Prepared By:

GEI Consultants Canada

SAUGEEN SHORES WASTE MANAGEMENT EA: REVIEW OF POTENTIAL FOR LANDFILL OPTIMIZATION

Proposed Terms of Reference (Amended)

GEI Project No.: 2401298

November 2025 (V4)

Saugeen Shores

GEI CONSULTANTS CANADA LTD. – OWEN SOUND
1260 2ND AVENUE EAST, UNIT 1, OWEN SOUND ON N4K 2J3
P: 519-376-1805

LIST OF ACRONYMS

Acronym	Abbreviation Meaning
AA	Archaeological Assessment
ASI	Archaeological Services Inc.
CCME	Canadian Council of Ministers of the Environment
CLI	Canada Land Inventory
CWA	Clean Water Act
DFO	Department of Fisheries and Oceans
EBR	Environmental Bill of Rights
ECA	Environmental Compliance Approval
EA	Environmental Assessment
EAA	Environmental Assessment Act
EAB	Environmental Assessment Branch (MECP)
EBA	Event-Based Area
EPA	Environmental Protection Act
ESA	Endangered Species Act
ESP	Environmental Screening Process
GEI	GEI Consultants Inc.
GRT	Government Review Team
HSM	Historic Saugeen Métis
HVA	Highly Vulnerable Aquifer
IAA	Impact Assessment Act
IC&I	Industrial, Commercial, and Institutional
IPR	Individual Producer Responsibility
IPZ	Intake Protection Zone
LRIA	Lakes and Rivers Improvement Act
masl	meters above sea level
MCEA	Municipal Class Environmental Assessment
MCM	Ministry of Citizenship and Multiculturalism
MECP	Ministry of the Environment, Conservation and Parks
MNR	Ministry of Natural Resources
NEA	Natural Environment Assessment
OHA	Ontario Heritage Act
OP	Official Plan
O.Reg.	Ontario Regulation
OWRA	Ontario Water Resources Act
PDO	Plan of Development and Operation
PHC	Parslow Heritage Consultancy
PLA	Public Lands Act
PPS	Provincial Policy Statement
PSW	Provincially Significant Wetland
RRCEA	Resource Recovery and Circular Economy Act
RPRA	Resource Productivity and Recovery Authority
R.S.O.	Revised Statutes of Ontario
S&G	Standards and Guidelines for Consultant Archaeologists
SAR(A)	Species at Risk (Act)
SCA	Species Conservation Act
SCC	Provincial Species of Special Concern
SDWA	Safe Drinking Water Act
SGRA	Significant Groundwater Recharge Area
SON	Saugeen Ojibway Nation
SVCA	Saugeen Valley Conservation Authority
SWH	Significant Wildlife Habitat
TC	Transport Canada
ToR	Terms of Reference
WDTA	Waste Diversion Transition Act
WHPA	Wellhead Protection Area

EXECUTIVE SUMMARY

The purpose of this waste management project (or undertaking) is to address the problem of diminishing disposal capacity at the Town of Saugeen Shores' Southampton Landfill Site. The Town is proposing an expansion of its existing active landfill site and is seeking approval for additional capacity to help manage the community's residual waste locally via optimization of its existing facility as the long-term strategy. The goal of the process is to have an approved landfill plan in place and constructed prior to the need which is suitable for the Town, its residents, and the environment.

Study Process

The Town of Saugeen Shores is seeking to undertake an Environmental Assessment (EA) for the expansion of the Southampton Landfill Site. This requires approval under the Environmental Assessment Act (EAA) which defines the necessary process. If approved, the Town would continue to provide long-term residual waste disposal to its ratepayers locally at the existing site.

The completion of an EA under the EAA is a two-step planning process that ensures the project scope and goals are clearly identified and that alternative options of addressing the problem and/or opportunity are considered. The first step in the EA process is the preparation of a Terms of Reference (ToR). The ToR outlines the detailed workplan for how the EA will be prepared and what will be studied. An important part of this first step is the requirement to identify the project scope and consider a range of alternatives. Once the ToR is approved by the Ministry of the Environment, Conservation and Parks (MECP), the Town can proceed to the second step of the process and carry out the EA.

Intention to Proceed with a Focused Environmental Assessment

It is proposed that the EA be prepared pursuant to subsection 17.4(2)(c) of the EAA. This enables the Town to 'focus' the EA, specifically the evaluation and assessment of 'Alternatives To' the undertaking. Focused EAs are considered appropriate in cases where substantial work has been completed to analyze and assess the 'alternatives to' and a number of the 'alternatives to' can be ruled out.

Background

Saugeen Shores is located within the Saugeen Ojibway Nation Territory (Saukiing Anishnaabekiing), the ancestral and treaty lands of the Chippewas of Nawash Unceded First Nation and the Saugeen First Nation, together known as the Saugeen Ojibway Nation (SON). The Town generally consists of low-density rural development with low to medium density development centered around the urban areas of Southampton and Port Elgin and along the Lake Huron shoreline that borders the Town to the west. The Town's waste management facility, the Southampton Landfill Site, is located approximately 1.5-km to the east of Southampton at 126 Concession 14. Landfill operations have been undertaken at the site since 1965 and, with recent upgrades to the transfer station, the site continues to form a key component of the Town's waste management system.

Operations at the site are governed by Environmental Compliance Approval (ECA) No. A273101 which recognizes the use and operation of a 20.2 hectare (50 acre) waste disposal site within a total site area of 80 hectares. The total approved capacity of the site is 427,000 m^3 for waste and interim cover. Based on current waste generation rates and operations, it is projected that the approved capacity will be exhausted sometime between 2030 and 2032. This will ultimately depend upon the rate of population growth, and the success of the Town's waste diversion initiatives.

Description of the Undertaking

It is proposed that the EA be undertaken to address the Town's future residual waste management needs for a 40-year planning period. During this period, it is estimated that the Town will generate approximately 330,000 tonnes of residual waste requiring disposal. This corresponds to the consumption of approximately 725,000 m^3 of landfill capacity for residual waste (±580,000 m^3) and interim cover. Residual waste is defined as waste that is remaining post diversion. The Town continues to provide for diversion through blue box and other programs that are considered when determining the volume of residual waste. Further, the Town is pursuing a source separated organics program feasibility study in

2025 that will review options for green waste diversion. Considering the various diversion initiatives, the quantity of residual waste projected to be landfilled at the site annually is estimated to be in the range of 7,000 to 10,000 tonnes. The proposed landfill optimization project can be accommodated at the existing site without the need to acquire additional land. An on-site area of 26.3 hectares has been delineated to the west of the approved landfill footprint for potential landfill expansion. The environmental management system associated with an expanded landfill footprint will include the provision for a landfill liner and a leachate collection system. Additional provisions may be considered, subject to the outcome of the EA. It is noted that the purpose and description of the proposed undertaking may evolve through the EA process and will be confirmed once the alternatives have been further considered and evaluated.

Evaluation of 'Alternatives To'

'Alternatives To' are functionally different ways of meeting the Town's long-term residual waste management needs. The EA process is designed to examine a reasonable range of alternatives to ensure that the most appropriate alternative is implemented.

An evaluation and assessment of the 'Alternatives To' was completed to support the development of the ToR. This included detailed reviews of two alternatives including the 'New Landfill Site' and 'Alternative Technologies' (i.e., incineration), presented in two supporting documents, which recommended that these alternatives be eliminated and not advanced into the EA for further study. The ToR reviewed and also proposes the elimination of the 'Export of Waste' alternative. Therefore, it is proposed that two 'Alternatives To' be carried forward into the EA including 'Landfill Optimization' as the preferred alternative for the long-term management of the Town's residual waste and the 'Do-Nothing' alternative, which will continue to serve as a baseline against which other alternatives can be compared. The Town is committed to updating this process (i.e., the evaluation of 'Alternatives To') in the EA if any changes are identified.

Environmental Assessment

The EA will document the systematic evaluation and assessment of 'Alternative Methods' of implementing the proposed optimization by considering various landfill site development options for the physical expansion of the site within the 26.3 hectare optimization area. At a conceptual level, alternative landfill development methods will include (i) horizontal expansion; (ii) combined horizontal and vertical expansion; and (iii) the construction of a separate landfill area (or cell) that does not tie into the existing landfill footprint.

Alternatives will be evaluated using a set of criteria related to the 'environments' (i.e., natural, social, cultural, economic and technical). Several background studies and reports will be required to support the evaluation and assessment of 'Alternative Methods'. A list of recommended technical studies is included in the ToR. The development of detailed workplans, including the identification of the area where potential 'environmental' effects will be studied, will be completed early in the EA process. For smaller municipal landfill sites, the extent of predicted impacts is typically within 500-meters of the landfill footprint. However, a larger study area may be identified for specific criteria to better reflect the extent of potential impacts from landfill operations.

The ToR describes the consultation program completed by the Town specific to the development of the ToR and the consultation and engagement plan to be implemented during the preparation of the EA. The Town recognizes the importance of continued consultation with the public, stakeholders, the government review team and Indigenous communities and organizations through the EA process.

The EA will include a list of commitments made by the Town developed during the ToR process and expanded upon further through the development of the EA. The EA will further document how these commitments were addressed through the process. Mitigation measures to support the project will be developed to avoid or reduce potential adverse effects related to the undertaking. The Town of Saugeen Shores is committed to developing a monitoring framework that will include both compliance monitoring and effects monitoring during the preparation of the EA.

In addition to the requirement to obtain approval for the landfill optimization project under the EAA, the proposed landfill expansion will require other regulatory approvals under provincial or federal statutes prior to implementation. A complete list of the specific approvals required for the proposed undertaking will be included in the EA.

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APPENDIX D Screening Report: Siting of Potential Alternate Landfill Locations & Assessment of Landfill Alternatives
APPENDIX E Technical Memorandum: Applicability of Alternative Waste Management Technologies
APPENDIX F Cultural Environment: Supporting Information (Included in ToR Document)

Document Revision Tracking

Version	Date	Description
V1	April 2024	Preliminary Draft Proposed Terms of Reference
V2	October 2024	Draft Proposed Terms of Reference
V3	March 2025	Proposed Terms of Reference (for Town Council Review and Approval) Issued in conjunction with the Notice of ToR Submission
V4 Draft	August 2025	Proposed Terms of Reference (Amended): Revised based on comments received from the GRT and the public
V4-Final	November 2025	Updated to reflect comments from SON. Also includes follow-up comments from the MCM and the MECP (SARB).

PROPOSED TERMS OF REFERENCE (AMENDED)

SAUGEEN SHORES WASTE MANAGEMENT EA:
REVIEW OF POTENTIAL FOR LANDFILL OPTIMIZATION

NOVEMBER 2025 (V4)

GEI PROJECT NO.: 2401298

1. INTRODUCTION

The Town of Saugeen Shores (the Town) is seeking approval under the Ontario Environmental Assessment Act (EAA) for the proposed expansion of the Southampton Landfill Site through optimization of its existing facility. If approved, the Town could continue to provide long-term, post-diversion residual waste disposal to the community at its existing facility within the established landfill property boundaries.

The Town is undertaking an Environmental Assessment (EA) for this Waste Management Project pursuant to the EAA. The Town has retained GEI Consultants to assist them with this process. It is proposed that the EA be prepared pursuant to subsection 17.4(2)(c) of the EAA. This is often referred to as 'focusing' and will be described in more detail within this Terms of Reference (ToR).

The first step in the EA process for the proposed landfill optimization project is the preparation of a Terms of Reference. The ToR outlines the detailed workplan for how the EA will be prepared and what will be studied. An important part of this first step is the requirement to identify the project scope and to consider an appropriate range of alternatives.

The following Terms of Reference outlines the purpose of the undertaking, reviews the Town's current waste management system, describes work completed to consider the 'Alternatives To' the undertaking, and work proposed to develop and evaluate 'Alternative Methods' of carrying out the undertaking and assessing potential effects on the broad environment, as defined in the EAA. If the Proposed ToR is approved by the Ministry of the Environment, Conservation and Parks (MECP), the Town can proceed to the second step of the process and carry out the Environmental Assessment.

1.1 Identification of the Proponent

The Town of Saugeen Shores, which owns and operates the Southampton Landfill Site, is the proponent for the proposed Waste Management Project. The Town is a lower-tier municipality within Bruce County which occupies the west-central portion of the region and is situated along the shores of Lake Huron, where shown on **Figure 1-1**. The study area encompasses a total area of approximately 170 km^2 and, according to the census data from Statistics Canada, had a reported permanent population of 15,908 in 2021.

The contact information for the Project Team is provided below:

Colin Saunders, C.Tech. CRS.
Project Manager, Capital Projects
Town of Saugeen Shores
600 Tomlinson Drive, Box 820
Port Elgin, ON N0H 2C0
Phone: (519) 832-2008 Ext. 101
sswmp@saugeenshores.ca

Andrea Nelson
Project Manager
GEI Consultants Canada Ltd.
1260 2nd Avenue East
Owen Sound, ON N4K 2J3
Phone: (519) 376-1805
sswmp@geiconsultants.com

FIGURE 1-1
Location Overview
Saugeen Shores within Bruce County

March, 2024
223075
Projection EPSG:26917

Bruce County Municipal Boundaries
- Arran-Elderslie
- Brockton
- Huron-Kinloss
- Kincardine
- Northern Bruce Peninsula
- Saugeen Shores
- South Bruce
- South Bruce Peninsula
- Indian Reserve

Road Centrelines
- Provincial Highway
- County

Waterbody

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1.2 Background

1.2.1 Location: General Description

The Town of Saugeen Shores was formed in 1998 by the amalgamation of the former Township of Saugeen, Town of Southampton, and Town of Port Elgin. The Town is bordered the by Municipality of Kincardine to the south, the Town of South Bruce Peninsula, Municipality of Brockton to the southeast, and the Municipality of Arran-Elderslie to the east. To the north, the Town is bordered by the Chippewas of Saugeen First Nation Reserve No.29. A map of the Town of Saugeen Shores, which includes the locations of primary settlement areas and its existing landfill sites, is provided in **Figure 1-2**.

The Town generally consists of low-density rural development with low to medium density development centred within the urban areas surrounding and in Southampton and Port Elgin and along the approximate 18 kilometers of Lake Huron shoreline to the west. While agriculture, small businesses, and employment at the Bruce Power nuclear power station are important to the area, tourism, including camping, cottage rentals, and associated services also contribute significantly to the Town's economy, particularly during the summer months.

1.2.2 Saugeen Ojibway Nation (SON) Territory

Saugeen Shores is located within the Saugeen Ojibway Nation Territory (Saukiing Anishnaabekiing), the ancestral and treaty lands of the Chippewas of Nawash Unceded First Nation and the Saugeen First Nation, together known as the Saugeen Ojibway Nation (SON). Saukiing Anishnaabekiing includes the Saugeen Peninsula (or Bruce Peninsula), the waters and islands of Lake Huron and Georgian Bay surrounding the Saugeen Peninsula and extends south to include the Maitland River watershed and east to include the Nottawasaga River watershed in part of Grey, Bruce, Huron, Perth, Wellington, Dufferin, and Simcoe Counties (Saugeen Ojibway Nation, 2011).

The subject property is within Treaty 45½, the 1836 'Saugeen Tract Agreement'. The treaty covers land of the Saugeen Ojibway Nation's territory. The land covered by Treaty 45½ extends from the town of Arthur in the southeast to approximately the town of Kingsbridge on Lake Huron to the southwest, then north to Southampton in the northwest and across to the northwestern corner of the former Sydenham Township on Georgian Bay in the northeast (Stage 1 Archaeological Assessment Southampton Landfill, ASI, June 2022).

1.2.3 Southampton Landfill Site

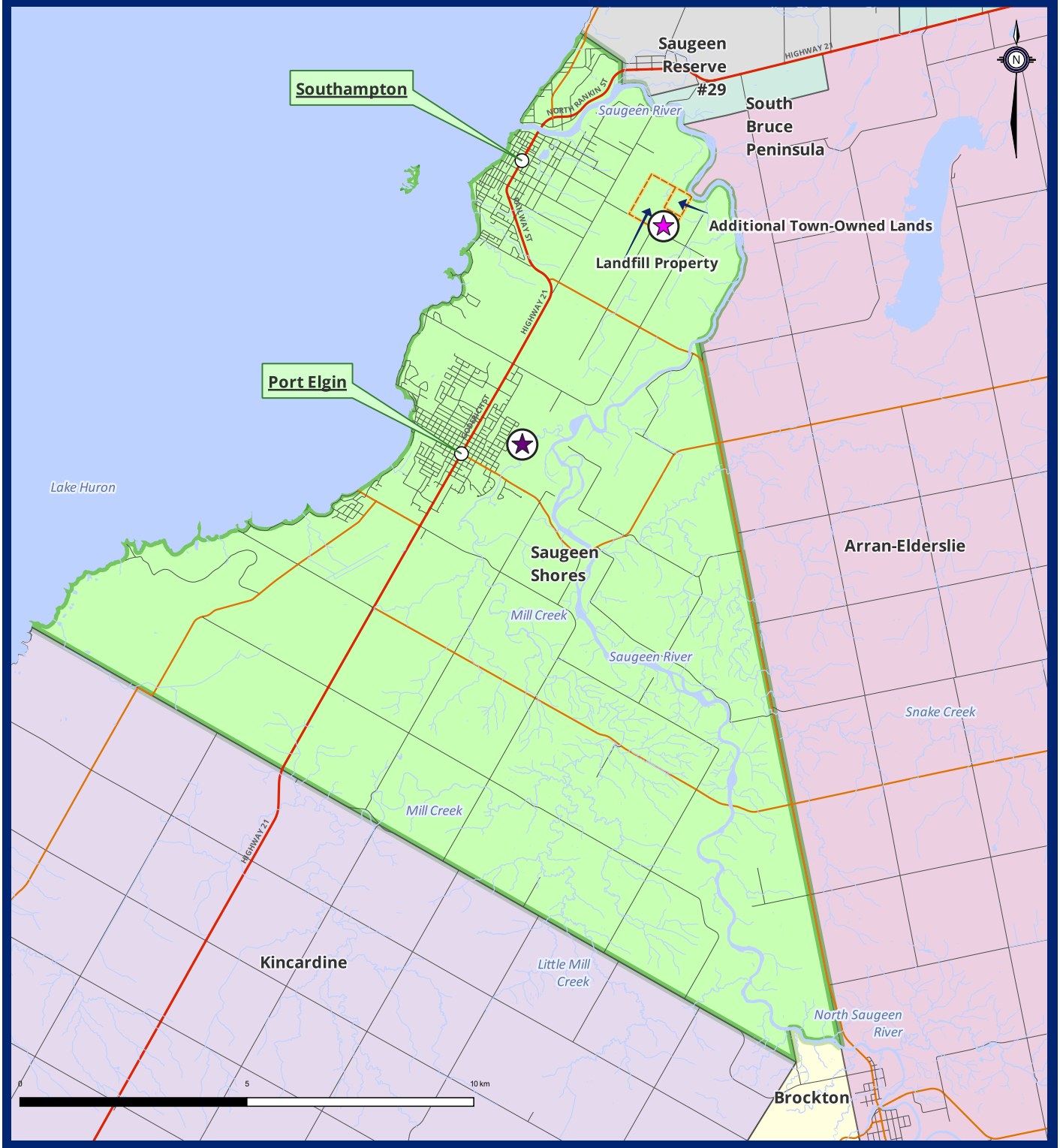
The Southampton Landfill Site, where shown on **Figure 1-2**, currently forms a key component of the Town's waste management infrastructure. Landfill operations have been undertaken at the site since 1965, and the Site continues to be relied upon by the community. The Town owns approximately 100 hectares of land to the north of Concession Road 14, of which approximately 80 hectares is recognized as being part of the landfill site property.

Operations at the site are governed by Environmental Compliance Approval (ECA) No.273101. The ECA currently recognizes the use and operation of a 20.2 hectare (50 acre) waste disposal/transfer site within a total site area of 80.43 hectares. With the exception of the new waste transfer and receiving station, the remaining 60 hectare area located to the northwest and west of the existing approved landfill site has not been developed.

It is noted that the ECA for the Southampton Landfill Site limits the acceptance of waste to that generated within the Town of Saugeen Shores. It is estimated that the Southampton Landfill Site will reach its approved capacity sometime between 2030 and 2032. This will ultimately depend upon the rate of development and population growth within the Town, and the success of the Town's waste diversion initiatives.

FIGURE 1-2
Study Area
Town of Saugeen Shores

March, 2024
223075
Projection EPSG:26917



Southampton Landfill Site
Port Elgin Landfill Site (Closed)
Urban Centre
Study Site
Settlement Area Boundary

Bruce County Municipal Boundaries
- Arran-Elderslie
- Brockton
- Huron-Kinloss
- Kincardine
- Saugeen Shores
- South Bruce
- Indian Reserve

Watercourse
Waterbody

Road Centrelines
- Provincial Highway
- County
- Municipal

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1.3 Long-Term Waste Management Plan (August 2020)

The Town completed a Long-Term Waste Management Plan in 2020. The purpose of the Waste Management Plan was to provide a "holistic" approach to the Town's waste management program for both short-term and long-term waste management planning purposes. At that time, it was estimated that the Town had sufficient capacity available at the Southampton Landfill Site to support the Town's waste disposal needs to the year 2032. A primary focus of the Long-Term Waste Management Plan was to both (i) identify waste diversion and operational improvement opportunities to help maximize the site life of the existing landfill and, (ii) identify and evaluate long-term waste management strategies (or alternatives) for the Town.

The Long-Term Waste Management Plan provides details of the preliminary review of alternatives identified to meet the Town's long-term solid waste management needs, including a variety of landfill site alternatives, export of waste, and other alternative disposal technologies (i.e., incineration). 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 supported the initiation of the Environmental Assessment. The Long-Term Waste Management Plan is enclosed in **Appendix A**.

1.4 Purpose of the Project

The purpose of this undertaking is to address the problem of diminishing capacity at the Town of Saugeen Shores' Southampton Landfill Site through the assessment and determination of a long-term solid waste management strategy for the Town for residual waste. The Town is proposing an expansion of its existing active landfill site and is seeking approval for additional waste disposal capacity to help manage the community's residual waste locally via optimization of its existing facility. The proposed Environmental Assessment for the Town of Saugeen Shores' Waste Management Project will be undertaken to address the Town's future waste management needs for a 40-year planning period.

1.5 Description of the Undertaking

It is estimated that the Town has sufficient capacity at its Southampton Landfill Site to provide residual waste management services until about 2030. The purpose of this undertaking is to identify a long-term strategy for the management of the Town's solid waste disposal needs (i.e., residual waste) in a technically and economically feasible manner while minimizing impacts to the 'environment'. The environment, as defined in the EAA, includes the natural, social, cultural, technical, and economic environments.

The proposed landfill optimization project can be accommodated, including expansion of the footprint within Town-owned lands, at the existing site without the need to acquire additional lands for a 40-year planning period. The preliminary project description, including the main components of the proposed undertaking, includes the following:

- The existing approved service area will be maintained. Only waste generated within the boundaries of the Town of Saugeen Shores will be accepted at the site.
- Saugeen Shores mainly collects and manages waste from the residential sector. However, waste generated by the industrial, commercial and institutional sector (IC&I) related to the tourism industry and several local facilities (i.e., senior homes, businesses, multi-residential units, etc.) is also received at the site. It is estimated that approximately 40% of the residual waste received at the landfill site for disposal is generated by the IC&I sector.
- The quantity of residual waste to be landfilled at the site annually during the 40-year planning period is estimated to be in the range of 7,000 tonnes to 10,000 tonnes per year. However, in a small municipality where the quantity of waste managed is relatively low, it is expected that there will be periods where the quantity of waste received may be greater as the result of local large-scale projects (i.e., infrastructure projects, accelerated development, increased demolition etc.).

- Compared to the current waste disposal rate of about 6,300 tonnes annually, it is estimated that the waste disposal rate will be 10% to 60% greater than that currently managed during the 40-year period.
- In consideration of the 40-year planning period, it is estimated that there will be a need to accommodate approximately 330,000 tonnes of residual waste. This corresponds to the consumption of approximately 580,000 m^3 of landfill capacity for residual waste, or the equivalent of an estimated 725,000 m^3 for residual waste and interim cover.
- An area of 26.3 hectares has been delineated to the west of the approved landfill footprint for potential landfill expansion. The delineation of this area was informed by natural heritage constraints identified at the site. The expansion area will be further refined through the EA process.
- The environmental management system associated with the expanded landfill footprint will include the provision for a landfill liner and a leachate collection system. Additional provisions may be considered, subject to the outcome of the EA.
- The Town has recently made significant improvements to its waste transfer area. This area supports the Town's existing waste diversion initiatives and can accommodate additional opportunities. The Town operated Leaf and Yard Waste site is independent of the waste received at the Landfill Site and will continue to operate in the same fashion, increasing diversion rates from what is reported in the study.
- An effective and extended source separated organics program has the potential to significantly increase the Town's diversion rate, reducing the amount of waste destined for the landfill. The Town is pursuing a source separated organics program feasibility study in 2025 that will review options for green waste diversion. This program may assist the Town in attaining the overall residential diversion rate of about 50%, which is the Provincial diversion for the residential sector.

