Street S	41-10-480-002-11300-0000