The purpose and description of the proposed undertaking will evolve through the EA process. The final purpose and description will be confirmed once the alternatives have been further considered and evaluated.

2. THE ENVIRONMENTAL ASSESSMENT ACT AND PROCESS

2.1 Environmental Assessment Act

The Town is undertaking the waste management project for landfill optimization pursuant to the Environmental Assessment Act (EAA). The Act is a provincial statute that provides for the protection, conservation, and wise management of Ontario's environment. The EAA defines the process necessary to secure additional landfill capacity at the Town's existing Southampton Landfill Site. Under the EAA, to move the landfill optimization project forward, the project requires the completion of an Environmental Assessment. The Environmental Assessment must be undertaken in two parts including the preparation of a Proposed Terms of Reference (ToR) for submission to the Minister of the Environment, Conservation and Parks which, upon approval, provides the framework for the subsequent Environmental Assessment.

It is noted that following the MECP decision (i.e., approval) for the EA, additional permits and regulatory approvals would be required. These requirements are detailed in **Section 9** of this ToR. This Section of the Terms of Reference describes the EA process that will be applied to this undertaking to resolve a long-term plan for the Town's residual waste management needs.

2.2 Comprehensive Environmental Assessment Projects Regulation

Ontario Regulation 50/24 for Comprehensive Environmental Assessment Projects, which came into effect in February 2024 (replacing the Waste Management Projects Regulation O.Reg.101/07), states that some projects are designated under the EAA. Part IV of O.Reg.50/24 sets out the requirements for Waste Management Projects. Under this regulation, the planning process requirements related to waste management projects are generally classified based on the type of waste to be managed, the size (i.e., volume) and, in some instances, the ability of the planned facility to recover energy from the waste and, in the case of thermal treatment facilities, the type of waste to be processed. Three (3) process streams for waste management projects specific to the establishment of, or change to, a waste facility have been developed to ensure that the purpose of the EAA is met. Two EA process streams are designated as being subject to the requirements of the EAA including Comprehensive Environmental Assessments and the Environmental Screening Process (ESP). The third process stream is for those projects that are exempt.

To help understand the requirements set out in Part IV of the Comprehensive Environmental Assessment Projects Regulation (i.e., O.Reg.50/24), the Ministry has made available a supporting guidance document, the *'Guide to Environmental Assessment Requirements for Waste Management Projects'*, which describes and outlines the standard approach to EA requirements under the regulation.

Although landfill optimization has been identified as the preliminary preferred 'Alternative To', several of the other waste management alternatives identified to address the Town's long term waste management needs would also be designated as being subject to the requirements of the EAA. Further, as the EA process progresses, other options could potentially be assessed under a more streamlined approach. Potentially relevant project categories and examples, specific to landfill sites, are summarized in **Table 2-1**. It is noted that the implementation of an alternative treatment technology (i.e., incineration) within the Town would also require the completion of a Comprehensive EA.

TABLE 2-1: O.Reg.50/24(Part IV) – EA Process Streams and Project Examples for Waste Disposal Sites

Project Category	Description	Examples of Projects for Municipal Waste Disposal (Landfills, Dumps or Waste Disposal Sites)
Table 1: Projects subject to Part II.3 of the EAA.	**O.Reg.50/24** **Section 20 and 21:** Major projects requiring EAA approval. Potential for significant 'environmental' effects. Requires a ToR and a Comprehensive EA	**[20(1)]** Establishment of a landfill or dump with a total waste disposal volume of greater than 100,000 m^3. **[21(2)]** Change to an existing landfill site that would increase the total waste disposal volume by more than 375,000 m^3. **[21(3)]** Change to an existing landfill site that would increase the total waste disposal volume by more than 100,000 m^3 but less than or equal to 375,000 m^3, and the change is not exempt on the condition that the Environmental Screening Process is followed (i.e., the increase would not exceed 25% of the total waste disposal volume already authorized under the EPA).
Table 2: Projects exempted subject to fulfilling Environmental Screening Process (ESP).	**O.Reg.50/24** **Section 22 and 23:** For projects which have predictable environmental effects that can be readily mitigated.	**[22(1)]** The establishment of a landfill or dump 40,000 m^3 or more, but not greater than 100,000m^3. **[23(2)]** Change to an existing landfill site that would result in the addition of greater than 40,000 m^3, but not more than 100,000 m^3, to the total waste disposal volume. **[23(3)]** A landfill where the following criteria are met: i. The change would add more than 100,000 m^3 but less than or equal to 375,000 m^3 to the total waste disposal volume. ii. The change would increase the total waste disposal volume by less than or equal to 25%. iii. If the ESP was previously followed for a change that met criteria (i) or (ii) and it has been at least 10 years since submitting the Notice of Completion for the previous change. **[23(5)]** A landfill or dump, where the change would increase the rate at which the landfill (or dump) is filled. **[23(9)]** A waste disposal site where the change would include new area to the geographic area from which the site is authorized to receive waste.
Table 3: Exemptions from Part II.3 of the Act	For projects that are expected to have minimal environmental effects	**[24(1)(k)]** A change at a landfill site, where the change is (i) an increase in the service area of the site or an increase in the rate at which waste may be received from areas within the Site's service area; and (ii) this increase is exempt from Sections 30 and 32 of the EPA under s.5.2 of O.Reg.347.

Note: This Table describes select projects. A complete list of projects is provided in the *'Guide to Environmental Assessment Requirements for Waste Management Projects'* (June 2024).

2.3 Environmental Assessment Process

The Town of Saugeen Shores (the Town) is seeking approval under the EAA for the proposed expansion of the Southampton Landfill Site through optimization of its existing facility. Based on the results of the Long-Term Waste Management Plan (August 2020), provided in **Appendix A**, this alternative was carried forward as a *Preliminary Preferred 'Alternative To'* and supported the initiation of the EA process.

As presented in **Table 2-1**, the change to an existing landfill site that would increase the total waste disposal volume by more than 375,000 m^3 is considered a major project, in that this type of undertaking has the potential for significant environmental effects. Therefore, the Town's Waste Management Project is not exempt and is not subject to fulfilling the requirements of the Environmental Screening Process. Accordingly, a Comprehensive EA must be submitted for approval under the EAA in accordance with a Terms of Reference approved by the Minister of the Environment, Conservation and Parks. The specific requirements of the EA process and how it will be applied to the Towns Waste Management Project are described in this **Section 2** of the ToR.

2.4 Terms of Reference

2.4.1 Intention to Proceed with Focused EA

Subsection 17.4(2) of the EAA permits proponents to define how they plan to complete the Environmental Assessment and to clearly document their intentions in the Terms of Reference (ToR). EAs can be completed in one of two ways:

i. In accordance with the generic requirements identified in subsection 17.6(2) of the EAA; or

ii. In accordance with subsection 17.4(2)(c) which permits proponents to prepare EAs with information other than the generic requirements. Under this scenario, the ToR governing the preparation of an EA *'must specify in detail the requirements for the preparation of the EA, which may include requirements to provide information that is greater than or less than what is required'.* As identified in the MECP Code of Practice for *'Preparing and reviewing terms of reference for Environmental Assessments in Ontario'*, this is commonly known as 'focusing'. This subsection may apply to projects where proponents are further along in project planning and additional details regarding the project are already known.

The Town of Saugeen Shores is undertaking the Environmental Assessment pursuant to the EAA for the proposed expansion of the Southampton Landfill Site through optimization of its existing facilities. The Terms of Reference for this undertaking has been prepared to support the preparation of an EA pursuant to subsection 17.4(2)(c) of the EAA. This enables the Town to 'focus' the EA, specifically the review and assessment 'Alternatives To' the undertaking. Subsection 17.6(2) of the EAA, which outlines the generic EA requirements, is discussed further in **Section 2.5** of this ToR.

2.4.2 Development of the Terms of Reference

The first step in the process is the preparation of a Terms of Reference. The role of the ToR is to provide the proponent with an approved framework (i.e., detailed workplan) for the completion of the second part of the EAA requirement, specifically the Environmental Assessment. The ToR details the framework and methodology for what will be reviewed and assessed in the EA. An important part of this first step is the requirement to identify the project scope and to consider a range of alternatives. This process ensures that the scope and goals are clearly identified and that alternative options of addressing the problem and/or opportunity are considered. Based on the MECP ToR Code of Practice, this ToR includes the information listed in **Table 2-2**. In addition, a list of the documentation that has been prepared to support the development of the Terms of Reference is provided in **Table 2-3**.

TABLE 2-2: Terms of Reference - Development and Tracking

PROPONENT MUST COMPLETE THE FOLLOWING:	Addressed (ToR)	
Issue Notice of Commencement (ToR and PIC No.1)	Appendix B	√
Submit a ToR Summary Form to the MECP (March 2025)	(ToR Submission only)	√
Consult with the public, the GRT, and Indigenous communities & organizations	Appendix B	√
Document consultation process in the ToR	Section 10 & Appendix B	√
Outline plan for preparing and evaluating the Environmental Assessment	Proposed ToR	√
Prepare and submit the ToR document, to include the following:		
a. The name and address of the proponent	Section 1.1	√
b. Indication of how the EA will be prepared	Section 2.4.1 & 2.5.2	√
c. Purpose of the study or undertaking	Section 1.4	√
d. Description of the rationale for the undertaking	Section 4	√
e. Description of, and rationale for, the alternatives	Section 5	√
f. Description of existing environment & potential effects of the undertaking	Section 6	√
g. Assessment and evaluation of the alternatives	Section 7	√
h. Commitments and monitoring	Section 8	√
i. Consultation plan for the Environmental Assessment	Section 11	√
j. Flexibility to accommodate new circumstances	Section 2.4.3	√
k. Other Approvals required	Section 8.3 & 9	√

TABLE 2-3: Terms of Reference – Supporting Documentation (Project Appendices)

Appendix	Description/Title	Location within Proposed ToR
Appendix A	Town of Saugeen Shores: Long-Term Waste Management Plan (August 2020)	Provided as a separate document
Appendix B	ToR – Consultation Plan and Record of Consultation	Provided as a separate document
Appendix C	Residual Waste Projection Analysis: 40-year Planning Horizon	Provided as a separate document
Appendix D	Screening Report: Siting of Potential Alternate Landfill Locations & Assessment of Landfill Alternatives	Provided as a separate document
Appendix E	Technical Memorandum: Applicability of Alternative Waste Management Technologies	Provided as a separate document
Appendix F	Cultural Environment: Supporting Information	Appended to ToR Document

The Proposed ToR was developed with (i) extensive community engagement (ii) consultation with the Government Review Team (GRT) and (iii) consultation with Indigenous communities and organizations. Community engagement included open houses, public meetings, newspaper and social media postings, and the establishment of a project website which will continue to be updated as the waste management project progresses. A *ToR Consultation Plan and Record of Consultation,* which contains full documentation of the comments received (and responses to these comments), was prepared under separate cover and is enclosed in **Appendix B**. A general summary of consultation conducted to support the development of the Terms of Reference, and a summary of key comments received from the public and how they were addressed, is provided in **Section 10** of this ToR.

The first public open house was hosted by the Town as part of the consultation process for the development of the ToR in the Spring of 2024. The Preliminary Draft Proposed ToR and associated supporting documentation were made available for review by members of the public, the government review team (GRT), and Indigenous communities and organizations at that time. In addition, a questionnaire was posted on the project website to help the Town understand public sentiment while reviewing the alternatives during the initial ToR stage of the EA process. An additional neighbourhood meeting was held to address concerns raised by residents specific to the alternative to 'Establish a New Landfill Site'.

The second opportunity for project consultation was undertaken to provide the public, the GRT, and Indigenous communities and organizations an opportunity to review the updated Draft Proposed ToR. A public meeting was held on October 28th, 2024. Following the review period, the Terms of Reference (and supporting documentation) was again updated to address comments received. The Proposed ToR was subsequently brought forward to Council for approval on March 10th, 2025.

Formal submission of the Proposed Terms of Reference was made to the MECP in April 2025 following Town Council approval. The Town completed a ToR that provides sufficient justification for the selection of the "Alternative To". Following the issuance of the Notice of Submission of Proposed ToR, thirty days was given for ToR review by members of the public, the government review team (GRT), and Indigenous communities and organizations. Comments at this step of the process were made directly to the Project Officer (MECP-Environmental Approvals Branch). It is noted that, as requested, the review period for the Proposed ToR was extended to August 12th, 2025 for the Saugeen Ojibway Nation. Consultation correspondence is included in the Record of Consultation (**Appendix B**). Based on comments received by the MECP and the Ministry's review, revisions to the ToR were recommended. The proponent has amended the Proposed Terms of Reference (V4-October 2025), contained herein, and issued the Proposed ToR (Amended) to the MECP.

2.4.3 Flexibility of the ToR to Accommodate New Circumstances

Subsection 17.6(1) of the EAA states that an Environmental Assessment must be prepared in accordance with the approved ToR. However, it should be recognized the EA process is dynamic. As such, *'when preparing an Environmental Assessment, the proponent must be sensitive to changing conditions and new information and must provide flexibility in the Environmental Assessment to deal with changing circumstances'* (MECP Code of Practice for Preparing and reviewing Environmental Assessments in Ontario).

It is the Town's intention to complete the EA based on the Proposed ToR. However, to accommodate the dynamic nature of the EA process, it is recommended that flexibility be incorporated into the ToR to account for any circumstances that may arise during the preparation of the EA under which minor adjustments may be necessary or desirable. Building flexibility into the ToR is not intended to allow for significant changes, rather to facilitate minor adjustments to the EA process without having to re-start the process.

Examples of 'minor' modifications to the ToR, in other words changes that would fit within the overall objective and intent of the ToR, may include, but not be limited to, the following:

- Additions or adjustments to the alternative methods identified in the ToR that may stem from consultation efforts and/or the receipt of new information.
- Workplans for technical and background studies may be refined through the process.
- Descriptions of the 'environments' may be updated based on information that becomes available as the project progresses (i.e., more detailed background studies).
- Criteria for the evaluation and assessment of alternatives may be adjusted (or revised).
- The consultation program and/or schedule may be modified to reflect changes required to best meet the needs of the community, stakeholders, and/or Indigenous communities and organizations.

2.5 Preparation of the Environmental Assessment

2.5.1 Requirements for the Completion of an Environmental Assessment

Once the ToR is approved by the Ministry of the Environment, Conservation and Parks (MECP), the Town can proceed to the second step of the process and carry out the Environmental Assessment. In accordance with subsection 17.6(2) of the EAA, the generic requirements for the completion of an Environmental Assessment include the following:

a. A description of the purpose of the undertaking.

b. A description of and a statement of the rationale for,
   i. the Part II.3 project (i.e., the undertaking),
   ii. the alternative methods of carrying out the Part II.3 project, and
   iii. the alternatives to the Part II.3 project.

c. A description of,
   i. the environment that will be affected or that might reasonably be expected to be affected, directly or indirectly,
   ii. the effects that will be caused or that might reasonably be expected to be caused to the environment, and
   iii. the actions necessary or that may reasonably be expected to be necessary to prevent, change, mitigate or remedy the effects upon or the effects that might reasonably be expected upon the environment, by the Part II.3 project, the alternative methods of carrying out the Part II.3 project and the alternatives to the Part II.3 project.

d. An evaluation of the advantages and disadvantages to the environment of the Part II.3 project, the alternative methods of carrying out the Part II.3 project and the alternatives to the Part II.3 project.

e. A description of any consultation about the Part II.3 project by the proponent and the results of the consultation.

2.5.2 Justification for a Focused Environmental Assessment

The Town has prepared a Proposed ToR for a focused EA. Focused EAs are considered appropriate in cases where a significant amount of information is known, such that substantial work has previously been undertaken to analyze and assess the alternatives for the management of residual waste and a number of the alternatives can be ruled out. Therefore, it is proposed that the Town prepare the EA with information that does not fully meet the generic requirements specified under subsection 17.6(2) outlined above. The exceptions include subsection 17.6(2)(b)(iii) which describes and provides the rationale for the 'Alternatives To' the undertaking and 17.6(2)(d) which, in part, includes an evaluation of the 'environmental' advantages and disadvantages of the 'Alternatives To' the undertaking.

A Long-Term Waste Management Plan (**Appendix A**) was previously completed to support the Town's Waste Management Project and an evaluation and assessment of 'Alternatives To' the undertaking has been carried out to support the development of this Proposed ToR.

The Long-Term Waste Management Plan for the Town considered various waste management options, including landfill-related waste management strategies and various other alternatives for the management of the Town's residual waste. The Waste Management Plan identified the continued use of the existing Southampton Landfill Site (i.e., Landfill Optimization) as the Preliminary Preferred 'Alternative To'. Based on the recommendations of the report, a feasibility assessment was subsequently initiated. The assessment confirmed that the existing Southampton Landfill Site offers a viable alternative for the future management of the Town's residual waste.

The assessment of 'Alternatives To' the undertaking has been further considered during the preparation and development of this ToR. The Town has identified functionally different ways to manage its residual waste in the context of the 40-year planning horizon. A detailed assessment of two 'Alternatives To' the undertaking has been completed, including the alternative to *Establish a New Landfill Site* and *Alternative Waste Management Technologies* (i.e., incineration). In addition, an evaluation of all the 'Alternatives To' the undertaking has also been completed. Based on the evaluation and assessment completed to support the development of this Terms of Reference, it is recommended that three of the 'Alternatives To' be eliminated and not advanced into the EA. As such, it has been confirmed that optimization of the Town's existing Southampton Landfill Site is preferred.

The consideration of the 'Alternatives To' the undertaking was included as part of the consultation with the public, the GRT, and Indigenous communities and organizations. The reports documenting the analysis of the New Landfill Site alternative and Alternative Waste Management Technologies are included as supporting documents to this ToR and are enclosed in **Appendix D** and **Appendix E**. A summary of the evaluation and assessment of 'Alternatives To' is presented in **Section 5**.

As the requirements of the evaluation and assessment of 'Alternatives To' are addressed within this ToR, no further assessment is proposed to be included in the EA. Two 'Alternatives To' will be carried into the EA including landfill optimization through an expansion within the Southampton Landfill Site property and the 'Do Nothing' alternative. The 'Do Nothing' alternative is to be carried forward into the EA to serve as a baseline against which other alternatives can be compared. The Town is committed to updating this process (i.e., the Evaluation of 'Alternatives To') in the EA if any changes are identified (as necessary).

2.5.3 Environmental Assessment Study Process

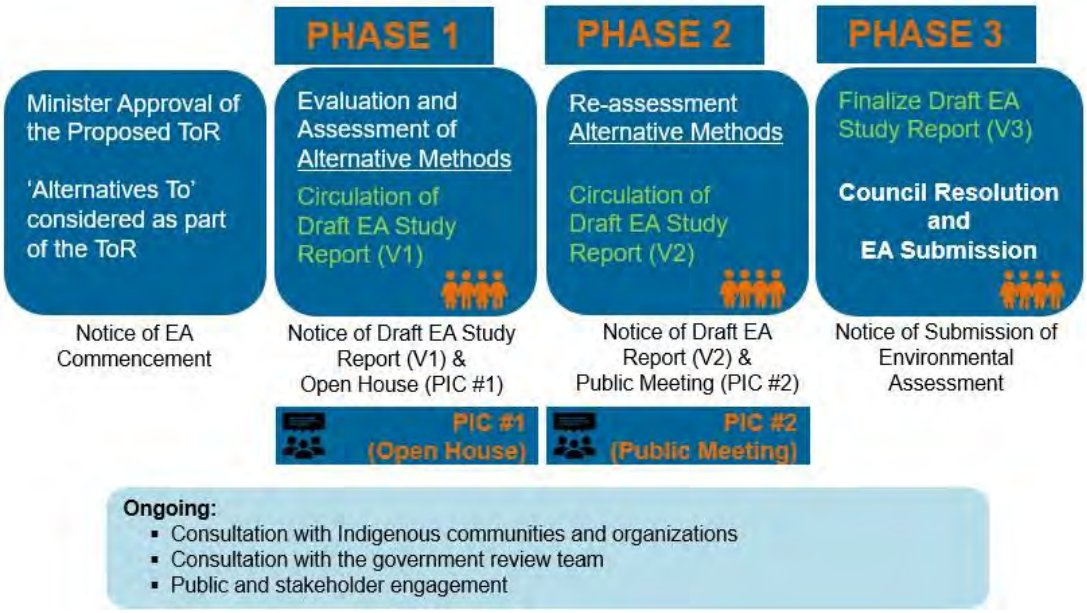
The EA is a study process that evaluates the advantages and disadvantages, as well as the positive and negative environmental effects, of a proposed project. The 'environment' is applied in broad terms that includes the natural, social, cultural, technical and economic aspects and is defined as follows:

a. Air, land, or water.
b. Plant and animal life, including human life.
c. The social, economic, and cultural conditions that influence the life of humans or a community.
d. Any building, structure, machine or other device or thing made by humans.
e. Any solid, liquid, gas, odour, heat, sound, vibration, or radiation resulting directly or indirectly from human activities.
f. Any part or combination of the foregoing and the interrelationships between any two or more of them.

2.5.4 Development of the Environmental Assessment

Following approval of the ToR by the Minister, the Town may proceed with the preparation of the EA document. The EA process will be comprised of three phases, as shown in **Figure 2-1**.

FIGURE 2-1: Development of the Environmental Assessment



PHASE 1: Evaluation and Assessment of Alternative Methods

- Advance the background studies required to identify site constraints and potential 'environmental' impacts.
- The EAA requires a description of the environment that may be affected or reasonably expected to be affected, directly or indirectly, by the alternatives and the undertaking. A description of the environment is provided in **Section 6** of this ToR and will be updated in the EA.
- **Section 7** of this ToR presents the alternative methods. Alternative methods (i.e., vertical expansion, horizontal expansion, or a combination thereof) will be further reviewed as part of the EA. Preliminary designs would be advanced to inform the assessment of alternatives.
- Evaluate the alternative methods and recommend a preliminary preferred method to the undertaking. Identify any measures necessary to mitigate potential environmental impacts.
- The Study area for the proposed Southampton Landfill expansion, defined in this ToR, is preliminary in that a broad area is considered. This will be further refined as part of the evaluation and assessment of Alternative Methods.
- A preliminary statement of purpose is provided in the Proposed ToR. The problem or opportunity may be revisited as additional information becomes available.
- Circulate the Draft EA Study Report (Version 1) for review and comment.

PHASE 2: Re-assessment of Alternative Methods

- In consideration of the consultation comments received, re-evaluate the alternative methods and identify a *'Preferred Method for Carrying Out the Undertaking'*.
- The preferred 'Alternative Method' will be carried forward for a more detailed assessment of potential effects and the development of mitigation plans to minimize impacts to the environment and monitoring measures.
- The problem or opportunity should be revisited as additional information becomes available. At the end of the planning process a detailed definition of the purpose of the undertaking will be provided.
- Circulate the Draft EA Study Report (Version 2) for review and comment.

PHASE 3: Council Resolution and EAA Submission

Following the development of the EA Report, the final EA document may be submitted to the MECP. If approval for the *'Preferred Method for Carrying Out the Undertaking'* is provided, the project can proceed to the detailed design and the acquisition of approvals from other agencies. The detailed design would be advanced as part of the Plan of Development & Operation that would be submitted to the MECP as part of an application for Environmental Compliance Approval.

3. POLICY FRAMEWORK FOR WASTE MANAGEMENT

The federal, provincial/territorial, and municipal governments each share a responsibility for waste management in Canada. While waste management in Canada is primarily regulated at the provincial level, waste and waste diversion may be impacted by regulations from all three levels of government (federal, provincial, and municipal). Waste management and recycling regulations in Ontario are applied to two general categories where wastes are generated, specifically the residential sector and the Industrial, Commercial, and Institutional (IC&I) sector.

The Ontario Ministry of the Environment, Conservation and Parks (MECP), and its Waste Management Policy Branch is responsible for the development of policies, regulations, and legislation related to waste management in the province. While residential waste management and recycling services are mandated by the provincial government, they are primarily carried out by the municipality. Municipalities are responsible for developing their own waste management programs; however, these programs must meet the requirements of the Environmental Protection Act, detailed in **Section 3.2**. In contrast, members of the IC&I sector are themselves responsible for complying with waste related regulations.

The following provides a brief overview of the policies and strategic initiatives related to waste management, and the Town's role in relation to these. A general overview of the current regulatory framework for waste management governing municipal waste management activities in Ontario, that are considered applicable to this Study (e.g., Acts and regulations), is provided in **Table 3-1**. Shaded cells represent Acts and Regulations that are discussed in greater detail in this **Section 3** of the ToR.

TABLE 3-1 Provincial Regulatory Framework for Waste Management

1. Environmental Protection Act (EPA)

The EPA requires that all waste managers (i.e., those involved in generation, collection, transfer/processing, or disposal of waste, unless exempted) obtain approval from the MECP to ensure waste is appropriately managed. The Act also provides authority for the MECP to inspect and enforce the regulated party's compliance with the province's rules and regulations.

Reg. 347 General - Waste Management (under EPA R.S.O. 1990, c.E.19):

O.Reg.347 is part of the Environmental Protection Act and provides the foundation for waste management in Ontario. The purpose of this regulation is to focus on waste management, specifically on waste disposal in a manner that ensures public health and safety is maintained. This regulation categorizes and sets standards for the management of different types of waste and provides specific exemptions for approval requirements. Regulations included in this regulation pertain to the water generator, waste carrier and waste receiver requirements, including waste disposal sites and waste management systems.

O.Reg.101/94 Recycling and Composting Municipal Waste: Part II of the regulation outlines requirements for Blue Box Waste Management Systems and Leaf and Yard Waste Systems. It requires municipalities with 5,000 or more people to implement and operate curbside recycling programs and to implement programs for home composters. Municipalities with 50,000 or more people must operate a program that collects or accepts leaf and yard waste for diversion.	**O.Reg.102/94 Waste Audit and Waste Reduction Work Plans:** Requires owners or operators of designated establishments, including schools, retail, construction and demolition projects, hospitals, hotels, motels, office buildings, restaurants, and large manufacturers that meet or exceed specified size thresholds or other criteria to conduct a waste audit, develop and implement a waste reduction work plan and update the audit plan annually.
O.Reg.103/94 IC&I Source Separation Programs: Requires owners or operators of establishments listed in Ontario Regulation 102/94 and of multi-unit residential buildings with six or more units to have source separation programs for specified wastes and to make a reasonable effort to ensure that these wastes are reused or recycled.	**O.Reg.104/94 Packaging Audits and Packaging Reduction Work Plans:** Requires manufacturers, packagers and importers of packaged food, beverage, paper, or chemical products above a minimum size threshold to conduct a packaging audit and implement a packaging reduction work plan.

O.Reg.232/98 Landfilling Sites (under EPA R.S.O. 1990, c.E.19):

Outlines the design and operation requirements for new, or expansion of existing (i.e., optimization), landfill sites proposed after August 1, 1998. Includes requirements for detailed background studies including, but not limited to, hydrogeology and landfill gas.

2. Environmental Assessment Act (EAA) (R.S.O. 1990, Chapter E.18)

The EAA established a decision-making process used to promote good environmental planning. It ensures that environmental problems or opportunities and alternatives are considered, and their effects are planned for before development or construction takes place. A number of waste management activities may be subject to the Act, including the siting of new landfills or expansion of existing landfills.

O.Reg.50/24 Comprehensive Environmental Assessment Projects Regulation (under EAA R.S.O. 1990, c.E.18):

Under Part IV prescribes the waste management projects to which the EAA applies (e.g., new landfill sites or expansion of existing sites). Classifies waste management projects based on the type of waste to be used, the size, and in some cases, the ability of the planned facility to recover energy from waste in relation to EA requirements.

3. Waste-Free Ontario Act (Bill 151): November 30, 2016

The WFO Act comprises the Resource Recovery and Circular Economy Act (RRCEA) and the Waste Diversion Transition Act (WDTA). It aims to reduce waste generation by increasing resource recovery and moving toward a circular economy. A primary concept of the plan is that producers be responsible for the end-of-life management of their products and packaging. Under the Regulation, producers are responsible for meeting mandatory collection and recycling targets. The Resource Productivity and Recovery Authority (RPRA) enforces compliance with requirements to register, report, and meet collection and recycling targets.

Resource Recovery and Circular Economy Act, 2016, S.O.2016, C.12, Sched.1 (Regulations under this Act)

Blue Box (O.Reg.391/21): As the Blue Box transitions to a new regulatory framework and Stewardship Ontario prepares to wind up the organization after 2025, stewards (or 'producers') will temporarily have obligations to both Stewardship Ontario and the RPRA. Under the Resource Recovery and Circular Economy Act, producers will become responsible for the Blue Box Program. The Regulation will transition existing blue box services to producer responsibility according to the Blue Box Transition Schedule. The Town of Saugeen Shores is scheduled to transition in 2025.	**Hazardous and Special Products (O.Reg.449/21):** In October 2021, HSP transitioned to the IPR framework. The HSP program for the Municipality is operated by the Bruce County through the Orange Drop Program. The County typically provides two to three collection events per year. Under the Orange Drop program residents can drop-off hazardous materials free of charge. **Batteries (O.Reg.30/20):** As of July 2020, batteries transitioned to the IPR framework. Battery producers are responsible for collecting, reusing, refurbishing or recycling their batteries when discarded by customers. The batteries regulation applies to single use batteries and rechargeable batteries weighing 5kg or less.
Electrical & Electronic Equipment (O.Reg.522/20): In January 2021, Electrical and Electronic Equipment (EEE), specifically information technology, telecommunications and audio-visual equipment (ITT/AV), became the third material to be moved to the individual producer responsibility (IPR) framework under the Waste-Free Ontario Act. IPR for lighting equipment came into effect in January 2023.	**Tires (O.Reg.225/18):** In January 2019, tires were the first material to be moved to the IPR framework under the Waste-Free Ontario Act. As a registered collector, the Town accepts used tires from residents. These tires are recycled by tire producers (or Producer Responsibility Organizations), who are now directly responsible and accountable for meeting mandatory collection and recycling targets for used tires.

3.1 Federal Regulations

The federal government generally places the responsibility of municipal solid waste collection, diversion, (i.e., recycling, organic waste, etc.) and disposal operations on local municipal governments, while the provinces are responsible for approvals, licensing, and monitoring of operations. At the federal level, Environment and Climate Change Canada is engaged in waste management issues related to sustainable development, toxic substances, international movement, federal lands and operations, and air emissions (including greenhouse emissions). Regulations generally include the Canadian Environmental Protection Act and the Impact Assessment Act.

3.1.1 Canadian Environmental Protection Act

The Canadian EPA (1999), which was amended in June 2023 (Bill S-5), is the primary statute through which the federal government regulates and protects the environment and contributes to sustainable development through pollution prevention. Its accompanying regulations generally regulate the assessment and management of risks, the treatment and disposal of chemicals and hazardous waste, vehicle and engine emissions, equipment and other sources of pollution, and impact of environmental emergencies such as oil and chemical spills.

3.1.2 Impact Assessment Act (IAA)

In 2019 the federal EA system (i.e., the Canadian Environmental Assessment Act) was replaced with the IAA. The IAA focuses on federal environmental reviews for projects that are within federal legislative authority and aims to protect components of the environment from significant adverse environmental effects.

The IAA applies to large scale 'designated projects' such as power generation facilities, marine terminals, major mines, interprovincial bridges, and large dams. Designated projects are defined in the Physical Activities Regulations (also known as the Project List). The types of activities identified in the Project List would be subject to a federal impact assessment, ensuring comprehensive review of potential environmental, social, economic, and cultural impacts. In addition, the IAA also includes a process for considering whether to designate a project that is not identified in the Physical Activities Regulations.

Designation Requests: Designating a Project not on the Project List

As described in the Operational Guideline: Designating a Project under the IAA (Revised – June 2024), the IAA provides a process that enables the Minister of the MECP (the Minister) to designate a proposed project that is not on the Project List. Under subsection 9(1) of the IAA, the Minister may, upon request or on their own initiative, designate a project that is not on the Project List. Designation requests may come from:

- The public
- An Indigenous community
- A non-governmental organization
- A federal authority
- The IAA
- Another jurisdiction
- The proponent

This enables the Minister to consider exceptional circumstances such as where (i) a project is proposed in an environmentally sensitive location, (ii) there is potential for the project to cause adverse effects within federal jurisdiction or adverse direct or incidental effects, or (iii) there is a new or unique type of project that was not contemplated when the Project List was developed.

Navigable Waters

Navigable waters are considered under both the Canadian Navigable Waters Act (CNWA) and the IAA. In general, the IAA requires consideration of potential impacts on navigable waters, while the CNWA regulates works within those waters to ensure navigation is protected.

The Canadian Navigable Waters Act includes a list of navigable waters that are listed in the Schedule of the Act. Lake Huron, including the mouths of all connecting waterways, is listed as a 'scheduled' waterway. However, the CNWA protects the right to navigate all navigable waters, regardless of whether they are scheduled or not. As such, the Saugeen River is also subject to the regulations of the Navigation Protection Program. Provided that the undertaking will not involve works in, on, over, under, through or across the Saugeen River, the CNWA does not apply to the proposed undertaking.

Applicability of the IAA to the Undertaking

The Southampton Landfill Site is not located in whole, or in part, within a National Park or Protected Area. In consideration of the proposed project activity and location, the proposed undertaking is not identified as a designated project under the IAA.

Further, the IAA mandates federal impact assessments for projects that may cause significant adverse environmental effects, including those related to navigable waters. The IAA requires that the impact of a project on navigable waters be considered as part of the assessment process. The IAA emphasizes consideration of Indigenous rights and knowledge, including projects that may impact navigable waters used for traditional purposes. Although the existing small-scale landfill and proposed expansion area are situated greater than 500 meters from, but within 1,000 meters of, a non-scheduled navigable waterway under the CNWA, significant adverse impacts to the Saugeen River are not anticipated. Potential impacts to the Saugeen River will be reviewed in greater detail in the Hydrogeological Investigation.

Based on our review, there is no requirement under the IAA and designation of this project under the IAA would not likely be applicable to this undertaking.

3.2 Provincial Regulations

3.2.1 Environmental Protection Act (R.S.O. 1990, c.E.19)

The MECP Waste Management Policy Branch is responsible for (i) the development of policies, regulations, and legislation related to waste management in Ontario and (ii) programs for the management of both hazardous and non-hazardous waste, to ensure proper waste handling and disposal and to encourage waste minimization, diversion, and recycling initiatives.

While there are numerous statutes that deal with the protection of the environment, the Environmental Protection Act (EPA) is the key environmental protection statute in Ontario. With respect to waste, the EPA and associated regulations contain detailed provisions dealing with the management of waste in Ontario. The EPA generally sets out broader requirements, with the details being outlined under the associated regulations. As such, the provisions of the EPA should be cross-referenced with the regulations under the Act. For example, the EPA outlines the basic requirements for waste management, however O.Reg.347 establishes the details on how waste should be categorized and handled. The EPA also deals with the discharge of contaminants into the natural environment in an amount, or concentration, in excess of the associated Regulation.

An Environmental Compliance Approval (ECA) is required to use, operate, establish, alter, enlarge, or expand a waste management system or waste disposal site. A waste management system is defined to include *'any facility or equipment used in, and any operations carried out for, the management of waste including the collection, handling, transportation, storage, processing, or disposal of waste'*. At the Southampton Landfill, the use and operation of the waste disposal and transfer site is currently approved under Section 20.2 of Part II.1 of the EPA, R.S.O. 1990, c.E.19 through its Environmental Compliance Approval (ECA No. A273101).

3.2.2 Waste-Free Ontario Act (Bill 151)

In 2016 the Waste-Free Ontario Act was proclaimed, and with this new waste diversion legislation aimed at managing waste from both the residential and IC&I sector, the former Waste Diversion Act was repealed. The Waste-Free Ontario Act is comprised of the following:

i. Resource Recovery and Circular Economy Act (RRCEA)
ii. Waste Diversion Transition Act (WDTA)

The legislation is accompanied the *'Strategy for a Waste Free Ontario: Building a Circular Economy'*, which lays out Ontario's vision for a circular economy and includes goals for a zero-waste Ontario with zero greenhouse gas emissions from the waste sector and the *'Food and Organic Waste Policy Statement'* (RRCEA, Section 11). The Waste-Free Ontario legislation and its associated strategies were considered in the supporting document entitled *'Residual Waste Projection Analysis: 40-year Planning Horizon'*, enclosed in **Appendix C**. An overview is provided below.

Legislation: RRCEA and WDTA

The legislation is intended to address the problem of waste generation by putting materials destined for the landfill back into the economy (i.e., increasing resource recovery via recycling/reuse) and moving toward a circular economy. A key component of the circular economy is that producers are responsible for the end-of-life management of their products and packaging. This responsibility extends throughout the product's lifecycle, including its design, manufacturing, packaging, transportation, product use, and diversion or disposal. This is known as Individual Producer Responsibility (IPR).

The goal is to decrease the need for waste disposal through various methods of waste reduction including, but not limited to, recycling programs, increased resource recovery, and decreased packaging. As outlined by the Resource Productivity and Recovery Authority (RPRA), with the Waste-Free Ontario Act *'Ontario is shifting from a linear economy to a circular economy. In a linear economy, natural resources are extracted, manufactured into products, consumed, and then thrown away. In a circular economy, products and packaging are designed to minimize waste and then be recovered, reused, recycled, and reintegrated back into production'*.

Strategy for A Waste-Free Ontario: Building a Circular Economy

In February 2017, the Province approved a plan for resource recovery and waste reduction known as the *Strategy for a Waste-Free Ontario: Building the Circular Economy*. The strategy outlines the plan to reduce landfilled materials that could otherwise be re-used, recycled, composted and reintegrated back into the economy. The Strategy provides the guiding principles needed to work toward the elimination of waste and establishes various diversion goals and milestones. It includes several actions to help achieve its goals, such as the transition to the IPR framework, the implementation of a framework to reduce the volume of food and organic waste going to the landfill, and increased resource recovery across all sectors by requiring the industrial, commercial and institutional sectors to divert more of the waste they produce from landfills.

The Waste-Free Ontario legislation includes an implementation plan (or strategy) to work towards systematically avoiding and eliminating the volume of waste, while maximizing the conservation and recovery of resources. The ultimate goals are to achieve a zero waste Ontario and zero greenhouse gas emissions from the waste sector. The province intends to continue to mark its progress towards the interim targets of 30% diversion by 2020, which provincially has been achieved, 50% by 2030, and 80% diversion by 2050. These diversion targets were considered in the residual waste projection analyses (**Appendix C**).

Food and Organic Waste Policy Statement (April 2018 - s.11 of the RRCEA)

A second key proposed action towards a Waste-Free Ontario is the development of Ontario's Food and Organic Waste Action Plan to reduce the volume of food and organic waste going to the landfill. As per the Food and Organic Waste Policy, the waste reduction and diversion target for municipalities in Southern Ontario subject to Policy 4.2(ii) is 50% waste reduction and resource recovery of food and organic waste generated by single family dwellings in urban settlement areas.

It is projected that the Town's population will be approaching 20,000 persons at about the same time as the Southampton landfill will be reaching capacity (i.e., circa 2030-2032). At that time, the Town of Saugeen Shores will be subject to Policy 4.2(ii) and Policy 4.5 of the Food and Organic Waste Policy. Under the current policy statement, when the population reaches the 20,000 person threshold the Town will be required to provide a program to facilitate the collection of food and organic waste, however, the provision for curbside collection of organics would not be a requirement. A diversion program for food and organic waste would need to be offered to single-family dwellings (i.e., residential properties with five or less units) within the Town's urban settlement areas, including Southampton and Port Elgin. The Town is pursuing a source separated organics program feasibility study in 2025 that will review options for green waste diversion. The diversion of food and organic waste was considered in the residual waste projection analyses enclosed in **Appendix C**.

3.3 Planning Policies

3.3.1 Planning Act

The Planning Act regulates land use planning in the Province of Ontario and is administered by the Ministry of Municipal Affairs and Housing and municipal governments. Projects may require approval under the Planning Act, such as an amendment to an Official Plan, a change in zoning, and/or a minor variance to a zoning by-law. The Planning Act requires public consultation for these land use applications.

Ontario Planning Act applications are separate from the EA but may share impact assessment studies and other common elements. An Official Plan amendment and Zoning By-Law amendment would be required to support optimization of the Southampton Landfill Site as a significant proportion of the existing landfill property is currently zoned as agricultural lands, specifically the area that lies beyond the approved landfill area and the transfer station which are currently zoned for waste disposal (WD). The Town will commit to completing an official plan and zoning amendment as identified through the development of the EA, including consideration for a further defined area requiring re-zoning.

3.3.2 Provincial Planning Statement (2024) and Land Use Planning

The Provincial Planning Statement (PPS, 2024), which is issued under Section 3 of the Planning Act, provides policy direction on matters of provincial interest pertaining to land use planning and development. As a key element of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land. The PPS supports appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The lower tier governments are responsible for the implementation of the provincial policies through their Official Plan and planning related decisions. Therefore, the policies of the PPS are complimented by the Bruce County and the Town of Saugeen Shores Official Plans.

The PPS provides Waste Management Policy which states that *'waste management systems need to be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste management'*. The PPS points out the need to facilitate, encourage, and promote reduction, reuse, and recycling initiatives. In addition, it requires that waste management systems be located and designed in accordance with provincial legislation and standards and directs planning authorities to consider the implications of development and land use patterns on waste management and diversion.

D-4 Land Use On or Near Landfills and Dumps

The MECP provides land use guidelines though its *'D-4 Land Use On or Near Landfills and Dumps'*. These guidelines are intended to direct what types of land uses are appropriate near landfilled waste (i.e., municipal and IC&I waste and/or sewage sludges). Application of the guideline extends to land use on, or near, operating

and closed landfill sites and are also to be considered when looking to establish a landfill site. The guideline outlines various environmental considerations when land use is proposed near an operating site including, but not limited to, landfill-generated gases, ground and surface water contamination by leachate, litter, visual impacts, dust, noise, air quality and surface water run-off. These will be considered as part of the technical studies to be completed to support the development of the EA.

The guideline also provides direction for land use restrictions and buffer areas, as follows:

- Each site should have an on-site operational buffer of a minimum of 30 meters. No land use may take place within 30 meters of the perimeter fill area. It is noted that the existing landfill footprint extends to within this 30 meter buffer. Contaminant attenuation zones have been established to ensure that applicable land use restrictions apply.
- An operational/maintenance buffer in the range of 60 to 100 meters is encouraged. A buffer of 100 meters from the southerly and westerly property boundaries has been considered in the determination of the area available for landfill expansion (**Figure 4-1**) along with other buffer considerations (i.e., natural heritage constraints). The expansion area, and associated operational buffers, will be further refined as part of the development of landfill site development alternatives.
- The most significant environmental impacts typically occur within 500 meters of the perimeter of the fill area. Accordingly, it is recommended that this be used as a study area for land use proposals. The study areas proposed for the various 'environmental' considerations identified for further review as part of the EA are discussed in **Section 6.1**.

3.3.3 County of Bruce Official Plan

As an upper tier government, Bruce County establishes land use planning policies in the Bruce County Official Plan (BCOP) and supports its lower-tier municipalities with waste diversion initiatives to promote environmental sustainability. The County is currently undergoing an Official Plan review. The purpose of the Bruce County Official Plan is to establish a policy framework to guide physical, social, and economic development of the County, while protecting the natural environment. The Plan recognizes the need for long-term waste management and solid waste disposal as well as the importance of waste diversion, including reduction, reuse, and recycling. The County's Waste Management Plan assigns certain waste management responsibilities to the County and certain responsibilities to the municipalities.

According to the Official Plan, the County and the municipalities within the County share diversion responsibilities with the intent of taking advantage of the economies of scale and expertise that can be offered by County involvement as well as utilizing local municipal services. The Official Plan also notes that a successful diversion program is dependent on recognizing the common goal of maximizing diversion of waste from landfills and on communication and cooperation between the County and the lower-tier Municipalities.

County involvement is currently limited to the management of a Hazardous and Special Products collection program. Local municipalities currently manage their solid waste disposal needs via the operation of their own respective waste management facilities (i.e., landfill sites) or via third-party disposal and are responsible for the implementation of waste diversion programs offered to their communities.

3.3.4 Town of Saugeen Shores: Strategic Initiatives

The Town of Saugeen Shores has its own Official Plan and strategic initiatives, but for general planning purposes the Town complies with the County direction for waste management and diversion. The Town's most recent Official Plan was adopted by Council on December 10, 2012. The Official Plan has a 20-year planning horizon, and the current plan is expected to remain in place until 2031.

The Official Plan for the Town outlines its commitment to encourage the use of energy efficient and environmentally sound waste disposal practices and to encourage composting and recycling programs. The Town's Official Strategic Plan for 2023 to 2027 identified environmental sustainability as a key component of its strategic vision for the community. This commitment is reflected in various strategic directions and actions including the following:

Climate Change Mitigation and Adaptation: The Town will continue to actively promote measures that mitigate and adapt to climate change, this includes ongoing initiatives for waste diversion aimed at reducing waste.

Performance Measures: The Town will continue to review its annual diversion rates.

3.4 Consultation with Indigenous Communities and Organizations

It is recognized that consultation with Indigenous communities and organizations is separate and distinct from engaging with the public and agencies as they may have specific issues or concerns other than those identified by other interested parties. The Town of Saugeen Shores understands the requirement for consultation with, and the benefit of participation by, Indigenous communities and organizations alongside the Environmental Assessment process. The Saugeen Ojibway Nation, as a holder of Aboriginal and Treaty Rights, and Métis communities and organizations will be consulted about the Environmental Assessment process, as well as any background studies and/or subsequent permitting, approval, and licensing requirements.

3.4.1 Saugeen Ojibway Nation: Aboriginal Rights-Holders

The land on which the Town of Saugeen Shores operates is part of the ancestral and treaty lands of the Saugeen Ojibway Nation. The Town acknowledges the Territory of the Anishinaabek Nation: The People of the Three Fires known as Ojibway, Odawa, and Pottawatomi Nations and further recognizes the Chippewas of Saugeen, and the Chippewas of Nawash, known collectively as the Saugeen Ojibway Nation, as the traditional keepers of this land.

Based on the Alternatives being considered, the Town's future waste management strategy may have the potential to affect Aboriginal and Treaty Rights protected under Section 35 of Canada's *Constitution Act* 1982. Consultation is required to ensure that constitutionally protected rights will be accommodated and any potential impacts to Aboriginal and Treaty Rights, noting harvesting rights and commercial fisheries (i.e., Lake Huron), can be properly mitigated. Where the Crown's duty to consult is triggered in relation to a proposed project, certain procedural aspects of rights-based consultation may be delegated by the MECP to the proponent.

3.4.2 Historic Saugeen Métis (HSM)

The Historic Saugeen Métis represent the descendants of Métis in the historic Saugeen community prior to settlement. The community has been centralized around the mouth of the Saugeen (current day Southampton) and Menesetung (Maitland River, current day Goderich) and up the Saugeen (Bruce) Peninsula since the 1820's. The Métis territory encompasses the lands and waters of the Saugeen (Bruce) Peninsula, the Lake Huron proper shoreline and its watersheds. The community extends along greater than 275 kilometers of Lake Huron shoreline from Tobermory to south of Goderich, and includes the counties of Bruce, Grey and Huron.

The HSM are a distinctive Indigenous community with a unique Métis history and culture who lived, fished, hunted, trapped, and harvested. They are descended from unions between European traders and First Nations Women. The HSM, also known as the Lake Huron Watershed Métis, is involved in lands and resources issues, including environmental assessments of projects within the HSM territory. The HSM and Métis organizations were included in the consultation process for the Terms of Reference on an interest basis and will continue to be consulted through the Environmental Assessment. (Source: https://saugeenmetis.com)

4. DESCRIPTION OF THE RATIONALE FOR THE UNDERTAKING

This section describes the opportunity for the Town to continue to manage the waste generated by the community locally and the rationale for the proposed expansion of the Southampton Landfill site through optimization of its existing facility. It discusses the need for additional landfill capacity and the rationale for the 40-year planning horizon. It includes an overview of the existing waste management system, a review of waste quantities and volumes currently managed by the Town, and a review of projected residual waste generation and disposal requirements for the 40-year planning horizon.

4.1 Description of Existing Southampton Landfill Site

4.1.1 History of Landfilling in the Town of Saugeen Shores and Compliance Approvals

As a result of the amalgamation that occurred in 1998, the Town owns two landfill sites including the Southampton Landfill and the Port Elgin Landfill, shown on **Figure 1-2**. Landfill operations at the Southampton Landfill site reportedly began in 1965 and at the Port Elgin Landfill Site in 1978. The Port Elgin site remained active until July 2007, at which time the landfill reached its approved capacity and subsequently closed. Currently, the closed landfill site is used as a municipal dog park and includes walking trails as approved in the closure plan for the site. **Table 4-1** provides a general timeline highlighting key changes to, and approvals for, the municipal landfill sites since operations were documented.

All of the Town's landfill operations now occur at its Southampton Landfill Site, with the site now forming a key component of the Town's waste management infrastructure. The site is located at 126 Concession 14, east of the community of Southampton within Part of Lots 10, 11 and 12, Concession 15, in the former Township of Saugeen. Operations are governed by Environmental Compliance Approval (ECA) No. A273101. It is noted that the ECA limits the acceptance of waste to that generated within the Town of Saugeen Shores.

The ECA for the Southampton Landfill recognizes the use and operation of a 20.2 hectare (50 acre) waste disposal/transfer site within a total site area of 80.43 hectares (199 acres). As shown on **Figure 4-1,** the total site area includes approximately 60 hectares (150 acres) of lands to the north and west of the approved landfill area. An area encompassing 26.3 hectares has been delineated for potential landfill expansion. This area will be further refined through the EA process.

TABLE 4-1: Landfill Operations and Approvals Timeline for the Town of Saugeen Shores

Year	Type	Description
Southampton Landfill Site		
1965	Operations	Landfilling at the Southampton Landfill Site commences
1980	Approval	ECA No. 273101 issued for the Southampton Landfill Site
1997	Approval	1. ECA amended to recognize the Plan of Development and Operation (PDO) for Phase I of landfill development. 2. ECA for Stormwater Management issued for the Southampton Landfill Site
2000	Operations	All waste collected from within the Town transported to the Port Elgin Landfill. Waste accepted at the Southampton Landfill limited to deliveries of municipal waste.
2002	Operations	Construction of a Stormwater Management Wetland (SWM-A) and an Infiltration Basin (IB1) was completed.
2003	Approval	Approval for Sewage Works issued and Infiltration Basins 2&3 (IB2 & IB3) subsequently constructed between 2006 and 2011.
2005	Approval	ECA amended to reflect the Town's name change to the Town of Saugeen Shores and to permit the acceptance of municipal waste from the entire Town.
2007	Operations	Port Elgin Landfill Site filled to its approved capacity and closed. Capping of the landfill was completed in September 2007. All municipal waste from the Town directed to the Southampton Landfill.

Year	Type	Description
2011	Approval	Amended ECA No. 0849-8L7JN9 issued for stormwater management at the Southampton landfill.
2012	Approval	ECA amended to recognize the Plan of Development and Operation (PDO) for Phases II and III of landfill development.
2016	Approval	ECA amended to permit the construction and operation of a parking lot used to alleviate traffic and parking constraints at the Southampton Landfill Site.
2020	*Planning*	*A Waste Management Master Plan is completed for the Town. Plan identifies optimization of the Southampton Landfill Site as a preliminary preferred long-term solid waste management alternative.*
2022	Approval	ECA Amended to recognize the construction of an improved waste receiving and transfer area.
Port Elgin Landfill Site		
1978	Operations	Landfilling at the Port Elgin Landfill Site commences
1983	Approval	Application for Approval of Waste Disposal Site with supporting documentation was submitted in 1982. ECA No. 273102 for the Port Elgin landfill was issued in 1983.
2003	Approval	ECA amended to recognize the change in name and service area, from the Town of Port Elgin to the Town of Saugeen Shores.
2006	Approval	ECA amendment approving the Closure and Post-Closure Plan.

4.1.2 Landfill Capacity

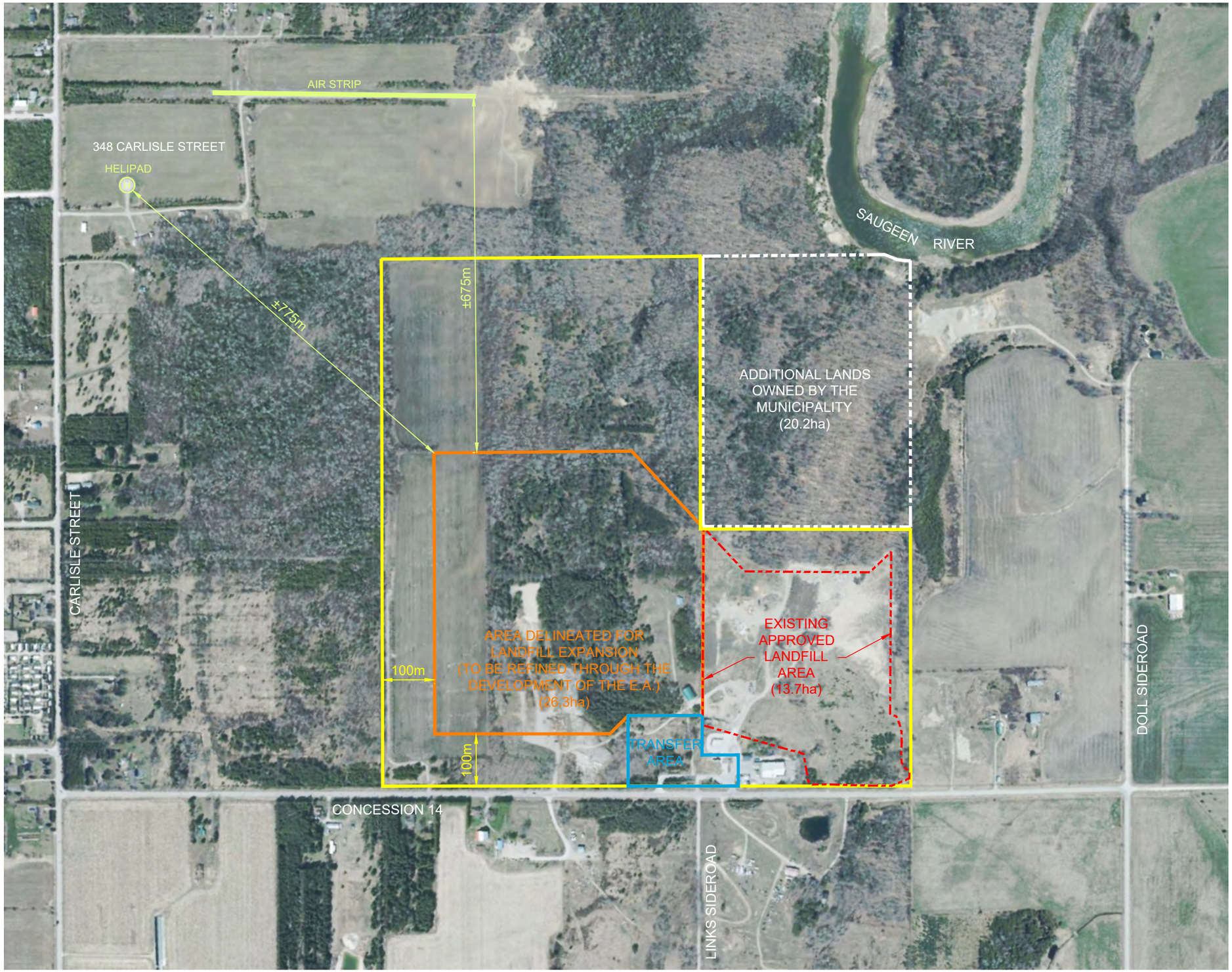
The total approved capacity of the Southampton Waste Disposal Site is 493,000 m^3 for waste, interim cover, and final cover. In consideration of the 102,250 m^3 required for final cover, it is estimated that the Southampton Landfill has an approved volumetric capacity of 390,250 m^3 for waste and interim cover. In January 2020, a full volumetric survey was conducted for the entire landfill footprint. Based on the comprehensive survey, as of the end of 2019 a capacity of 155,000 m^3 remained for waste and interim cover. The following **Table 4-2** summarizes the landfill volume estimates since that time.

TABLE 4-2: Landfill Volume Capacity (Waste and Interim Cover) and Remaining Site Life

YEAR	Units	2019	2020	2021	2022	2023
Total Approved Capacity	(m^3)	390,250	390,250	390,250	390,250	390,250
Capacity Used During Year	(m^3)	19,250	11,300	13,700	12,800	11,700
Capacity Used (Year-end)	(m^3)	235,250	246,550	260,250	273,050	284,750
Remaining Capacity (Year-end)	(m^3)	155,000	143,700	130,000	117,200	105,500
Remaining Site Life (±)						
At 5-year average fill rate (13,750 m^3)	Years	11.3	10.4	9.5	8.5	7.7

Notes:
1. A survey of the entire landfill area was completed in March 2024. Based on the comprehensive survey, as of the end of February 2024, a total capacity of approximately 106,000 m^3 remained for waste and interim cover.
2. The reported landfill capacity used is estimated annually through routine surveys limited to the active area(s) of the landfill, typically completed in the late fall.
3. The level of accuracy for the annual landfill volume estimates is about ±5% to 10%.

As of the end of 2023, the remaining capacity at the Southampton Landfill was estimated to be 105,500 m^3 for waste and interim cover. Based on the average fill rate over the five-year period between 2019 and 2023, the remaining Site life was estimated to be in the range of 6 to 8 years. This remaining capacity estimate was confirmed by the survey noted in **Table 4-2**, thereby establishing the fill rate as representative. Therefore, it is estimated that the Southampton Landfill will reach its approved capacity sometime between 2030 and 2032. This will ultimately depend upon the rate of development and population growth within the Town, and the success of the Town's waste diversion initiatives.



2401298
Town of Saugeen Shores
Waste Management EA

PROJECT NORTH

SCALE : 1:7,500
NOVEMBER 2024

SOUTHAMPTON LANDFILL SITE PLAN SHOWING AERODROME FACILITY (SOUTHAMPTON AIRPORT)

Part Lots 10-12, Concession 15
Town of Saugeen Shores
County of Bruce

Figure No. 4-1

GEI Consultants

4.2 Waste Diversion Initiatives

4.2.1 Existing Waste Diversion Initiatives

The Town currently provides various recycling programs and diversion opportunities to residents and is actively investigating, and continues to be prepared to consider, additional reduction and reuse opportunities. Diversion is achieved at the Town's Transfer Station located at the Southampton Landfill Site and at several waste diversion depots for select waste streams. A summary of the Town's existing waste diversion initiatives is provided in **Table 4-3.**

TABLE 4-3: Waste Diversion Initiatives – Managing Authority and Depot Locations

DIVERSION STREAM	Comments (Alternate Depot Locations)
Southampton Landfill (No Tipping Fee)	
Blue Box Recyclables	Curbside Pick-up (Bi-weekly)
Cardboard	Port Elgin Sewage Treatment Plant & Public Works Garage
Electrical & Electronic Equipment (EEE)	
Used Tires	Local mechanic shops (managed by others)
Propane Tank Recycling	
Fluorescent Bulb Recycling	
Film Plastics	Public Works Garage
Mercury Containing Goods	
Household Batteries	Municipal Office and Public Libraries
Southampton Landfill (Tipping Fee Applied)	
Scrap Metal and White Goods (Tagged only)	
Mattresses and Box Springs	
Brush, Stumps, and Clean Wood	This is ground up and used as daily cover
Other	
Hazardous and Special Products (HSP)	Events managed by Bruce County
Leaf and Yard Waste	Southampton Yard Waste Site

Note: Waste diversion streams are managed by the Town of Saugeen Shores, unless otherwise noted.

4.2.2 Working Towards the Province's Waste Diversion Goals and Targets

The Waste-Free Ontario legislation is accompanied by the *'Strategy for a Waste Free Ontario: Building a Circular Economy'*, which lays out Ontario's vision to increase waste diversion rates and improve resource recovery through better end-of-life management for products and packaging and the *'Food and Organic Waste Policy Statement'* (RRCEA, Section 11). Although it is recognized that additional waste disposal is needed to meet the future needs of the province, the Waste-Free Ontario Act reinforces a shift from waste disposal to waste diversion, ultimately aiming to reduce the quantity of waste generated and requiring disposal.

The Town is committed to ensuring its policies and strategic initiatives continue to assist the province in meeting its diversion goals. The Town continues to actively seek and implement waste diversion programs, with the goal of reducing waste requiring disposal. In addition, the Town intends to further explore opportunities for the implementation of a food and organic waste diversion program within its community. It is recognized that organic waste diversion programs, often referred to as source separated organics (SSO) or green bin programs, provide the Town the greatest opportunity to increase diversion. Preventing food waste from entering the residual waste stream will provide a significant opportunity to the Town to work towards meeting the waste diversion targets set out in the Waste-Free Ontario legislation.

As the Town continues to grow, the Food and Organic Waste Policies will need to be considered. It is projected that the Town's population will be approaching 20,000 persons at about the same time as the Southampton landfill will be reaching capacity (i.e., circa 2030-2032). As per the Food and Organic Waste Policy Statement, the Town will be required to collect food and organic waste from single-family dwellings (i.e., residential properties with five or less units) in urban settlement areas with a target of reducing food and organic waste by 50%. This diversion target is specific to the residential sector. The policy has led to many communities across Ontario adopting a curbside green bin program. Household food and organic waste is estimated to make up approximately 30% of municipal solid waste.

The Town is pursuing a source separated organics program feasibility study in 2025 that will review options for green waste diversion. It is estimated that, depending on the method and technology selected, an organics management program (i.e., green bin program) could take between two and five years to implement.

4.3 Community Profile and Demographics

Saugeen Shores is located along the shores of Lake Huron in Bruce County, where shown on **Figure 1-1**. The County of Bruce is itself comprised of a total of eight rural municipalities and two territories. The municipalities and territories situated within the County and their corresponding populations are summarized in **Table 4-4**.

TABLE 4-4: Municipalities and Territories within Bruce County and Population Counts (2021)

MUNICIPALITY /TERRITORY	Distance from Landfill Area (km)*	Population (2021) (persons)	Area (km^2)	Density (Persons/km^2)
Town of Saugeen Shores		15,908	170.19	93.5
Municipality of Arran-Elderslie	0.6 km	6,913	458.76	15.1
Town of South Bruce Peninsula	1.8 km	9,137	530.61	17.2
Saugeen Reserve No.29	2.2 km	784	41.4	18.9
Municipality of Kincardine	14.5 km	12,268	537.80	22.8
Municipality of Brockton	18 km	9,784	564.64	17.3
Township of Huron-Kinloss	38 km	7,723	440.73	17.5
Municipality of Northern Bruce Peninsula	42 km	4,404	775.70	5.7
Municipality of South Bruce	44 km	5,880	486.86	12.1
Neyaashiinigmiing Reserve No.27	47 km	580	63.8	9.1

Note: 2021 populations presented exclude the undercount.

* Approximate distance between the existing landfill footprint and/or the delineated landfill optimization area and the nearest municipal boundary.

The Town of Saugeen Shores is characterized by an estimated 18 kilometers of shoreline along Lake Huron to the west along which the communities of Southampton and Port Elgin have been developed. According to the Statistics Canada Census Profiles, the Municipality had a population of 15,908 persons in 2021, with approximately 25% (3,993 persons) reported to reside in Southampton and 60% residing in Port Elgin (9,619 persons). The reported population does not include the relatively high number of seasonal residents and the influx of tourists during the summer months. Consistent with the Town's tourism industry, the dwelling counts reported by Statistics Canada indicate that a significant proportion of the dwellings within the Town of Saugeen Shores are seasonal. Of the reported 8,548 private dwelling units, approximately 20% (or 1,643 units) are occupied by seasonal residents.

Overall, the rural municipality covers a land area of approximately 170 km^2, with 6.4 km^2 encompassing the community of Southampton and 8.0 km^2 encompassing the settlement area boundary for Port Elgin. The Town is rather unique when compared to the surrounding jurisdictions in that an estimated 85% of its population is situated within urban communities, with 15% residing in the outlying rural areas. As shown in **Table 4-4**, the

average population density for the Town is much greater than the population density within other jurisdictions within Bruce County. The population density within the Town is approaching 100 persons per km^2.

According to Statistics Canada, the Town's average annual growth rate increased from 1.7% reported for the period between 2011 and 2016, to 3.2% reported for the period between 2016 and 2021. This unprecedented growth rate is expected to continue, or increase, with the anticipated large infrastructure projects at Bruce Power (i.e., the Town's largest employer) requiring contractors, consultants and additional full-time employees to move to Saugeen Shores. These projects include the Bruce Power Life-Extension Program, such as the Major Component Replacement (MCR) Projects (to sustain operations until 2064) and the potential of the Bruce C project, which aims to secure additional nuclear capacity at the Bruce Power site to support the province's growing energy needs.

4.4 Residual Waste Projections and Landfill Capacity Needs

The Town of Saugeen Shores completed a detailed assessment of the projected residual waste generation quantities and waste disposal needs for the period between 2030 and 2070. The details of the assessment are provided in a supporting document to this ToR entitled *'Residual Waste Projection Analysis: 40-year Planning Horizon'*, enclosed in **Appendix C**.

The document provides an assessment of the types and quantity of waste to be managed. It includes an overview of the relevant waste management regulations and policies, including associated provincial waste diversion targets (or goals), and a review of the Town's existing waste management system. Using this information, residual waste quantity projections for the Town are developed through the proposed 40-year planning horizon. The volume of landfill airspace capacity required to accommodate the Town's residual waste during this period is also estimated. The rationale and assumptions used in the development of the projected waste quantity and landfill capacity needs are also described.

The development of residual waste quantity projections took into account the following:

- The Town's population growth
- The existing waste management system, including waste generation and diversion rates
- The Waste-Free Ontario legislation and its associated strategies, including the existing and proposed provincial waste diversion targets.
- Food and Organic Waste Policy Statement, including its policies and diversion targets.

An overview of the existing waste management system, a review of waste quantities and volumes currently managed by the Town, and a review of projected residual waste generation and disposal requirements for the 40-year planning horizon is provided in this Section of the ToR.

4.4.1 Population Projections

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 in the Development Charges Background Study, it is estimated that the population of Saugeen Shores will grow by approximately 44% during the period between 2024 and 2042, from approximately 17,600 persons to 25,400 persons. This is equivalent to an annual growth rate of

2.46%. Using the reported 2021 census population and the population forecast of approximately 25,400 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% and the 2042 population forecast presented in the DFA Study, the population for the Town of Saugeen Shores was projected to the year 2070 to facilitate further estimations for the landfill capacity needs over the 40-year period between 2030 and 2070. Based on this assumption, it is estimated that the Town's population will increase to about 45,500 persons in 2070. A summary of the population projections, using the undercounts as a basis, is provided in **Table 4-5**.

Table 4-5: Population Projections (2021 to 2070)

YEAR	POPULATION	
	Excluding Undercount	Including Undercount
Based on the Development Charges Background Study (DFA, 2023)		
2021	*15,908*	*16,385*
2022	*16,293*	*16,782*
2023	*16,688*	*17,189*
2024	*17,083*	*17,596*
2025	17,478	18,003
2030	19,454	20,037
2035	21,617	22,265
2040	23,780	24,493
2042	*24,645*	*25,384*
Assumes a compound growth rate of 2.1%		
2045	----	27,019
2050	----	29,987
2055	----	33,280
2060	----	36,936
2065	----	40,992
2070	----	45,494

4.4.2 Existing Waste Quantities and Types

The recent performance of the Town's waste management system was reviewed to provide a baseline for the for the residual waste projections. The total tonnage of residual waste disposed at the Southampton Landfill Site and of waste diverted for the 5-year period between 2019 and 2023 was reviewed in detail in the Residual Waste Projection Analysis (**Appendix C**). A summary is provided below.

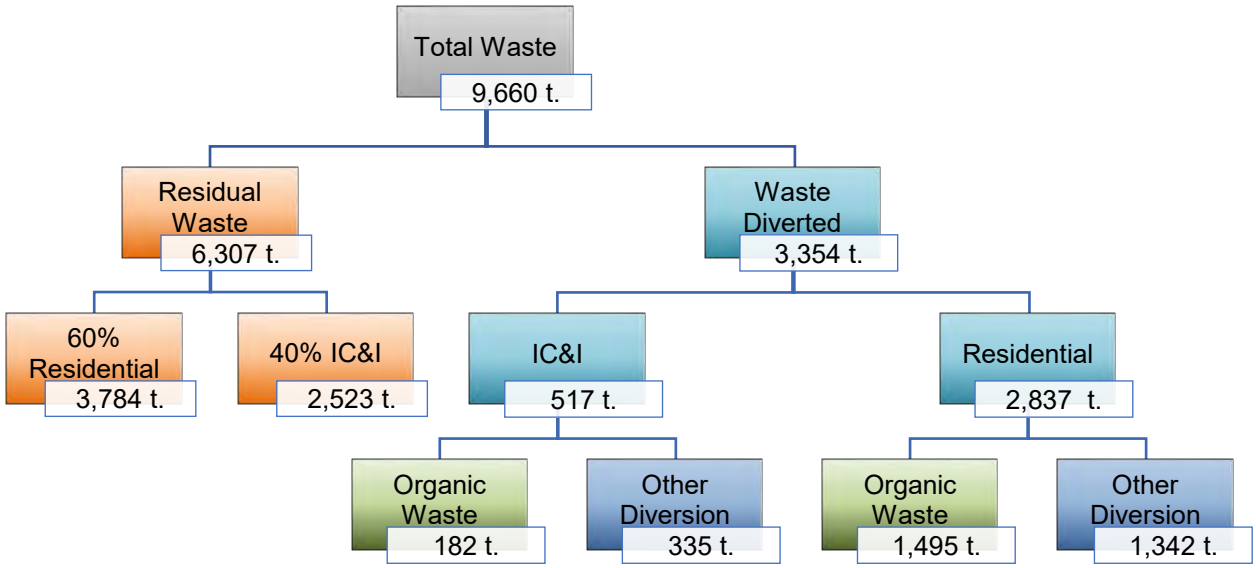
Based on Town records for waste received at the Southampton Landfill, the average total quantity of waste generated by the community is approximately 9,660 tonnes annually. In addition, the average waste diversion rate, defined as the total amount of divertible content (including recycling, reuse, and organics) divided by the total quantity of waste generated (i.e., waste diverted + residual waste), is about 35%. **Table 4-6** provides a summary of the total waste received, including the breakdown of residual waste disposed and waste diverted.

TABLE 4-6: Summary of Total Waste Quantities and the Waste Diversion Rate

YEAR	Total Waste Generated	Residual Waste	Diverted Materials	Diversion Rate
	(Tonnes)	(Tonnes)	(Tonnes)	(%)
2019	9,438	6,337	3,101	32.9%
2020	9,876	6,329	3,546	35.9%
2021	10,074	6,604	3,470	34.4%
2022	9,893	6,495	3,398	34.3%
2023	9,021	5,768	3,253	36.1%
Average	**9,660**	**6,307**	**3,354**	**34.7%**

Using the assumptions developed in the Long-Term Waste Management Plan (**Appendix A**), including that 40% of the residual waste generated in the Town can be attributed to the IC&I sector, a breakdown of the annual residual waste generation and diversion rates, by sector, is provided in **Figure 4-2**. In other words, it is assumed that residual waste, which represents approximately 65% of the total waste generated, is 60% residential waste and 40% IC&I waste. Taking the provincial average of 17% diversion in the IC&I sector and applying it to the Town's overall diversion, the resulting residential diversion rate is calculated to be 43%.

FIGURE 4-2: Residual Waste Generation and Diversion (2019 to 2023)



Within the Residual Waste Generation Analysis, estimates for waste generation and diversion on a kilogram's per capita basis were made. Based on the information available, the Town generates an average of an estimated 590 kg/capita of waste (residential and IC&I sector combined). From this the per capita residential waste generation rate (residual and diverted, combined) was estimated to be 404 kg/capita. This is consistent with the provincial average annual waste generation rate for the residential sector (Ontario Baseline Waste & Recycling Report, 2023). The per capita waste generation rates determined through this assessment, specific to the residential and IC&I sector, where used as a baseline for the projections of the Town's future residual waste generation quantities.

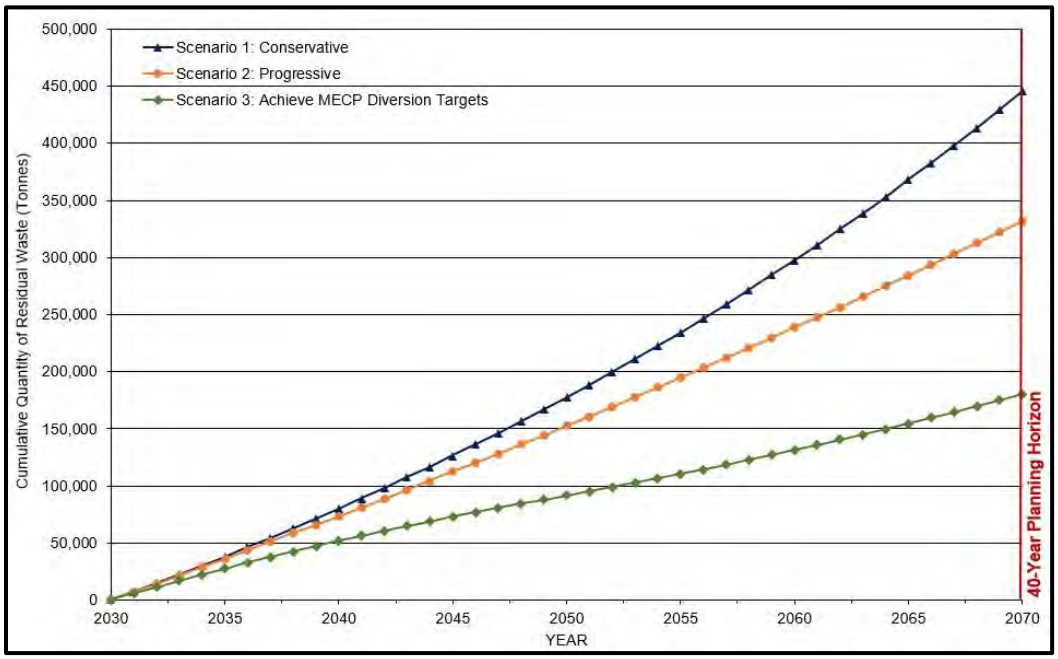
4.4.3 Waste Projections

Residual waste disposal projections were developed to estimate of the future quantity of residual waste (by weight) that may be generated by the Town over a period of 40-years. The total waste managed by the Town is divided into two main types of waste including Residential and IC&I. Current and projected diversion and disposal rates were developed for each waste type. Estimates of the Town's future waste disposal needs, projected to the year 2070, were developed using an annual per capita rate of residual waste generation and diversion (based on various assumptions applied over the 40-year planning horizon) and the Town's population projections.

Within the Residual Waste Projection Analysis provided in **Appendix C**, three (3) different residual waste quantity projections were developed. These accounted for the Town's projected population growth, the waste diversion gains resulting from the implementation of an SSO program within the Town, as well as a variety of diversion rates. Scenarios range from conservative, with no increase in the existing diversion rates beyond additional

diversion gains from the implementation of an SSO program, to meeting the interim waste diversion goals established in the Strategy for a Waste-Free Ontario of 30% by 2020, 50% by 2030 and 80% by 2050. The waste diversion goals are applicable to the combination of all sectors including residential and IC&I. It is noted that the Town is considered to have already exceeded the interim target of 30% diversion through the existing diversion programs.

FIGURE 4-3: Projected Residual Waste Capacity Needs: 40-year Planning Horizon (2030 to 2070)



The results of the three scenarios, which reflect estimates for conservative waste quantities where no additional diversion (beyond the 50% residential diversion target for SSO) is achieved to meeting the provincial waste diversion targets, estimate that the Town will generate in the range of between 180,000 tonnes and 445,000 tonnes of residual waste during the 40-year period between 2030 and 2070. The results are presented in **Figure 4-3**. These projection models are important to analyze to ensure that there remains sufficient capacity to accommodate growth in the event that the diversion targets are not fully realized. A 40-year planning horizon helps with this situation as well, providing for time (and space) to accommodate the real time residual waste while pursuing additional capacity through the planning processes.

Based on the assessment, it is recommended that the Progressive Scenario 2 be used to develop the residual waste quantity projections to be applied to the Town's Waste Management Project Environmental Assessment. This scenario considers food and organic waste diversion and the provincial diversion goals but provides an allowance for additional residual waste should interim timeline goals not be met. It provides a compromise between selecting a waste diversion rate that is too high, resulting in a situation where the Town has insufficient capacity to accommodate its long-term waste management needs and underestimating the waste diversion that will be achieved, resulting in the Town having oversized landfill infrastructure that could serve the community well beyond the 40-year planning horizon. Based on the Progressive Scenario, it is estimated that the Town will generate approximately 332,000 tonnes of residual waste over the 40-year period. The details of the assumptions and rationale applied to this analysis are presented in the Residual Waste Projection Analysis (**Appendix C**), a summary is provided in **Table 4-7**.

TABLE 4-7: Scenario 2 (Progressive) - Diversion Assumptions & Residual Waste Generation Rates

	2020	2025	2030	2040	2050	2060	2070	Total Residual Waste (2030 - 2070)
Provincial Waste Diversion Target								
(Goal applied Residential and IC&I)	**30%**		**50%**		**80%**			
Progressive Scenario (±67% of interim target by 2050, progressing to within ±80% of the diversion target [of 80% diversion] by 2070)								
Residential Diversion (%)		43%	50.0%	*55.4%*	60.0%	*65.5%*	70.0%	332,000 tonnes
Residential Diversion (kg/capita)		173	202	*224*	243	*265*	283	
IC&I Diversion (%)		17%	20.0%	*30.0%*	40.0%	*45.0%*	50.0%	
IC&I Diversion (kg/capita)		32	37	*56*	74	*84*	93	
Overall Diversion (%)		**34.7%**	**40.6%**	***47.4%***	**53.7%**	***59.1%***	**63.7%**	
Overall Diversion (kg/capita)		**205**	**239**	***280***	**317**	***349***	**376**	
Residual Waste Generated (kg/capita)		**385**	**351**	***310***	**273**	***242***	**214**	

4.4.4 Landfill Volume

The weigh scale data and annual topographic surveys, which determine the volume of landfill capacity used on an annual basis, can be used to forecast the volume of landfill airspace required. Based on the topographic surveys completed at the site between 2019 and 2023, the average annual fill rate at the existing Southampton Landfill Site is 13,750 m^3 (**Table 4-8**).

TABLE 4-8: Landfill Space Consumption Rates

YEAR	Units	2019	2020	2021	2022	2023	Average
Landfill Capacity Used During Year	(m^3)	19,250	11,300	13,700	12,800	11,700	13,750
Capacity Consumed by Residual Waste	(m^3)	15,400	9,040	10,960	10,240	9,360	11,000
Capacity Consumed by Interim Cover	(m^3)	3,850	2,260	2,740	2,560	2,340	2,750
Residual Waste Received	(tonnes)	6,337	6,329	6,604	6,495	5,768	6,307
Waste Compaction Density	(kg/m^3)	412	700	603	634	616	573

The compaction density is the amount of waste (in kilograms) that can be accommodated in one cubic meter of airspace within the landfill. The volume does not include the volume required for interim cover (i.e., daily and intermediate cover). Cover material is placed on the active area of waste disposal at the end of each day and over areas that will not actively be used for extended periods of time. In general, it is assumed that interim cover (i.e., soil, woodchips, etc.) consumes 20% of the disposal volume (or a 4:1 waste to cover ratio). Under existing operations, the Town is achieving a waste compaction density of about 573 kg/m^3. This density is considered "good" in the *Guidelines for the Establishment, Operation, Management, Maintenance and Closure of Landfilling Sites in Ontario (MECP)*.

The future landfill airspace capacity needs for residual waste were determined using the waste quantity projections developed under the progressive scenario, where increased waste diversion is progressively achieved, with a compaction density of 573 kg/m^3. An additional volume for interim cover was subsequently applied assuming a 4:1 waste to cover ratio. This combines the projected waste generation and the operational conditions within Saugeen Shores. A summary of the landfill airspace capacity needs projections is provided in **Table 4-9**. Based on this analysis, it is estimated that the Town would require approximately 725,000 cubic meters (m^3) of landfill capacity for the management of its residual solid waste over the 40-year period between 2030 and 2070. This includes interim cover (not final cover). As the waste compaction density was determined using the site-specific information available, it is noted that this approach assumes that the method of placement and compaction will remain similar to existing operational conditions and the compaction density will continue to be achievable through the 40-year planning period.

TABLE 4-9: Projected Landfill Airspace Capacity Needs -Cumulative (Progressive Scenario)

	Units	2030	2040	2050	2060	2070
Capacity for Residual Waste Disposal	(m^3)	0	128,291	266,026	415,971	579,503
Interim Cover Requirements	(m^3)	0	32,073	66,506	103,993	144,876
Total Airspace Capacity	**(m^3)**	**0**	**160,364**	**332,532**	**519,964**	**724,379**

4.5 40-Year Planning Horizon

The purpose of the EA is to address the problem of diminishing disposal capacity at the Town of Saugeen Shores' existing Southampton Landfill Site through the assessment and determination of a long-term solid waste management strategy for the Town. Based on the long-term planning needs and the significant investment associated with an infrastructure project of this scale, it is recommended that the proposed Environmental Assessment be undertaken to address the Town's future waste management needs for residual waste for a 40-year planning period, rather than the historic 25-year period typically contemplated by the Ministry.

Rationale for the 40-year planning horizon, including a review of financial considerations and an economic analysis, was prepared and provided to the MECP in correspondence dated April 12, 2024. A copy of the *'Economic Analysis: Justification for a 40-year Planning Period'*, updated to reflect estimates developed as part residual waste projection analysis, is included in **Appendix C**. A summary is provided below.

The intention of the 40-year planning period is to ensure that the undertaking resolves a long-term waste management strategy for the Town. When considering the financial implications for this undertaking, it is important to recognize that once the capital investment is made, the overall capacity (i.e., landfill volume) of the landfill does not influence the base costs significantly; otherwise known as economy of scale. The longer planning horizon accounts for the significant amount of time needed to complete the planning process to support waste management undertakings, typically in the range of 10-years, and the resulting soft costs and base capital costs that are unrelated to landfill capacity.

The 40-year period also allows for a volume of waste that enables a more objective comparison of the alternatives (i.e., upfront costs associated with landfill optimization are balanced when compared to privatization or 3rd party services), particularly for a small landfill. In other words, the actual financial benefit of the landfill optimization alternative cannot be properly weighed if the service life of the project is not appropriately considered. This particularly applies to large infrastructure projects that are intended to provide service for long periods of time and applying the upfront or sunken costs to the longer service life, reduces the overall lifecycle costs. In this particular case, the 40-year planning period would support an estimated 580,000 m^3 of airspace capacity for residual waste, or approximately 725,000 m^3 of airspace for waste and interim cover. Comparing this volume as being exported or landfilled is proposed as a fair volume to investigate, as appropriate, to assess the impacts of both solutions fairly.

4.6 Summary of Findings and Recommendations

The Town is experiencing a high level of growth that is expected to continue well into the future, with large infrastructure projects in the community planned to 2064, and beyond. A 40-year planning period captures the local conditions of a small rural community with a high growth rate, stable employment and a strong tourism industry.

Provincial expectations include both the residential and IC&I sectors. The Town has the greatest ability to realize changes and impacts to diversion through the residential sector and relies heavily on the province to mandate change in the IC&I sector. Currently diversion rates achieved by the IC&I sector are stagnant. For the Progressive Scenario analysis, higher levels of residential diversion were assumed and are expected to be achievable.

The Town is expected to achieve the provincial target for organic and food waste diversion as the population grows, and it is realistic to believe that as additional targets are planned and established, implementation will be achieved although delayed for further diversion streams.

Operations at the Southampton Landfill Site are considered “Good” and can be maintained through the planning period, achieving a waste compaction density of 573kg/m³, regardless of the change in material type and maintaining the 20% requirement for interim cover.

Waste disposal projections were developed to estimate of the waste quantities (weight) that would be generated during the 40-year period between 2030 and 2070, and it is recommended that the Environmental Assessment utilize the Progressive Scenario (#2) to estimate the volume of residual waste to be managed by the Town. This reflects the Town’s ability to meet the provincial guidelines in a timely manner while recognizing the potential of delayed implementation by either the Province or the Town. Further a progressive approach provides for a balance between inadequate capacity at a disposal site for the waste generated that is greater than estimated and excess capacity for overachieving diversion measures and residual waste reductions.

Based on the residual waste projection analysis for a progressive approach detailed in **Appendix C**, it is estimated that the Town will generate 332,000 tonnes of residual waste, requiring approximately 725,000 cubic meters (m³) of landfill airspace capacity (residual waste and interim cover, not including final cover) over the 40-year period. Therefore, it is recommended that the Environmental Assessment for the Saugeen Shores Waste Management Project be undertaken to address the Town’s future waste management needs for residual waste within a 40-year planning period, for a capacity of 725,000 cubic metres (not including final cover).

This volume of residual waste can be accommodated within the 26.3 hectares that has been delineated for potential landfill expansion in the area to the west of the existing approved landfill. This area will be further refined through the EA process.

4.7 Revisiting the Purpose and Opportunity of the Undertaking

The purpose and opportunity outlined in the Terms of Reference will be revisited as the Environmental Assessment progresses. The Town will continue to review the data and methods used to develop the rationale for the undertaking that considers the 40-year planning horizon and needs specific to the management of the Town’s residual waste, including the quantity of residual waste generated and the anticipated landfill capacity requirements.

It is recognized that the final purpose, description, and rationale of the proposed undertaking will evolve during the preparation of the Environmental Assessment. Therefore, the final description of the proposed undertaking and the rationale for it may be refined as the Environmental Assessment progresses.

5. DESCRIPTION, RATIONALE AND EVALUATION OF THE 'ALTERNATIVES TO'

The purpose of this undertaking is to address the problem of diminishing capacity at the Town of Saugeen Shores' Southampton Landfill Site through the assessment and determination of a long-term solid waste management strategy for the Town. Based on the findings of the screening of alternatives and the evaluation of 'Alternatives To', described in this **Section 5** of the ToR, the Town is proposing an expansion of its existing active landfill site and is seeking approval for additional waste disposal capacity to help manage the community's residual waste via optimization of its existing facility. The proposed Environmental Assessment for the Town of Saugeen Shores' Waste Management Project will be undertaken to address the Town's future waste management needs for a 40-year planning period. Current estimates suggest that the Town will generate approximately 330,000 tonnes of residual waste between 2030 and 2070.

5.1 Identification of 'Alternatives To' the Undertaking

The EA process is designed to examine potential alternatives to take care of this future demand. In other words, the planning process is designed to examine all alternatives that have the potential to satisfy the purpose of the project. The purpose of the evaluation and assessment of 'Alternatives To' is to ensure that the most appropriate alternative for the identified problem (or opportunity) is implemented. 'Alternatives To' a proposed undertaking are functionally different ways of meeting the Town's long-term waste management needs. The Town has identified potential options for the future management of the Town's residual waste and then completed a review (i.e., screening) of select alternatives followed by a detailed evaluation of all alternatives, as described in this Section of the ToR. The alternatives identified for this Waste Management Project include the following:

Alternative 1: Do Nothing
Alternative 2: Optimization of Landfill Capacity at the Town's Existing Southampton Landfill Site
Alternative 3: New Landfill - Establish a New Landfill Site within the Town of Saugeen Shores
Alternative 4: Alternative Waste Management Technologies
Alternative 5: Third Party - Export of Waste

It is important to note that alternatives considered as part of the EA for this waste management project are primarily focused on the management of solid (or residual) waste.

As per the Waste-Free Ontario Act, the provision for enhanced waste diversion and reduction initiatives is considered in conjunction with all 'Alternatives To'. While waste diversion efforts will continue to serve to reduce the need for residual waste disposal, they are not expected to eliminate the need for a long-term waste management strategy.

A general description and overview of each of the 'Alternatives To' identified for this undertaking is presented in the following sections.

5.2 Description of 'Alternatives To' the Undertaking

Alternative 1: Do Nothing

The 'Do Nothing' alternative involves continuing landfill operations at the Southampton Landfill Site until it reaches capacity, at which time site closure would be implemented. Ultimately, as the 'Do Nothing' alternative suggests that the Town be released of its responsibility for the management of residual waste generated by its residents, this approach is considered inappropriate. Therefore, consideration and a decision for action will be necessary moving forward.

The Town does not intend to proceed with the 'Do Nothing' alternative as it would not address the Town's long-term waste management needs. However, the 'Do Nothing' alternative will be carried forward into the EA to serve as a baseline against which other alternatives can be compared.

Alternative 2: Optimization of Landfill Capacity at the Town's Existing Southampton Landfill Site

This alternative involves the optimization of, or expansion within, the existing Southampton Landfill Site to allow for its continued use. This would require the approval of additional capacity, permitting the site to accept residual waste beyond its current approved capacity. Similar to the conditions of the existing approval, only waste generated within the boundaries of the Town of Saugeen Shores would be approved to be accepted at the site. As per O.Reg.50/24 subsection 21(2), the change to an existing landfill site that would increase the total waste disposal volume by more than 375,000 m^3 is considered a major project and is subject to Part II.3 of the EAA.

Alternative 3: New Landfill - Establish a New Landfill Site within the Town

This alternative would involve the closure of the existing Southampton Landfill Site and the establishment of a new landfill site within the geographic boundaries of the Town of Saugeen Shores. This alternative could potentially involve the continued use of the Town's transfer facility. Similar to the conditions of the existing approval for the Southampton Landfill site, only waste generated within the boundaries of the Town of Saugeen Shores would be approved to be accepted at the site. As per O.Reg.50/24 subsection 20(1), the establishment of a landfill site with a capacity of greater than 100,000 m^3 is subject to Part II.3 of the EAA and would require approval.

Alternative 4: Alternative Waste Management Technologies

Under this alternative, a thermal treatment plant would be constructed to manage the Town's residual waste. This would be combusted to create energy. *Alternative Waste Management Technologies* are often referred to as waste-to-energy processes. Waste-to-energy is a term that is used to describe various technologies that convert non-recyclable waste into usable forms of energy including heat, fuels, and electricity. While one of the main advantages of the waste-to-energy process is its ability to reduce the mass and volume of waste, the management (or disposal) of the residual by-product (i.e., ash) would form part of this alternative. Therefore, this alternative does not typically eliminate the need for landfill disposal. This alternative would likely involve the continued use of the Town's transfer facility. The establishment of an alternative treatment facility (i.e., incinerator) within the Town would be subject to Part II.3 of the EAA and would require approval.

Alternative 5: Third Party - Export of Waste

Third party disposal involves exporting waste to a facility through agreement with a service provider. Under this system, the residual waste (i.e., post-diversion) is exported to a third-party waste disposal facility outside of the Town (i.e., in Ontario, another province and/or the United States). This alternative would also involve the closure of the Southampton Landfill Site and the continued use of the Town's transfer facility. The receiving facility could be a landfill site (private or municipal) or an energy-from-waste facility (i.e., incineration, thermal, etc.). The identification and evaluation of this alternative would not include the selection of a specific location and/or facility. This alternative does not require the Town to seek approval under Part II.3 of the EAA. It could be implemented at any time through the process.

5.3 Screening of 'Alternatives To' the Undertaking

The MECP Code of Practice for Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario states that *'where appropriate, proponents may conduct an initial screening of alternatives before or at the terms of reference stage to determine the range of alternatives which will be examined in the environmental assessment'.* As previously noted, the screening of alternatives completed to support this undertaking is permitted under subsection 17.4(2)(c) of the EAA which allows for a focused EA.

Building upon the recommendations of the Town's Long-Term Waste Management Plan (**Appendix A**), a detailed review and assessment of various alternatives was completed as part of an overall screening process. A general description of the 'Alternatives To' and summary of the screening work completed by the Town to support the development of the ToR and assessment of 'Alternatives To' is provided below. As part of the development of the ToR, supporting documentation was subject to consultation with members of the public, the GRT, and Indigenous communities and organizations.

5.4 Pre-Planning: Background Studies and Screening Reports

Feasibility Assessment

As part of the pre-planning work for this Waste Management Project, several background studies and assessments were advanced to confirm the feasibility of the landfill optimization alternative. The feasibility assessment included a detailed review of the natural environment and the advancement of the Stage 1 and Stage 2 archaeological assessments. In addition, hydrogeological investigations were initiated to confirm site conditions. The background studies advanced at the Southampton Landfill Site were used to confirm the feasibility of the landfill optimization alternative and develop the description of the environment, as detailed in **Section 6** of this ToR.

Screening of Alternatives

As this ToR is being submitted as part of a focused EA, the Town completed an assessment of 'Alternatives To' the project. Two supporting documents to the ToR (i.e., a Screening Report and a Technical Memorandum) have been prepared to provide relevant information, details and/or analyses pertaining to two (2) of the 'Alternatives To'. The purpose of the screening was ultimately to identify whether the alternatives to establish a new landfill site and/or alternative waste treatment technology (i.e., incineration) warranted further consideration or review through the EA process.

As stated in the ToR Code of Practice, '*Placing a general overview of the screening results in the ToR may help interested persons to understand how alternatives were selected for further study. The detailed screening should be included in the supporting documents rather than in the ToR itself'*. Accordingly, an overview of the 'Alternatives To', including the work completed to support a focused EA is provided in **Section 5.5**. The following supporting documents are enclosed:

Appendix D Screening Report: Siting of Potential Alternate Landfill Locations & Assessment of Landfill Alternatives (V3: March 2025)

Appendix E Technical Memorandum: Applicability of Alternative Waste Management Technologies (V3: March 2025)

The alternatives were evaluated in consideration of existing policy, legislation, status of waste management practices in Ontario, constraints, and/or the Town-specific waste management needs. Further, consistent with the requirements of the EA process, the assessment of the alternatives completed included consideration of the social, natural, cultural, technical, and economic 'environments', as appropriate. These are detailed in the supporting documentation.

5.5 Review and Assessment of 'Alternatives To' the Undertaking

5.5.1 Alternative 1: Do Nothing

The 'Do Nothing' alternative involves continuing landfill operations at the Southampton Landfill Site until it reaches capacity, at which time site closure would be implemented. As discussed in **Section 4**, it is projected the Town will generate approximately 332,000 tonnes of residual waste over the 40-year planning horizon, requiring a total of approximately 725,000 m^3 of landfill capacity (i.e., waste and interim cover) for the period between 2030 and 2070. Therefore, the 'Do Nothing' alternative is not a viable alternative. Consideration and a decision for action will be necessary moving forward.

The Town does not intend to proceed with the 'Do Nothing' alternative as it would not address the Town's long-term waste management needs. However, the 'Do Nothing' alternative will be carried forward into the EA to continue to serve as a baseline against which other alternatives can be compared.

5.5.2 Alternative 2: Optimization of Landfill Capacity at the Southampton Landfill Site

The landfill optimization alternative involves the expansion of the existing Southampton Landfill Site to allow for its continued use. Background studies were initiated in 2021 to confirm the feasibility of the Southampton Landfill Site to accommodate additional landfill capacity. Based on the findings of the investigations, landfill optimization was 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 included a detailed screening of the landfill alternatives (i.e., continued use of the existing Southampton landfill and establishment of a new landfill site) within which various factors were considered and compared including, but not limited to, land use, source water protection, natural heritage features and cultural heritage. The screening of the landfill alternatives is discussed further in **Section 5.5.3**, below.

5.5.3 Alternative 3: Establish New Landfill Site within the Town

The purpose of the screening of the landfill alternatives was to identify whether the siting of a new landfill warranted additional consideration. In other words, are there other areas within the Town that could potentially support the development of a landfill at an alternate location and/or is the Alternative to *Establish a New Landfill Site* adequately suitable to be advanced into the EA.

The screening of the *Alternative to Establish a New Landfill Site* was completed to confirm if the 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, were the alternative location(s) identified comparable and/or preferred. The analyses completed to support the screening of this alternative included the following:

i. Site Locations: The siting of alternate site locations was carried out to define areas within the Town that could potentially support a landfill site at an alternate location. This was based on a desktop analysis that involved a review of constraints throughout Saugeen Shores, including land use planning, regulations, policy, and natural land constraints.

ii. Evaluation and Assessment of *Landfill Alternatives*: The assessment, specific to potential landfill development opportunities within the Town, was limited to a comparison of the identified representative potential alternate locations (i.e., representative areas) 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. Consistent with the requirements of the EA process, this assessment included consideration of the social, natural, cultural, technical, and economic 'environments'.

Based on the findings of the Screening Report (**Appendix D**), and consistent with the findings of the Long-Term Waste Management Plan (**Appendix A**), it is recommended that the Alternative to *'Establish a New Landfill Site'* be eliminated and not advanced into the Environmental Assessment. Further, it is recommended that the *Landfill Optimization Alternative* be recognized as the preferred *Landfill Alternative* to the undertaking.

Some of the key factors considered in the determination of Landfill Optimization as the preferred Landfill Alternative included, but were not limited to, the following:

Factor	Description
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 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 Landfill Optimization 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.

5.5.4 Alternative 4: Thermal Treatment Technologies

Alternative Waste Management Technologies are also often referred to as waste-to-energy processes. Waste-to-energy is a term that is used to describe various technologies that convert non-recyclable waste into usable forms of energy including heat, fuels, and electricity. Although there are several different types of waste-to-energy technologies available, the only technology proven to manage unprocessed municipal solid waste with variable composition is incineration. Therefore, the review of the applicability and suitability of Alternative Waste Management Technologies focused on incineration as the most representative technology that could be utilized as an 'Alternative To'.

The purpose of the Technical Memorandum (**Appendix E**) was to identify whether *Alternative Waste Management Technologies* warranted further consideration through the EA process. The document provides a review of the available alternative waste treatment technologies, with a focus on assessing the applicability and suitability of this alternative to address the Town's long term waste management needs. The findings of the analysis for this alternative were as follows:

> *While it is recognized that waste-to-energy has many benefits, including reducing the overall volume of waste in landfills, generating heat and/or electricity, and the potential reduction of impacts to the environment compared to landfilling, the required supply of greater than 100,000 tonnes of waste per year, the significant capital cost, and the operational complexity associated with a thermal treatment facility make the development of a waste-to-energy facility both operationally and economically unfeasible for the Town of Saugeen Shores. It is also noted that, although thermal treatment reduces the volume significantly, it does not eliminate the need for landfill capacity as the residual ash still requires disposal.*
>
> *Based on the review of alternative waste management technologies, there are several factors that would suggest that these technologies are not suitable for the Town of Saugeen Shores. Therefore, it is recommended that this 'Alternative To' be eliminated from proceeding further through the Environmental Assessment process.*

Since the requirement for residual ash disposal for a 100,000 tonne facility is similar to the annual total waste generation of the Town, the requirement for additional capacity would remain after implementing this alternative. This, along with the upfront capital costs being out of reach for a small municipality, makes this Alternative an infeasible option for the Town. Based on the findings of the Technical Memorandum (**Appendix E**), it is recommended that the Alternative Waste Management Technologies (i.e., incineration) be eliminated and not advanced into the Environmental Assessment.

5.5.5 Alternative 5: Export of Waste

Third-party disposal would involve exporting waste out of the Town through a contractor. Under this system, the waste that a municipality produces may be directed to a transfer facility located within the municipality, then transported and disposed at a third-party facility. Alternatively, residual waste could be collected and shipped directly to a third-party facility. Within the Town's Long-Term Waste Management Plan (**Appendix A**), it is noted that the export of waste to outside the Town limits would limit local impacts to the natural environment as there would no longer be waste landfilled on municipal lands, however, impacts to the natural environment associated with the trucking of waste and disposal at another facility would be greater.

The receiving facility could be a landfill site (private or municipal) or an energy-from-waste (EFW) facility (i.e., incineration). Within southern Ontario there are several large private landfill sites (i.e., Twin Creeks, Walker South Landfill, Ridge Landfill). In addition, several EFW facilities are operational including the KMS Peel EFW Facility and the Emerald EFW facility which are located in Brampton, Ontario, a distance of approximately 200 km from the Town. The Emerald EFW facility is currently seeking expansion. The export of waste to a facility outside of Ontario is not recommended. The export of waste to the United States has the potential to subject

the Town to additional risk as it is considered to be less secure both as an option and economically (i.e., it could be subject to border closures and/or potential tariffs).

Under this alternative, there is uncertainty associated with the long-term pricing and availability of disposal capacity. Therefore, there is low security with respect to long-term costs and operational controls associated with a third-party system. However, limited to nil capital costs would be required under this alternative. The cost associated with this alternative would ultimately be dependent upon the terms of the agreement (i.e. contract). While the export of waste to a third-party facility outside of the Town would be a viable option for the Town, particularly in the short-term, it is expected that as the long-term waste disposal capacity in Ontario continues to decrease, providing fewer residual waste disposal options and increasing the demand, the cost of third-party systems will increase.

5.6 Evaluation of 'Alternatives To'

To ensure that a detailed evaluation of all the 'Alternatives To' the undertaking was completed in consideration of the 'environments', an evaluation of the five alternatives is presented herein. The screening reports and background studies completed to support the feasibility of the landfill expansion alternative were used to inform the *Evaluation of 'Alternatives To'* for this waste management project.

The alternatives were evaluated in consideration of the social, natural, cultural, technical, and economic 'environments' (or categories). Within each category, a set of screening criteria were developed. The criteria identified for use in the evaluation of 'Alternatives To' generally include those presented in **Table 5-1**.

TABLE 5-1: Criteria for the Evaluation of 'Alternatives To' the Undertaking

Category	Screening Criteria
Natural Environment	▪ Potential effects on surface water resources ▪ Potential effects on groundwater quality ▪ Potential effects on natural features and ecological functions of the site, including aquatic and terrestrial species, habitat, and other natural constraints (i.e., woodlands, wetlands, etc.) ▪ Air Quality (e.g., greenhouse gas emissions) ▪ Source water protection
Cultural Environment	▪ Potential effects on archaeological resources ▪ Potential effects on built heritage resources and/or cultural heritage landscapes
Social Environment	▪ Consistency with Provincial government priority objectives ▪ Location of implementation ▪ Potential impacts from site operations (i.e., noise, traffic, air quality/odour, aesthetics)
Economic Environment	▪ Certainty of approval (i.e., EA requirements, proven technology in Ontario, etc.) ▪ Relative capital costs (i.e., planning and implementation) ▪ Long-term costs (i.e., relative cost of operations, security of disposal option, etc.)
Technical Environment	▪ Agricultural Lands (i.e., CLI Class) ▪ Official Plan: Existing land use (i.e., Official Plan designations) ▪ Site facilities and operations ▪ Airport facilities ▪ Leachate collection ▪ Property Access (i.e., road networks) ▪ Planning period (i.e., ability to be implemented prior to site capacity being reached) ▪ Proven technology: Considers whether the alternative has been proven through approval and successful operation of similar facilities in Ontario and other jurisdictions ▪ Technical feasibility: Ability for the Town to operate, operational scale limitations, such as minimum waste requirements (i.e., feedstock needs) ▪ Viability: Can it be successful in the long-term

The evaluation and assessment of the 'Alternatives To' was carried out using the Reasoned Argument method. This includes a qualitative comparative assessment of potential impacts, providing a clear rationale (description) 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 and evaluation of the 'Alternatives To' is provided in **Table 5-2**.

Table 5-2 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 'Alternatives To' the undertaking identified. Each criterion and category were weighted equally. It is noted that, while potential impacts identified for the 'Do Nothing' alternative are described in **Table 5-2**, this alternative was not included in the rankings as it is intended to provide a baseline against which to compare the other alternatives. The comparative assessment for each criteria included a rating system that used a numeric measure. The categories were ranked on a Scale of 1 to 3, as follows:

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

The alternative with the highest overall score was considered most favoured (or preferred). The comparative evaluation and assessment of the five 'Alternatives To' identified the Landfill Optimization alternative (i.e., Alternative 2) as having the highest overall ranking. Therefore, based on the comprehensive evaluation of 'Alternatives To' presented in **Table 5-2**, the recommended approach for the long-term management of the Town's residual waste is to optimize the capacity of its existing facility through expansion within the existing property. This is consistent with the findings of the Long-Term Waste Management Plan (**Appendix A**).

TABLE 5-2: EVALUATION OF 'ALTERNATIVES TO' - TOWN OF SAUGEEN SHORES

Environment (Category)	Alternative 1 Do Nothing (Baseline)		Alternative 2 Landfill Optimization		Alternative 3 New Landfill Site		Alternative 4 Alternative Technologies (i.e., Incineration)		Alternative 5 Export of Waste
NATURAL									
1. Surface Water Resources	Existing landfill would be capped and closed, as per the requirements of the existing ECA. Following closure, it is expected that surface water quality would gradually improve.	2	Must be developed in accordance with Provincial Standards to protect surface water quality. A small area of locally significant wetland was confirmed (Natural Environment Assessment, NRSI). A buffer of 30 metres 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.	2	Existing landfill would be capped and closed, as per the requirements of the existing ECA. Following closure, it is expected that surface water quality would gradually improve. New landfill must be developed in accordance with Provincial Standards to protect surface water quality. The Saugeen River meanders through the Town in a north to northwesterly direction towards its outlet at Lake Huron. The Saugeen River has several tributaries resulting in a relatively widespread network of surface water features and SVCA regulated areas throughout the Town. In general, a buffer of 30 metres 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	Existing landfill would be capped and closed, as per the requirements of the existing ECA. Following closure, it is expected that surface water quality would gradually improve. Ash by-product from thermal treatment has the potential to impact surface water quality. A landfill site developed to receive residual ash would need to be developed in accordance with Provincial Standards to protect surface water quality.	2	Existing landfill would be capped and closed, as per the requirements of the existing ECA. Following closure, it is expected that surface water quality would gradually improve. Residual waste would be exported to another jurisdiction, likely to a private sector landfill or waste management facility. The facility would be required to adhere to relevant guidelines and standards. Therefore, the potential for impacts to surface water is assumed to be similar to the continued use of the Southampton Landfill Site.
2. Groundwater Quality	Existing landfill would be capped and closed, as per the requirements of the existing ECA. Following closure, it is expected that groundwater quality would gradually improve.	3	Must be developed in accordance with Provincial Standards to protect 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. Continued development of the existing landfill would maintain impacts to one location.	2	Existing landfill would be capped and closed, as per the requirements of the existing ECA. Following closure, it is expected that groundwater quality would gradually improve. New landfill would need to be developed in accordance with Provincial Standards to protect groundwater quality. Hydrogeological Investigation would be initiated if the establishment of a landfill at an alternate location was determined to be preferred.	2	Existing landfill would be capped and closed, as per the requirements of the existing ECA. Following closure, it is expected that groundwater quality would gradually improve. Ash by-product from thermal treatment has the potential to impact groundwater quality. A landfill site developed to receive residual ash would need to be developed in accordance with Provincial Standards to protect groundwater quality.	3	Existing landfill would be capped and closed, as per the requirements of the existing ECA. Following closure, it is expected that groundwater quality would gradually improve. Residual waste would be exported to another jurisdiction, likely to a private sector landfill or waste management facility. The facility would be required to adhere to relevant guidelines and standards. Therefore, the potential for impacts to groundwater is assumed to be similar to the continued use of the Southampton Landfill Site.
3. Natural Features and Ecological Functions	Suspending operations at the existing Southampton Landfill site once it reaches capacity, with no options available for the continued management of the Town's waste, would likely result in other environmental impacts related to the illegal disposal of waste.	3	A Natural Heritage Assessment has been completed. This report will be circulated for review at the early stages of the EA. Based on the findings, with the implementation of appropriate mitigation measures, the continued use of the site for landfilling could be supported.	2	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. Approval of a landfill site would require that these features be protected.	1	Footprint of treatment facility would have the potential to disrupt the natural environment. A Natural Heritage Assessment would be completed if the development of a waste-to-energy facililty at a given location within the Town were to be advanced. Approval of a facility would require that these features be protected. Landfill site would still be needed to manage residual ash.	3	The sites where the Town could potentially export their municipal waste will have been subject to approval under the EAA. It is presumed that as part of the approval process, a review of natural heritage features and ecological functions will have been completed. Protection of these features during operations and post-closure would be required. Therefore, potential impacts to natural heritage features and ecological functions is assumed to be similar to the continued use of the Southampton Landfill Site.
4. Air Quality	Existing landfill would be capped and closed, as per the requirements of the existing ECA. Following closure, it is expected that methane gas generation would gradually be reduced. Emissions associated with landfill operations would cease.	2	Landfill expansion would result in continued methane gas generation. However, with the implementation of a Source Seperated Organics program, it is expected that methane gas generation rates will be reduced relative to current operations. Emissions associated with landfill operations would remain similar.	2	Methane gas emissions associated with landfilling at the Southampton Landfill would be reduced. However, it is expected that methane gas emissions generated at a new landfill would be similar to those generated at the existing landfill site which, with the implementation of a Source Seperated Organics program, are expected to be reduced relative to current operations. Emissions associated with landfill operations would remain similar.	1	Methane gas emissions associated with the landfilling at the Southampton Site would be reduced. Increased truck travel associated with the import of waste to a local incineration facility would result in increased greenhouse gas production. It is noted that the Town would be required to import greater than 10x the waste it currently generates into the community to make the operation of such a facility viable. Atmospheric discharges from the thermal combustion of municipal solid waste of greater than 10x the quantity of waste generated locally by Town residents would likely result in greater impacts to air quality (i.e., airbourne pollution).	1	Existing landfill would be capped and closed, as per the requirements of the existing ECA. Following closure, it is expected that methane gas generation would gradually be reduced. Emissions associated with landfill operations would cease. While closure of the landfill may reduce emissions locally, increased emissions of green house gases (GHG) would be expected to occur from the hauling efforts associated with the export of waste to a third-party provider. As noted by various members of the public, trucking waste to another area is expensive and causes more pollution from transport exhaust.
5. Source Water Protection	Illegal dumping that would likely result from the implementation of the 'Do Nothing' alternative would have the potential to indirectly impact areas that are regulated under the SVCA Source Protection Plan.	3	In the southwest corner of the landfill property, an area of approximately 2-hectares lies within an IPZ-3 zone. This area lies within the 100-metre buffer area between the landfill footprint and the property boundary. Consultation with SVCA Source Water Protection has confirmed that there are no anticipated implications under the Source Protection Plan.	3	Alternate landfill site locations would not likely fall within the Town's Source Water Protection area.	3	Property parcels cited for the establishment of a thermal treatment facility would not likely fall within the Town's Source Water Protection area.	3	Export of Waste to a third-party facility would not have implications under the SVCA Source Protection Plan.
Overall Score (Natural)		**13**		**11**		**9**		**12**	
Ranking	**Baseline Alternative**	**4 (FAVOURED)**		**2**		**1**		**3**	
CULTURAL									
1. Archaeological Resources	No impacts to Archaeological Resources.	3	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).	2	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	No information is available at this time. Archaeological Assessments would be initiated if the development of a thermal treatment facility within the Town was determined to be the preferred 'Alternative To'.	3	No impacts to Archaeological Resources.
2. Built Heritage Resources and Cultural Heritage Landscapes	No impacts to Built Heritage Resources and/or Cultural Heritage Landscapes.	3	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.	2	MCM's checklist 'Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes' (MTCS Form 0500E - 2022/11) would need to be completed to review whether a property has the potential for built heritage resources and/or cultural heritage landscapes. If potential is identified, further technical cultural heritage study would be recommended.	2	MCM's checklist 'Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes' (MTCS Form 0500E - 2022/11) would need to be completed to review whether a property has the potential for built heritage resources and/or cultural heritage landscapes. If potential is identified, further technical cultural heritage study would be recommended.	3	No impacts to Built Heritage Resources and/or Cultural Heritage Landscapes.
Overall Score (Cultural)		**6**		**4**		**4**		**6**	
Ranking	**Baseline Alternative**	**3.5 (FAVOURED)**		**1.5**		**1.5**		**3.5 (FAVOURED)**	

TABLE 5-2: EVALUATION OF 'ALTERNATIVES TO' - TOWN OF SAUGEEN SHORES

Environment (Category)	Alternative 1 Do Nothing (Baseline)		Alternative 2 Landfill Optimization		Alternative 3 New Landfill Site		Alternative 4 Alternative Technologies (i.e., Incineration)		Alternative 5 Export of Waste
SOCIAL									
1. Consistency with Provincial Government Priority Objectives	Ontario municipalities are responsible to provide waste management services. The 'Do Nothing' alternative would not align with the provincial mandate to responsibly manage waste. The Town cannot ignore its responsibility to provide waste management services to its ratepayers.	3	The Town would satisfy its responsibility to provide waste management services. The expansion area identified for continued landfilling at the Southampton Landfill site would be designed and operated in a manner that would meet relevant provincial Guidelines and Standards.	3	The Town would satisfy its responsibility to provide waste management services. Areas identified for the establishment of a new landfill would be designed and operated in a manner that would meet relevant provincial Guidelines and Standards.	3	The Town would satisfy its responsibility to provide waste management services. The thermal treatment facility would be designed and operated in a manner that would meet relevant provincial Guidelines and Standards.	3	The Town would satisfy its responsibility to provide waste management services. The private waste management facility to which the Town would send its waste for processing would be designed and operated in a manner that would meet relevant provincial Guidelines and Standards.
2. Location of Implementation	The 'Do Nothing' alternative could be implemented within the municipal boundaries of the Town of Saugeen Shores.	3	Waste generated by the Town would be managed within the boundaries of the Town of Saugeen Shores.	3	Preliminary mapping of constraints (desk-top analysis) indicates that there are areas within the Town that may be able to accommodate the establishment of a new landfill site.	1	The Town's waste would be managed within the boundaries of the Town of Saugeen Shores. However, a significant quantity of waste would need to be imported from other municipalities.	1	Waste would be exported to a facility outside of the Town of Saugeen Shores.
3. Potential Impacts from Site Operations (i.e., noise, traffic, aesthetics, etc.)	Existing landfill would be capped and closed, as per the requirements of the existing ECA. Following closure, it is expected that noise associated with truck traffic and landfill operations would cease. Aesthetically, significant impacts would likely be realized throughout the Town as the result of illegal dumping.	2	It is expected that noise associated with truck traffic and operations will continue to be produced at levels comparable to existing conditions. 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 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.	1	It is expected that noise associated with truck traffic and landfill operations would be produced at levels comparable to conditions at the existing landfill. However, 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. In addition, sensitive receptors along the haul route may be impacted by increased truck traffic.	1	It is presumed that noise generated by operations at the waste-to-energy facility would meet relevant Guidelines and Standards. However, as a significant quantity of waste would need to be accepted for processing at the facility, sensitive receptors along the haul route may be impacted by the large increase in truck traffic hauling waste to the Town of Saugeen Shores.	2	It is presumed that noise generated by operations at the facility to which waste is exported would meet relevant Guidelines and Standards. Sensitive receptors along the haul route may be impacted by increased truck traffic.
Overall Score (Social)			**8**		**7**		**5**		**6**
Ranking	**Baseline Alternative**		**4 (FAVOURED)**		**3**		**1**		**2**
ECONOMIC									
1. Certainty of Approval (EAA and Environmental Compliance Approvals)	Closure Plan for existing site would need to be submitted before capacity is reached, and the ECA would need to be amended to reflect the closed status of the site. Maintaining the site as a closed landfill would not require approval under the EAA.	3	Approval for landfill expansion under the EAA would be required. EAA approvals for landfill expansions are generally more successful than those being sought for a new landfill site. The application for an Environmental Compliance Approval would be supported by many years of operational and monitoring experience at the existing landfill site.	2	It is anticipated that the knowledge and understanding established over time at the existing landfill will benefit the continued 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.	1	Approval for a thermal treatment facility under the EAA would be required. In addition, an Environmental Compliance Approval would be required for the thermal treatment facility and the landfill needed for residual ash disposal.	3	Closure Plan for existing site would need to be submitted before capacity is reached, and the ECA would need to be amended to reflect the closed status of the landfill. Maintaining the site as a closed landfill would not require approval under the EAA. Exporting waste to a private waste management facility would not require the Town to seek approval under the EAA for their waste management needs.
2. Relative Capital Cost i) Planning ii) Implementation	Landfill would be capped and closed. Costs associated with the planning and implementation of the 'Do Nothing' alternative would be negligible.	3	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. This alternative would be less costly than other alternatives. The Town already owns the 80-hectare property (Note: the area delineated for expansion is ±26.3ha in size). Continued use of the existing landfill would facilitate the use of the existing infrastructure.	2	The cost associated with property acquisition, approvals and construction of a new landfill site at an alternate location within the Town would be significantly greater than maintaining landfill operations at the existing landfill site. 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 likely require significant additional infrastructure investment, both onsite and offsite.	1	This approach is capital intensive since it requires relatively complex infrastructure to conduct operations. The cost for such a facility is estimated to be upwards of $500M, making it unfeasibile for the Town to implement.	3	Limited to nil capital costs would be required. Costs associated with contract and agreement negotiations would be minimal when compared to the costs associated with pursuing approval under the EAA.
3. Long-Term Costs (Relative Cost of Operations)	This alternative is not realistic. If implemented, costs associated with the absence of a waste management strategy would likely be significant. It is anticipated that waste would be dumped illegally throughout the Town. The Town would have the option to allow the waste to accumulate and or pick it up and have it transported to a waste management facility. Post-closure costs for the Southampton Landfill would apply.	3	Operations 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.	2	Operations 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 location of the new landfill. 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.	2	When compared to landfills, operation and maintenance costs for waste-to-energy plants are significantly higher. However, operational costs can be offset by the price of third-party wastes accepted and revenues from the sale of electricity and recovered metals. The Durham York Energy Centre reportedly recovers an estimated 60% of its annual operating costs from the sale of electricity and metals alone. Post-closure costs for the Southampton Landfill would apply.	1	On a cost per tonne basis, the export of waste would likely be more costly than the cost associated with the Town providing for the continued management of its own waste at its existing landfill site. Further, there is low security with respect to long-term costs and operational controls. As the waste disposal capacity in Ontario continues to decrease, providing fewer waste disposal options and increasing the demand, the cost of third-party systems is expected to increase. Post-closure costs for the Southampton Landfill would apply.
Overall Score (Economic)			**9**		**6**		**4**		**7**
Ranking	**Baseline Alternative**		**4 (FAVOURED)**		**2**		**1**		**3**
TECHNICAL									
1. 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). The 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. Preference would be given to locations within lower priority agricultural lands.								
	In the absence of waste management services, illegal dumping has the potential to impact the quality of agricultural lands. It is anticipated that waste may ultimately be dispersed throughout the community through illegal dumping.	2	Expansion area is generally within CLI Class 2 agricultural lands (i.e., lower priority agricultural lands relative to CLI Class 1 lands).	1	Agricultural areas throughout the Town are primarily classified as CLI Class 1 and 2 lands. An Official Plan Amendment or Zone Change Application would not likely be supported for re-designation of CLI Class 1 and 2 agricultural lands based on the language in the current County Official Plan.	1	The establishment of a waste-to-energy facility could potentially occur on agricultural lands and could have an impact on nearby agricultural lands. In addition, a landfill site would also need to be available for disposal of the residual ash by-product. The combined area required for the incinerator and the landfill site could have a significant impact on agricultural lands.	3	Residual waste would be exported to another jurisdiction, likely to a private sector landfill or waste management facility. Lands on which the existing facility is situated would already be appropriately designated under the Official Plan. Agricultural lands would not be impacted.
2. Property Access	Not required	3	Existing infrastructure supports trucking of waste to the site.	2	Access road upgrades (off-site) may be required to accomodate increased truck traffic. An infrastructure review would be needed to determine whether the existing road network could support the trucking of waste and whether road upgrades would be required.	2	Road upgrades may be required to accomodate increased truck traffic into the Town. An infrastructure review would be needed to determine whether the existing road network could support the trucking of waste into the community and whether road upgrades would be required.	3	Existing infrastructure currently supports trucking of waste to the site. It is expected that trucking the Town's waste to a facility outside of the community could also be supported on the Town's existing road network and other existing road infrastructure beyond the Town limits.

TABLE 5-2: EVALUATION OF 'ALTERNATIVES TO' - TOWN OF SAUGEEN SHORES

Environment (Category)	Alternative 1 Do Nothing (Baseline)		Alternative 2 Landfill Optimization		Alternative 3 New Landfill Site		Alternative 4 Alternative Technologies (i.e., Incineration)		Alternative 5 Export of Waste
TECHNICAL - Continued									
3. Official Plan: Existing Land Use	Approvals under the Planning Act and Official Plan/Zoning amendments would not be required.	3	Portions of the property are currently designated for Waste Disposal (WD) and surrounding land uses are variable including other commercial entities, 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.	1	Potential alternate landfill site locations would likely be zoned as agricultural lands. The PPS states that non-agricultural uses may only be permitted in prime agricultural areas provided that .... *'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'*. Further, given that the Southampton Landfill can likely support an expansion, it may be challenging to justify an alternate landfill site location.	1	The construction of a waste-to-energy facility (i.e., incinerator) would require approvals under the Planning Act and Official Plan/Zoning amendments.	3	Approvals under the Planning Act and Official Plan/Zoning amendments would not be required.
4. Site Facilities and Operations	No operations required. However, efforts associated with the clean-up of waste dispersed throughout the Town associated with illegal dumping has the potential to be operationally (or labour) intensive.	3	The existing infrastructure and site servicing at the existing landfill site could continue to be utilized. Operational requirements are expected to be similar to existing conditions. Provided the Town's experience with operations at the existing site, the Town could continue successful operations and maintenance of the landfill.	2	If landfill operations were to shift to an alternate location, additional investment in infrastructure and site servicing, in all or in part, would likely be required. Operational requirements would be expected to be similar to existing needs at the Southampton Landfill. Provided the Town's experience with operations at the existing site, the Town could successfully operate and maintain the landfill.	1	The operation of a municipal solid waste incineration facility is highly complex and requires a greater level of operational expertise and maintenance when compared to landfilling. Therefore, operators require highly developed technical and management skills. Contracted third-party support would likely be required to successfully manage this type of facility.	3	Operational responibilities would primarily be managed by the third-party provider.
5. Airport Facilities	There are two airport facilities in the Town of Saugeen Shores. Airport facilities could potentially be impacted through the indirect effects of illegal dumping, which could result in a more widespread presence and overall increase in vector and vermin populations throughout the Town. It is thought that the behaviour of birds and other nuisance species would be less predictable.	2	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).	2	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.	2	There are two airport facilities in the Town of Saugeen Shores. Waste management facilities 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.	3	The sites where the Town could potentially export their municipal waste will have been subject to approval under the EAA. It is presumed that as part of the approval process, a review of nearby aerodrome facilities will have been completed. Therefore, potential impact to air traffic is assumed to be negligible.
6. Leachate Collection	There is the potential for no controls, including water quality monitoring and assessment, to be implemented.	3	Off-site disposal of leachate via the extension of municipal wastewater services from the Southampton WWTP 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.	2	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	2	Leachate controls would be reviewed as part of the approval process. Thermal treatment facilities do not themselves require significant leachate management. However, landfilling of the residual ash would require the implementation of a leachate control strategy.	3	The sites where the Town could potentially export their municipal waste will have been subject to approval under the EAA. It is presumed that as part of the approval process, leachate controls will have been reviewed, and mitigation measures implemented.
7. Planning Period	Council approval to stop providing the Town's ratepayers with waste management services would be required. If approved, the 'Do Nothing' alternative could be implemented.	3	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.	1	Completion of the planning process, land acquisition, background studies, approvals, and project implementation would not be completed prior to site capacity being reached at the Southampton Landfill Site.	1	The planning period for a thermal treatment facility is estimated to be greater than 5 to 10 years. In addition, with the required commitments, or partnerships, from other municiplaities to make this alternative economically and operationally feasible, the planning period would be expected to be greater.	3	Third-party export of waste can be implemented at any time as it is not subject to approval under the EAA. A receiving facility would need to be pursued by the Town and would be implemented under agreement with a third-party service provider.
8. Technology (Proven or Evolving)	This alternative is not realistically feasible and is intended to be considered in the assessment of alternatives as a baseline against which to compare other alternatives. This alternative has been proven to have negative consequences.	3	Landfilling at the existing Southampton Landfill Site uses proven technologies that are used in current operations.	3	Landfilling at an alternate location within the Town would use proven technologies similar to those used at the Town's existing landfill site.	1	The implementation of thermal treatment technologies as a long-term waste management strategy for municipal waste has not been proven to be an achievable and/or practical approach for the long-term management of residual waste for smaller municipalities.	3	Third-party export of waste relies on existing facilities that are using proven technologies for the management of residual waste.
9. Technical Feasibility (i.e., Can it be implemented?)	**Not Feasible** Continuing operations at the Southampton Landfill Site until it reaches its approved capacity is feasible. However, this alternative is not realistically feasible for the long-term management of the Town's municipal solid waste and is intended to be considered in the assessment of alternatives as a baseline against which to compare other alternatives.	3	**Feasible** The expansion of the Southampton Landfill Site is a technically feasible long-term waste management alternative.	2	**Potentially Feasible** As discussed in the Screening Report, preliminary constraints mapping (i.e., desktop analysis) suggests that there are suitably large land parcels available that could accomodate a landfill site at an alternate location. However, site location would need to be verified and background studies would need to be advanced to confirm site feasibility.	1	**Not Feasible** Alternative waste management technologies (i.e., incineration) are not feasible for the Town due to cost, operational complexities, and risks associated with agreements (i.e., partnerships) and approvals. The required supply of greater than 100,000 tonnes of waste per year, the significant capital cost, and the operational complexity associated with a thermal treatment facility make the development of a waste-to-energy facility both operationally and economically unfeasible for the Town of Saugeen Shores.	3	**Feasible** Third-party export of waste can be implemented at any time as it is not subject to approval under the EAA. Therefore, the identification and evaluation of this alternative within the framework of this Study would not include the selection of a specific location and/or facility. A receiving facility would be pursued by the Town and would be implemented under agreement with a third-party service provider.
10. Viability (i.e., can it be successful in the long-term)	**Not Viable** Filling the existing Southampton Landfill Site to capacity without having pursued an alternative waste management strategy would not provide the Town with a long-term plan for the management of its residual waste.	3	**Viable** Expansion of the Southampton Landfill Site would be effective in providing the Town with a long-term plan for the management of its residual waste.	3	**Potentially Viable** Potential alternate landfill site locations may be considered. Assuming that a site can be successfully identified as a location that could accomodate a new landfill, the establishment of a new landfill site could provide the Town with a long-term plan for the management of its residual waste.	1	**Not Viable** Waste-to-Energy projects are complicated and expensive to build. Therefore, they represent a substantial financial risk for a municipality, especially smaller municipalities with limited financial resources. These projects require major capital investment and should be supported with a long-term financial plan and sufficient resources to ensure continuous operation and maintenance of the facility.	2	**Viable** This alternative is not consistent with the Town's desire to manage the communities' waste locally. In addition, it is dependent upon the availability of third-party facilities to have sufficient capacity to provide waste disposal services for the desired planning period. Ultimately the planning horizon would be subject to the terms of the agreement with the third-party provider.
Overall Score (Technical)		**28**		**19**		**13**		**29**	
Ranking	**Baseline Alternative**	**3**		**2**		**1**		**4 (FAVOURED)**	
OVERALL RANKING	**Baseline Alternative**	**18.5 (FAVOURED)**		**10.5**		**5.5**		**15.5**	

Note: The comparative assessment for each criteria includes a rating system. Criteria are ranked on a Scale of 1 to 3 (**1 - Least Favoured; 2 - Partially Favoured/Net Neutral; 3 - Favoured**). The alternative with the highest overall score was considered most favoured (or preferred).

5.7 Findings and Recommendations

A general summary of some of the key advantages and disadvantages for the 'Alternatives To' the undertaking is provided in **Table 5-3**. Through the assessments completed within the Screening Report (**Appendix D**) and the Technical Memorandum (**Appendix E**), as well as the Evaluation of Alternatives To presented in **Section 5.6**, it has been determined that:

i. While the desktop review identified several areas as locations that could potentially support a landfill at an alternate location, when the alternative to *establish a new landfill site* is compared to *landfill optimization*, the continued use of the Town's existing Southampton Landfill Site is the preferred landfill alternative (i.e., site location).

ii. Alternative waste management technologies (i.e., incineration) are not feasible for the Town due to cost, operational complexities, and risks associated with agreements (i.e., partnerships) and approvals.

iii. Export of Waste: The export of waste to a third-party facility may be the most certain and feasible and would likely require the least effort. However, as the long-term waste disposal capacity in Ontario continues to decline, providing fewer residual waste disposal options and increasing the demand, the cost of third-party systems is expected to increase. This alternative could also put the Town at risk should the receiving waste management facility be closed or reach capacity. In addition, this alternative does not facilitate the management of the Town's residual waste locally, within its municipal boundaries. It is noted that third-party export of waste can be implemented at any time through the process as it is not subject approval under the EAA.

A summary of the Alternatives identified as part of the Terms of Reference and alternatives recommended to be advanced into the Environmental Assessment is provided in **Table 5-4**.

TABLE 5-4: Summary of 'Alternatives To' Recommended to be Advanced into the EA

Alternative	Recommendation
1. Do Nothing (Baseline)	☑ Advance to EA
2. Optimization of Landfill Capacity at the Southampton Landfill Site	☑ Advance to EA
3. New Landfill - Establish a New Landfill Site within the Town	☒ Eliminate from Proceeding into EA
4. Alternative Waste Management Technologies (i.e., incineration)	☒ Eliminate from Proceeding into EA
5. Third Party - Export of Waste	☒ Eliminate from Proceeding into EA

Of the two remaining 'Alternatives To' being carried into the EA, landfill optimization through an expansion within the Southampton Landfill Site property is identified as the Preferred Alternative for the Town to manage residual waste generated within its community during the planning period and, as such, will be considered further in the EA. The 'Do Nothing' alternative will be carried forward into the EA to serve as a baseline against which other alternatives can be compared. The Town is committed to updating this process (i.e., the Evaluation of 'Alternatives To') in the EA if any changes are identified (as necessary).

TABLE 5-3: Summary of Waste Management Alternative Advantages and Disadvantages

Alternative 1: Do Nothing

Advantages

- From a natural environment perspective, the existing landfill would be capped and closed, as per the requirements of the ECA. Following closure, it is expected that groundwater and surface water quality would improve. In addition, methane gas generation would gradually be reduced.

Disadvantages

- Potential to impart extensive and widespread impacts to the natural environment and the community as a whole.
- Effort to mitigate impacts would be significant when compared to managing residual waste in an intentional manner which, includes for planning, implementation, operations, and monitoring.
- The Town would not fulfill its mandate to provide waste management services to its ratepayers.

Alternative 2: Landfill Optimization Alternative

Advantages

- This alternative facilitates the management of the Towns residual waste locally, within its municipal boundaries.
- Optimization of capacity at the existing landfill is the lowest cost disposal option and the most effective approach to obtaining additional landfill capacity.
- Land acquisition would not be required. The Town owns the lands to the west and northwest of the existing approved landfill footprint, within which an area has been delineated for potential landfill expansion.
- The existing landfill infrastructure, including the Town's transfer station, is representative of significant past investments made by the Town. This infrastructure could continue to be used.
- The Town would maintain control of management and operations. In terms of a long-term waste management strategy, this alternative would provide a long-term disposal option that includes cost controls.
- The existing landfill has been in operation for decades. It uses proven technologies in its current operations.
- Roads in the vicinity of the existing landfill site can accommodate existing vehicular and truck traffic to the site.
- The abillity to manage leachate via the extension of municipal wastewater services to the landfill from the WWTP in Southampton is advantageous in terms of the ease of operation and long-term costs.
- Subject to approval under the EAA. Approval for landfill expansions under the EAA is generally more successful than approvals being sought for new landfill sites and waste-to-energy facilities.

Disadvantages

- Greenhouse gas emissions are associated with landfill sites. However, with the implementation of an organics diversion program, greenhouse gas emissions will be reduced.
- The landfill footprint associated with the expansion area has the potential to disrupt the natural environment.
- Environmental approvals and on-going monitoring and reporting will be required.

Alternative 3: Establishment of a New Landfill Site

Advantages

- This alternative facilitates the management of the Towns residual waste locally, within its municipal boundaries.
- The Town would maintain control of management and operations. In terms of a long-term waste management strategy, this alternative would provide a long-term disposal option that includes cost controls.
- Landfilling at an alternate location within the Town would use proven technologies similar to those used at the Town's existing landfill site.

Disadvantages

- Greenhouse gas emissions are associated with landfill sites. However, with the implementation of an organics diversion program, greenhouse gas emissions will be reduced.
- Landfill footprint associated with the site selected would have the potential to disrupt the natural environment.
- When compared to maintaining landfill operations at the existing site, capital costs associated with establishing a new landfill would be significantly greater.
- Land acquisition would likely be required.
- A new landfill site would remove land from used for other purposes and designated for other uses (i.e., agricultural). Citing a new landill site may not be supported.
- Infrastructure upgrades may be required to accommodate existing vehicular and truck traffic to the site.
- Subject to approval under the EAA. Approval for landfill expansions under the EAA is generally more successful than approvals being sought for new landfill sites and waste-to-energy facilities.
- Planning Period: The completion of the planning process, background studies, approvals, and project implementation would not likely be completed prior to capacity being reached at the Southampton Landfill Site.
- Environmental approvals and on-going monitoring and reporting will be required.

TABLE 5-3: Summary of Waste Management Alternative Advantages and Disadvantages

Alternative 4: Alternative Waste Management Technologies (i.e., Incineration)

Advantages

- Locally, would reduce some types of emissions when compared to the landfill alternatives, including the methane gas generation.
- This alternative facilitates the management of the Town's residual waste locally, within its municipal boundaries.
- Opportunity for resource recovery via the generation of energy has the potential to offset operational costs.
- When compared to landfilling, one of the main advantages of burning waste at ultra-high temperatures is its ability to reduce the mass and volume of waste.

Disadvantages

- These technologies typically require a consistent and large amount of waste of greater than 100,000 tonnes per year to be operationally feasible. Comparatively, it is estimated that the Town will generate in the range of 7,000 tonnes to 10,000 tonnes annually for the period between 2030 and 2070.
- The Town would be required to import greater than 10x the waste it currently generates into the community to make this alternative viable. Increased consumption of fossil fuels would be associated with importing large quantities of waste into the community. When fossil fuels are burned, they release large amounts of carbon dioxide into the atmosphere (i.e., greenhouse gas).
- Atmospheric discharges from the thermal combustion of municipal solid waste of greater than 10x the quantity of waste generated locally by Town residents would likely result in greater local impacts to air quality (i.e., heavy metals, particulates, CO_2, etc.).
- Incinerators are complicated and expensive to build. They are also costly to operate and maintain.
- Significant commitment (i.e., contracts and partnerships) from other parties required. The Town would not likely maintain control of management, maintenance, and operations. Disposal costs may be subject to change.
- By-products(i.e., residual ash) are created as a result of the incineration process. Although incineration reduces the volume significantly, it does not eliminate the need for landfill capacity as the ash still requires disposal.
- The implementation of thermal treatment technologies as a long-term waste management strategy for municipal waste has not been proven to be an achievable and/or practical approach for the long-term management of residual waste for smaller municipalities.
- The operation of a thermal treatment facility (i.e., incinerator) is highly complex and requires a greater level of expertise and maintenance when compared to landfilling.
- Planning Period: The completion of the planning process, negotiations, background studies, approvals, and project implementation would not be completed prior to capacity being reached at the Southampton Landfill Site.
- Environmental approvals and on-going monitoring and reporting will be required.

Alternative 5: Export of Waste

Advantages

- Emissions associated with the processing of the Town's waste would not be released locally.
- Impacts to the natural environment will be neutral because the Town's waste will be exported to another jurisdiction for processing. Areas within the existing landfill property, beyond the currently approved landfill footprint, will not be disrupted.
- No technical risks. The onus is on the third-party provider to operate and maintain the waste management facility and to ensure the requirements of the approvals for the facility are met.
- Landfill expansion, or the establishment of a waste management facility at an alternate location (i.e., landfill or incinerator), would not be required. The Town would not need to seek approval under the EAA.

Disadvantages

- If waste is exported to a landfill facility, methane gas generation would be similar to if it was landfilled locally. If exported to a thermal processing facility, impacts to air quality could still be expected (i.e., heavy metals, particulates, CO_2, etc.).
- Increased consumption of fossil fuels would be associated with trucking waste to a third-party provider. When fossil fuels are burned, they release large amounts of carbon dioxide into the atmosphere (i.e., greenhouse gas).
- Does not facilitate the management of the Town's residual waste locally, within its municipal boundaries.
- On a cost per tonne basis, the export of waste would likely be greater than the cost associated with the Town providing for the continued management of its own waste at its existing landfill site.
- There is low security with respect to long-term costs and operational controls. It is expected that as the long-term waste disposal capacity in Ontario continues to decrease, providing fewer waste disposal options and increasing the demand, the cost of third-party systems is expected to increase. This would put the Town at risk should the receiving waste management facility be closed, or reach capacity.

6. DESCRIPTION OF THE ENVIRONMENT AND POTENTIAL EFFECTS

The EA will include an evaluation of the environment potentially affected by the undertaking and the alternative methods for carrying out the undertaking. Section 1(1) of the EAA defines the 'environment' in broader terms that includes the natural, social, cultural, technical and economic aspects and is defined as follows:

a. Air, land, or water.
b. Plant and animal life, including human life.
c. The social, economic, and cultural conditions that influence the life of humans or a community.
d. Any building, structure, machine or other device or thing made by humans.
e. Any solid, liquid, gas, odour, heat, sound, vibration, or radiation resulting directly or indirectly from human activities.
f. Any part or combination of the foregoing and the interrelationships between any two or more of them.

For the purpose of this ToR and the preparation of the EA, the description of the 'environment' will reflect that defined in the EAA. This Section of the ToR provides an overview of the existing environmental conditions in the vicinity of the Southampton Landfill Site. As identified in the ToR Code of Practice, the Town will provide a more detailed description of the baseline conditions through the development of the Environmental Assessment.

Feasibility Assessment: Project Pre-Planning

As part of the pre-planning work for this Waste Management Project, several background studies and assessments were advanced to confirm the feasibility of the landfill optimization alternative. The feasibility assessment included a detailed review of the natural environment and the advancement of the Stage 1 and Stage 2 archaeological assessments. In addition, hydrogeological investigations were initiated to confirm site conditions. The background studies advanced at the Southampton Landfill Site include the following:

i. Natural Environment Assessment (Natural Resource Solutions Inc.)
ii. Archeological Assessments (with involvement from Indigenous communities including SON and the Historic Saugeen Métis)
    a. Stage 1 Archaeological Assessment (ASI, June 2022) recommending Stage 2AA and entered into the Ontario Public Register of Archaeological Reports.
    b. Stage 2 Archaeological Assessment: Transfer Station (ASI, April 2022) entered into the Ontario Public Register of Archaeological Reports.
    c. Stage 2 Archaeological Assessment: Southampton Landfill Expansion (Parslow Heritage Consultancy, December 2023) – Awaiting review by the Ministry of Citizenship and Multiculturalism.
iv. Hydrogeological Investigation (GEI Consultants Canada)

While these studies have been advanced, the reports are not included with the Terms of Reference. These studies will be used to further inform the 'Alternative Methods' and will be included as supporting documentation within the EA. A summary of the findings of these investigations is included in this **Section 6** of the ToR.

6.1 Study Areas

The Study Area for the Environmental Assessment is the area within which activities associated with the proposed project will occur and where potential 'environmental' effects will be studied. For the purposes of the Environmental Assessment for the Town of Saugeen Shores' Waste Management Project, four general study areas have been established, as follows:

COMMUNITY STUDY AREA:

This study area encompasses the entire municipality, in other words the boundaries of the Town of Saugeen Shores. This represents the service area for the Town's landfill site. This area is presented in **Figure 1-2**.

SITE STUDY AREA:

This includes the existing Southampton Landfill Site located at 126 Concession 14, east of the community of Southampton. The Site is situated within Part of Lots 10, 11 and 12, Concession 15, in the former Township of Saugeen. The total site area encompasses 80.43 hectares (199 acres) and includes the existing approved landfill, buffer areas, and the landfill optimization expansion study area. The Town also owns an additional 20 ha of land to the northeast that is not included in the Site Study Area. A Site Plan is provided in **Figure 6-1**.

LANDFILL OPTIMIZATION STUDY AREA:

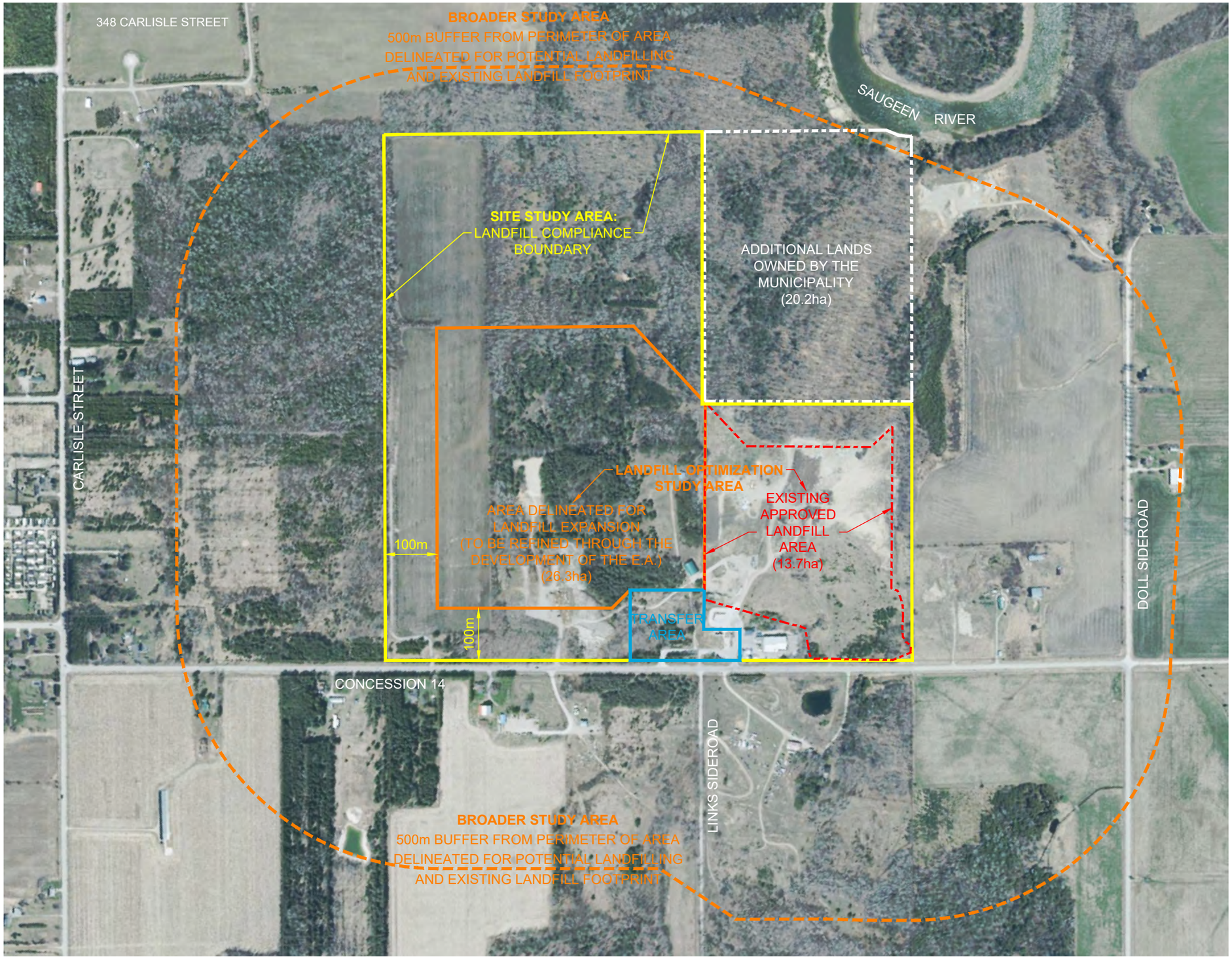
The landfill optimization study area encompasses the 26.3 hectare area delineated for potential landfill expansion in addition to the existing approved landfill footprint. Several background studies were advanced to confirm the feasibility of the landfill optimization alternative, including a detailed review of the natural environment, the completion of the Stage 1 and Stage 2 archaeological assessments, and the initiation of the Hydrogeological Investigation. These background studies were used to inform the limits of the 'landfill optimization study area' (as described in **Section 6.8.1**). Although the limits of the fill area will be confirmed during the EA, they are not expected to extend beyond this area, as presented on **Figure 6-1**.

BROADER STUDY AREA:

The broader study area encompasses the area within 500-meters of the perimeter of the landfill optimization study area, including the existing fill area and the area delineated for potential landfill expansion. This area is presented on **Figure 6-1**. Although the limits of the fill area will be confirmed during the EA, they are not expected to extend beyond the area delineated. The broader study area extending 500-meters is typically considered appropriate for the majority of the components of the 'environment'. This is consistent with the MECP *Guideline D-4 Land Use On or Near Landfill Sites* which indicates that the most significant impacts are typically identified within 500-meters of the perimeter of the fill area. As the Southampton Landfill is a relatively small-scale landfill site, the 500-meter study area is considered reasonable.

It is noted that the general study areas considered for the background studies identified may be modified (or extended) during the EA to suit the requirements of each environmental component. For example, an aerodrome facility is located to the north of the existing Southampton Landfill Site (i.e., the Southampton Airport). The location of the helipad and airstrip relative to the area delineated for potential landfill expansion are depicted on **Figure 6-1.** It will need to be determined whether a hazard to air traffic is created by birds that are attracted to the landfill. 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. Based on the Airport Bird Hazard Risk Assessment Process (included in Transport Canada Bulletin 38), it is anticipated that an extended study area will be required for this assessment. The Study Area will likely be based on the bird hazard zones delineated around the airport.

The Town will define study areas as part of the development of the detailed work plans. Workplans will be circulated to the public, the GRT, and Indigenous communities and organizations. It is anticipated that these will be circulated in conjunction with the Notice of Commencement at the beginning of the EA process. The rationale for Study Area boundary selections will be documented in the Environmental Assessment. Study Areas may be further refined and will be confirmed during the Environmental Assessment process.



2401298
Town of Saugeen Shores
Waste Management EA

PROJECT NORTH

SCALE : 1:7,500
OCTOBER 2024

SOUTHAMPTON LANDFILL SITE PLAN SHOWING STUDY AREAS

Part Lots 10-12, Concession 15
Town of Saugeen Shores
County of Bruce

Figure No. 6-1

GEI Consultants

6.2 Natural Environment

6.2.1 Regional Geology and Physiography

The Town of Saugeen Shores is within the Huron Fringe and the Huron Slopes physiographic regions. The surficial geology is typically characterized by glaciolacustrine deposits (beaches, sand plains and till plains), with coarse-textured deposits found near the shores of Lake Huron and fine-textured deposits associated with the till plains located in the southern inland portion of the Town. Alluvial deposits are found along the banks of the Saugeen River. The Salina formation, which consists of a unit of thin-bedded dolostones and shales, underlies most of the area. A small segment of Bass Islands Formation and Bois Blanc Formation underlies the overburden in the very southwestern corner of the Town.

Generally, a former shoreline bluff rises relatively quickly from the Lake Huron water level to the tablelands above. The tablelands above the bluff are relatively flat and run parallel to the Lake Huron shoreline. Although the tablelands topography is relatively flat above the bluff, the sandy nature of local soils typically permits a degree of infiltration. Below the bluff, a system of lower lying areas (i.e., troughs between former beach ridges and remnant sand dunes) and groundwater contact springs creates wetland areas and watercourses. Poor drainage is associated with some of these areas.

6.2.2 Site Setting: Geologic and Hydrogeologic Setting

The Southampton Landfill Site is located within the physiographic region known as the Huron Fringe. The region is characterized by wave-cut terraces that are typically comprised of gravel bars and sand dunes. The landfill site is situated on a raised beach ridge and is surrounded by a sand plain that extends to Lake Huron.

The overburden in the vicinity of the landfill is approximately 70 m thick and overlies the dolostone of the Bass Island Formation. The shallow overburden consists primarily of fine sands up to approximately 6 meters deep. The sands are underlain by a lower permeability sandy silt till. The till is estimated to be approximately 35 meters deep and underlain by clay. Based on the geology and results from the hydrogeologic evaluations, groundwater migration in the shallow unit is inferred to be predominantly horizontal and leachate impacts are most likely to be observed in the shallow more permeable sand unit. Furthermore, the thickness of lower permeability sediments (i.e., the sandy silt till and clay), likely limit the downward migration of leachate and provide natural protection for the bedrock aquifer, which is a local source of drinking water in the un-serviced areas of the Town.

Water levels suggest that the groundwater flow in the shallow sand unit in the area of the existing landfill is radial (i.e., a zone of local recharge). This observation is consistent with the local topography, which indicates the existing approved landfill is situated on a locally elevated area. In the area delineated for proposed landfill expansion, groundwater flow is generally in a westerly direction. Water levels in the shallow overburden vary by 1 to 2 m depending on rainfall and time of year.

Groundwater resources will be protected in accordance with Ontario Regulation 232/98 and MECP standards outlined in the Ontario Reasonable Use Guidelines. A Hydrogeological Investigation has been advanced to review potential impacts to groundwater resources and to recommend mitigation measures. Several monitoring wells were installed throughout the site to support this investigation.

6.2.3 Surface Water and Stormwater Management

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 Saugeen River meanders through the Town in a north to northwesterly direction towards its outlet at Lake Huron. 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 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 Osprey Wetlands provide baseflow waters to the Saugeen, Beaver, Mad, and Grand River systems. 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, Teeswater River, Beatty Saugeen River, Camp Creek, Styx River, and the Rocky Saugeen River.

Limited surface water features exist at the site. This is likely due to the permeable sediment and the relatively flat topography beyond the former beach ridge where the landfill is located. As identified in the Natural Environment Assessment that was advanced by NRSI, surface water drainage within the site is limited to largely undefined ephemeral flows within topographically low areas and a historically dug drainage channel. Small wetland features have arisen within these topographically lower areas. Multiple wetlands and wet areas within the study area have directly resulted from landfill site alterations (e.g., earth berming and impoundment of water).

A stormwater management wetland is situated at the north-easterly portion of the landfill and was constructed by modifying an existing low-lying wet area. Northwest of the landfill, an on-site infiltration basin was constructed to manage run-off from the solid waste recycling area. Both features were constructed in 2002 and are approved under Environmental Compliance Approval 0849-8L7JN9. NRSI recommended that the effects of landfill expansion on the adjacent retained wetlands, including potential changes in site drainage and water balance, be assessed as part of future supplemental work to inform mitigation strategies or SVCA regulatory approvals.

6.2.4 Natural Features and Ecological Functions

A Natural Environment Assessment was advanced by NRSI at the Southampton Landfill Site. This high-level impact assessment included field surveys of the terrestrial and aquatic features, an assessment of the characteristics of the existing natural features and their ecological functions, and recommendations for mitigative measures. The Study Area encompassed the 'Site Study Area' as well as the 20.2 hectare area of Town-owned lands to the north of the existing landfill footprint.

The report summarizes background information on natural heritage features and species records, as well as the results of several field surveys completed within the study area. An outcome of the assessment was to identify potential constraints to the future optimization of the Southampton Landfill, and conversely to identify areas of expansion opportunity. The area delineated as the potential expansion area presented in **Figure 6-1** is based on the findings and recommendations of this assessment. The natural environment assessment confirmed the feasibility of Alternative 2: Landfill Optimization from a natural environment perspective and will be used to inform the evaluation and assessment of this 'Alternative To' as the Environmental Assessment progresses.

Key findings of the Natural Environment Assessment include, but are not limited to, the following:

Within the Study Area identified, the majority of the natural features represent Significant Woodland that comprises one part of a larger expanse of woodland that exists on the surrounding landscape. This large woodland complex includes interior forest habitat that exists within the northern portion of the study area and, together with contiguous off-site woodland, supports habitat specialist species that rely on large landscape-scale habitat patches and interior forest conditions. However, western and southern portions of the on-site woodland are comparatively younger and include more open habitat conditions. The southern extent of the on-site woodland is highly fragmented and subject to disturbances caused by the existing landfill site operations. Suitable areas for landfill expansion were identified as feasible with consideration for mitigative measures.

Evidence of potential roosting habitat, including maternity colony roosting, for the SAR Little Brown Myotis and Tri-colored Bat was observed throughout the monitored/surveyed portions of the on-site woodland. However, the likelihood of nearby roosting habitat for these species varies at different locations within the woodland based on the results of passive acoustic monitoring and targeted bat habitat assessments. Foraging and flyway habitat for Little Brown Myotis, Tri-colored Bat, and other non-SAR bat species is widespread throughout the wooded

study area. Future MECP consultation will be required to determine the need for actions, authorizations or permitting to ensure that the proposed landfill expansion is carried out in conformance with the ESA.

Two forms of significant wildlife habitat of consequence to the landfill expansion were identified: Woodland Area -sensitive Bird Breeding Habitat and Habitat for the species of special concern Eastern Wood-Pewee.

The report indicated that an important means of mitigating the anticipated impacts resulting from landfill expansion, affecting multiple aspects of the site's ecological importance, would be to offset the loss of habitat through compensatory woodland plantings at a 2:1 ratio. In addition, the assessment provided various recommendations to avoid, minimize, or mitigate impacts and recommended that they be considered as part of future landfill design and construction and operational planning. These recommendations will be further considered as part of the assessment of 'Alternative Methods'.

6.2.5 Source Water Protection

As part of the development of this ToR, the project has been reviewed with respect to the requirements under the Clean Water Act. The study area is located within the Saugeen Valley Source Protection Area and falls under the Saugeen-Grey Sauble-Northern Bruce Peninsula Source Protection Plan. A review of the Source Protection Areas within the Town is provided below.

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 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 relies on water from Lake Huron as a drinking water supply. 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 proposed minimum 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 a portion of the existing Southampton Landfill 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. The SVCA Risk Management Office was consulted via the Notice of Draft Proposed Terms of Reference and Public Information Centre No.2, issued on October 15th, 2024. 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.

6.3 Atmospheric Environment

The atmospheric component may have potential impacts on the social and/or natural environment. It is comprised of air quality, odour, green house gases, noise and vibration. The ambient noise in a rural area is primarily defined by the sounds of nature and to a lesser extent, road traffic and agricultural machinery. In addition, air quality in the vicinity of the Southampton Landfill Site is typical for a rural community in Southwestern Ontario with agricultural activities and traffic being the primary contributors to baseline dust and odour.

The existing landfill may be a minor source of air quality, odour, and noise emissions, including landfill gas (i.e., methane) generated by the decomposition of organic materials in the landfill. Contributions may be related to vehicular and truck traffic onsite, as well as to/from the site, and operational activities.

6.4 Cultural Environment

This section describes the cultural heritage component of the environment for the Southampton Landfill Site. Cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes near the property. Its purpose is to identify known archaeological sites, areas of archaeological potential, and known (previously recognized) and potential built heritage resources and cultural heritage landscapes.

6.4.1 Archaeological Resources

Stage 1 Archaeological Assessment

A Stage 1 archaeological assessment (under PIF number P1066-0207-2021) was conducted by ASI in 2021. A Stage 1AA consists of a review of geographic, land use and historical information for the property and the relevant surrounding area, and contacting MCM to find out whether, or not, there are any known archaeological sites on or near the property. Its purpose is to identify areas of archaeological potential and further archaeological assessment (e.g., Stage 2-4), as necessary

The Study Area of the Archaeological Assessment encompassed the Site Study Area (i.e., the site boundary of the landfill at 126 Concession Road 14), an area of approximately 80 hectares, and the 20.2 hectare property parcel to the northeast. In conjunction with the archaeological investigations, consultation with the Saugeen Ojibway Nation (SON) and the Historic Saugeen Métis (HSM) was initiated in 2021. The report entitled *'Stage 1 Archaeological Assessment, Southampton Landfill – Lots 10-12, Concession 15 (Former Township Saugeen, County of Bruce) Town of Saugeen Shores, Bruce County'* (dated June 15, 2022) was entered into the Ontario Public Register of Archaeological Reports on June 16, 2022.

The Stage 1 background study determined that one previously registered archaeological site is located within one-kilometer of the Study Area, none of which are within 50-meters. The property inspection determined that parts of the Study Area exhibit archaeological potential and will require Stage 2 assessment. A Figure presenting the results of the assessment is included in **Appendix F**. The following is a summary of the recommendations of the Stage 1AA:

1. Parts of the Study Area exhibit archaeological potential. These lands require Stage 2 archaeological assessment by test pit survey and pedestrian survey at five-meter intervals, where appropriate. Stage 2 is required prior to any proposed construction activities on these lands.
2. Parts of the Study Area are located within low-lying wetlands, and according to the S&G Section 2.1 exhibit low potential. These areas must be confirmed during any Stage 2 in this area either by visual assessment and/or test pit survey.
3. The remainder of the Study Area does not retain archaeological potential on account of deep and extensive land disturbance. These lands do not require further archaeological assessment.

4. Should the proposed work extend beyond the current Study Area, further Stage 1AA should be conducted to determine the archaeological potential of the surrounding lands. Under these circumstances, any additional archaeological assessment would need to be undertaken in consultation with SON.

Stage 2 Archaeological Assessments

Based on the findings of the Stage 1 archaeological assessment, Stage 2 investigations were completed. These were completed in two phases including the Transfer Area and the potential landfill expansion areas where construction/disturbance related to the landfill optimization alternative may be considered. During the execution of the test pits and the pedestrian surveys, archaeological monitors from SON and HSM were on-site monitoring, participating, and providing input on the assessments.

The Stage 2 property survey specific to the construction of the Transfer Area was conducted from November 10-12, 2021, in accordance with the Ontario Heritage Act and the S&G (PIF number P1066-0256-2021). Approximately 36 percent of the Study Area (1.25 hectares) was determined to have been previously assessed (ASI, 2021) and did not require Stage 2 survey. An additional 18 percent of the Study Area (0.62 hectares) was previously disturbed by the creation of heavily landscaped soil stockpiles, a berm for the existing transfer station, and gravel access roads. These areas did not exhibit archaeological potential and were not subject to test pit survey. Approximately 11 percent of the Study Area (0.38 hectares) was subject to test pit survey at five-meter intervals, and judgemental 10-meter intervals to confirm previous disturbance. No archaeological resources were encountered during the Stage 2 survey. The Figure delineating the Stage 2 Study Area and a summary of the findings is included in **Appendix F**.

The Stage 2 archaeological assessment specific to the landfill expansion area was completed by Parslow Heritage Consultancy. Stage 2 fieldwork was conducted on October 3-26, 2022, and May 15, 2023 (PIF number P1056-0175-2022). A Map of the Study Area is provided in **Appendix F**. No archaeological materials were identified in Stage 2 test pits or during the Stage 2 pedestrian survey. One surface findspot was identified within the study area during the Stage 2 test pit survey (Findspot 1 – Wooden Cross). The cross was found laying on the ground surface. Stage 2 test pit intensification was undertaken in the area immediately around the cross. The cross is approximately 5.5 feet in length with a metal attachment midway along the vertical axis. The size, metal attachment, and find location near a trail through the wooded area suggests the cross may have adorned a building at one time and was deposited in the wooded area. Nothing was identified during test pit intensification.

Based on the results of the Stage 2 archaeological assessment of the Study Area the following recommendations are provided:

1. Areas of previous disturbance and slope have low archaeological potential and no further archaeological assessment is recommended for these areas.
2. The Stage 2 test pit survey and pedestrian survey did not result in the identification of archaeological materials. No further archaeological assessment is recommended for these areas.
3. Specifically, the area where the wooden cross was identified was subject to test pit survey at a 5 m interval and intensified test pit survey at a 2.5 m interval. No archaeological materials were identified. The size, metal attachment, and find location near a trail through the wooded area suggests the cross may have adorned a building at one time and was deposited in the wooded area. In consultation with Saugeen Ojibway Nation, no further archaeological assessment is recommended for this area.

Based on the findings of the Stage 2AA (preliminary), the archaeological assessments have confirmed the feasibility of Alternative 2: Landfill Optimization from a cultural environment perspective and will be used to inform the evaluation and assessment of this ‘Alternative To’ through the development of the EA.

It is noted that the findings and recommendations of the Stage 2AA for the landfill expansion area are preliminary and that archaeological concerns are not considered to have been addressed until reports have been entered into the Register.

6.4.2 Cultural Heritage Resources

Based on background reports completed to support this Waste Management project (ASI, 2022), 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. Saugeen Shores is located within the Saugeen Ojibway Nation Territory (Saukiing Anishnaabekiing), the ancestral and treaty lands of the Chippewas of Nawash Unceded First Nation and the Saugeen First Nation, together known as the Saugeen Ojibway Nation (SON). The Town of Saugeen Shores currently encompasses two main settlement areas, including the Towns 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. The relevant By-laws identifying the properties listed in the Municipal Heritage Register for the Town of Saugeen Shores are enclosed in **Appendix F**.

The screening checklist, *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes*, developed by the Ministry of Citizenship and Multiculturalism, was completed for the Southampton Landfill Site. A copy of the checklist is included in **Appendix F**. The Southampton Landfill Site was determined to have low potential for built heritage resources and cultural heritage landscapes. Therefore, no technical cultural heritage studies will likely be required to support the EA process for the landfill optimization project.

6.5 Social Environment

6.5.1 Visual

Visual screening is used to shield landfill operations from public view. Areas of visual concern primarily consist of the view from the south of the landfill site along Concession Road 14. Visual screening from landfill operations already exists across much of the southerly landfill boundary and is provided from adjacent roads and to local residents through the presence of mature trees. To augment the visual screening that has already been established along Concession Road 14, additional coniferous trees could be planted within the 100-meter buffer area that has been established for the southerly extent of the potential landfill expansion area delineated on **Figure 6-1**.

6.5.2 Transportation Routes and Site Access

The transportation route (or site accessibility) is an important component for the transport of waste to the site, both for individual users and waste collection trucks. The existing road infrastructure supports the trucking of waste to the Site. Further, the Town recently invested in the development of a waste receiving and transfer facility (i.e., transfer station) at the Southampton Landfill site. Residual waste received at the transfer area requires transport to the active area of the landfill. This was considered in the design of the transfer area.

6.5.3 Settlement Areas within the Town

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, where shown on **Figure 1-2**. The Town's existing landfill site is situated approximately 1.5 kilometers east of Southampton and approximately 3.5 kilometers northeast of Port Elgin, at their closest points. 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.

Development of a landfill within, or proximal to the Town's settlement area would not be considered a compatible land use. However, it is expected that the separation distance of greater than 1.5-kilometers will provide a sufficient buffer distance between the Town's settlement areas and the landfill. Potential impacts from continued operations at the existing landfill site related to various factors including, but not limited to, odour, litter, visual, dust, noise, groundwater and surface water impacts from leachate, surface water runoff, and landfill-generated gases will be further assessed during the Environmental Assessment. Recommended technical studies are outlined in **Table 6-1**.

6.5.4 Saugeen First Nation Community

The Chippewas of Saugeen First Nation #29 (SFN#29) is located on the shores of Lake Huron at the base of the Bruce Peninsula. It is located on the Saugeen River and is made up of a distinct Anishnaabek Nation comprising part of the Three Fires Confederacy. SFN#29 is the main reserve of the Saugeen First Nation and is home to a variety of services and amenities, including the Mino Bimadsawin Health Centre and the Saugeen Band Office.

The residential, commercial, and economic centre of the community, which includes various services, is situated directly north of the Saugeen River, along Highway 21, approximately 3-kilometers (at its closest point) from the existing landfill area (or greater than 2-kilometers north of the northerly boundary of the landfill property). Development of a landfill within, or proximal to, the Community's 'centre' would not be considered a compatible land use. However, it is expected that the separation distance of greater than 2.5-kilometers from the landfill optimization area delineated will provide a sufficient buffer. Potential impacts from continued operations at the existing landfill site related to various factors including, but not limited to, odour, litter, visual, dust, noise, groundwater and surface water impacts from leachate, surface water runoff, and landfill-generated gases will be further assessed during the Environmental Assessment. Recommended technical studies are outlined in **Table 6-1**.

6.6 Technical Environment

6.6.1 Land Use

Lands within the Town of Saugeen Shores are subject to the Bruce County Official Plan and the Town of Saugeen Shores Zoning By-law. Beyond the settlement area boundaries within the Town of Saugeen Shores, the majority of the Town is designated as 'Agricultural Areas' and zoned as 'Agricultural'. The property itself is currently:

1. Designated Agricultural Areas, Agricultural Areas-Exception (Section 5.5.13.105), Rural Areas, Rural Areas-Exception (Section 5.6.9.29), and Hazard Land Areas in the Bruce County Official Plan; and
2. Zoned Agricultural (A), Waste Disposal (WD), Waste Disposal Special (WD-1 and WD-2), and Environmental Protection (EP) in the Town of Saugeen Shores Zoning By-law.

The Official Plan policies protect Agricultural Areas from the intrusion of land uses that are not compatible with agricultural operations. Prime agricultural land is mainly defined as areas with Canada Land Inventory (CLI) Classes 1 to 3 lands. Based on the CLI Class mapping, parts of the landfill site are designated as CLI Class 2 agricultural lands. It is noted that some of the on-site areas designated as agricultural areas remain wooded. Surrounding the site, land designations include agricultural, rural, licenced pit/quarry operations, and hazard lands. Fragmentation of the agricultural land use in the area is evident.

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'.* The Provincial Planning Statement states that planning authorities may only permit non-agricultural uses in prime agricultural areas for resource extraction and limited non-residential uses provided that there is an identified need within the planning horizon for additional land to accommodate the proposed use & 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. As per Policy 4.3.5.2 of the PPS (2024) *'impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance*'.

As the agricultural lands in the area are designated CLI Class 2, which is lower priority relative to CLI Class 1 lands identified at various locations throughout the Town, the surrounding land uses are variable, and portions of the property are currently designated for Waste Disposal (WD), expansion of part of the property to permit Waste Disposal would be considered compatible with the surrounding land uses.

6.6.2 Transportation: Southampton Airport

The Town is host to two airport facilities including the Port Elgin Airport, which is the municipal airport located to the south of the community of Port Elgin, and the Southampton Airport which is a private aerodrome facility located to the north of the Southampton Landfill site.

The Southampton Airport (CPF7) is located to the north of the Southampton Landfill Site at 348 Carlisle Street in the Town of Saugeen Shores. The property is approximately 59.8 hectares (147.7 acres) in size and encompasses a runway and helipad. The runway is reportedly about 510 meters long and 11.3 meters wide and is situated approximately 675 meters to the north of the area identified for potential landfill expansion. The helipad, which is primarily used by Ornge Air Ambulances to support operations at the Southampton Hospital (Brightshores Health System), is located approximately 775 meters to the northwest of the area identified for potential landfill expansion. The locations of the helipad and airstrip relative to the area delineated for potential landfill expansion are depicted on **Figure 4-1**. It is noted that the landfill expansion area will be further refined through the EA process, therefore, the separation distances specified are the minimum separation distances that may be achieved.

Flight tracking records were obtained through a request to FlightAware. Based on a preliminary review of the flight records, the types of aircraft using the aerodrome are generally limited to single engine fixed-wing planes and rotorcraft. Aerodrome usage estimates are as follows:

Year	Flights - Aircraft	Helipad (i.e., Ornge)	Coast Guard Helicopter
2023	4	23 (arrival/departure)	1
2024 (to November 20)	3	21 (arrival/departure)	0

6.7 Economic Environment

Continued landfilling at the existing Southampton Landfill Site would facilitate the use of the existing infrastructure, which represents significant past investment. This may include, but not be limited to, weigh scale(s), a scale house, administrative equipment and buildings, operating equipment, public drop-off facilities, internal roads, access roads, fencing, stormwater management facilities and a monitoring network including groundwater monitoring wells. This infrastructure, in addition to the Town having previously purchased the lands, is representative of significant past investments made by the Town at its existing Southampton Landfill Site.

Additional significant costs associated with the landfill optimization project would also include, but not be limited to, the following:

1. Environmental Assessment process costs incurred by retaining qualified consultants to assist with the EA process and complete the required background studies.
2. Connection to the sanitary sewer (leachate management).
3. Costs associated with site compliance (i.e., monitoring and reporting) and post closure monitoring costs.

4. Cost associated with landfill development, including earthworks, environmental protections, consideration for a landfill liner.

In consideration of the Landfill Optimization Alternative, capital costs for project planning and implementation would primarily be associated with the environmental assessment process and the significant capital investment made at the site both to support existing operations and to support continued landfill development.

6.8 Inventory of Information Sources and/or Studies

6.8.1 Technical Studies Completed

As described in this **Section 6** of this ToR, several background studies and assessments were advanced to confirm the feasibility of the landfill optimization alternative. The feasibility assessment included a detailed review of the natural environment and the completion of the Stage 1 and Stage 2 archaeological assessments. In addition, hydrogeological investigations were initiated to confirm site conditions. Within this Terms of Reference, in addition to informing the description of the environment, the background studies were used to inform the limits of the 'landfill optimization study area' (**Figure 6-1**), as follows:

Natural Environment Assessment (NEA):

The NEA report summarizes background information on natural heritage features and species records, as well as results of field surveys. The information was used to assess the ecological significance and sensitivity of the study area natural features. An outcome of the assessment was to identify potential constraints to the future expansion of the Southampton Landfill, and conversely to identify areas of expansion opportunity. The results of the impact assessment, and associated mitigation measures, will be used to inform the Environmental Assessment.

Archaeological Assessments:

The Stage 1 Archaeological Assessment was completed by ASI in 2021. Areas of archaeological potential were identified. The Stage 2 archaeological assessment specific to the landfill expansion area was completed by Parslow Heritage Consultancy in 2022 and 2023. It is noted that the study area for the Stage 2AA, specifically the northerly limit of the Study Area, was based on the findings of the NEA. The Stage 2 test pit survey and pedestrian survey did not result in the identification of archaeological materials and no further archaeological assessment was recommended for these areas. It is noted that the findings and recommendations of the Stage 2AA for the landfill expansion area are preliminary and that archaeological concerns are not considered to have been addressed until reports have been entered into the Register.

Hydrogeological Investigation:

A Hydrogeological Investigation was initiated to review potential impacts to groundwater resources and to recommend mitigation measures. Several monitoring wells were installed in 2021 throughout the site to support this investigation. In the area delineated for proposed landfill expansion, groundwater flow is generally in a westerly direction. It is noted that the 'landfill optimization study area' includes a 100-meter buffer from the property boundary to the south and west. This is based on the Buffer Area requirements outlined in O.Reg. 232/98 as described in the Ministry document entitled 'Landfill Standards: A guideline on the regulatory and approval requirements for new or expanding landfill sites (PIBS7792e)' (Last Revision: January 2012). As per Clause 7(2) of the Guideline, the buffer area should be at minimum 100 meters wide at every point (although a buffer of at least 30 meters may be approved under some circumstances, subject to Clause 7(3)).

Based on the above, an area of 26.3 hectares was delineated to the west of the approved landfill footprint for potential landfill expansion. The Study Area defined for the proposed expansion of the Southampton Landfill Site is preliminary in that a broad area is considered. The expansion area will be further refined through the EA process as part of the evaluation and assessment of Alternative Methods.

6.8.2 Technical Studies to be Advanced During the EA

Several background studies and reports will be required to support the development of the EA to further develop the description of the existing environment and to inform the assessment for a specific environment and/or evaluation criteria. Technical studies identified for the EA process are summarized in **Table 6-1**. Background studies are also required for various agency authorizations that will be required following the completion of the EA. The development of detailed workplans, as required for the review of various environmental components, will be completed early in the EA process. These may require pre-consultation with appropriate regulatory agencies and/or Indigenous communities and organizations.

Background technical reports will generally include the following:

- Desktop review for the collection and consolidation of available information
- Field work data collection and analysis
- Determination (or confirmation) of existing environmental conditions to inform the final description of the environment in the EA
- Comparative evaluation and assessment of the 'Alternative Methods'
- Impact assessment specific to the Preferred 'Alternative Method' (identify and mitigate potential effects)

TABLE 6-1: Recommended Technical Studies

Technical Discipline	Description
Natural Environment	
Natural Heritage	This component includes the potential effects on natural features and ecological functions of the site, including aquatic and terrestrial species, habitat, and other natural constraints (i.e., woodlands, wetlands, etc.). A Natural Environment Assessment was advanced by NRSI at the Southampton Landfill Site. The Study Area included the Southampton Landfill Property and the Town-owned 20.2 hectare property parcel to the northeast. This high-level impact assessment included field surveys of the terrestrial and aquatic features, an assessment of the characteristics of the existing natural features and their ecological functions and recommendations for mitigative measures. The report summarizes background information on natural heritage features and species records, as well as results of several field surveys completed within the study area. This report is not included with the Terms of Reference. It will be circulated in conjunction with consultations required to support the development of the EA. This assessment will be used to further inform the 'Alternative Methods' and will be included as supporting documentation within the Environmental Assessment.
Species at Risk	An authorization (i.e., registration or permit) between the proponent and the MECP may be required to authorize activities that would otherwise be prohibited by subsection 9(1) and 10(1) of the ESA. The Natural Environment Assessment (NRSI, 2024) identified widespread foraging and flyway habitat for Little Brown Myotis, Tri-colored Bat, and other non-SAR bat species throughout the wooded study area lands at the Southampton Landfill Site. Consultation with MECP is recommended to determine the need for future actions and/or authorizations to ensure that the proposed landfill expansion is carried out in conformance with the legislation. The Natural Environment Assessment is not included with the Terms of Reference. It will be circulated in conjunction with consultations required to support the development of the EA. This assessment will be used to further inform the 'Alternative Methods' and will be included as supporting documentation within the Environmental Assessment. The report will be circulated to the MECP Species at Risk Branch at the next stage of the EA process. The need for additional investigations and/or site-specific mitigation strategies will be further assessed and developed during the EA process.

Technical Discipline	Description
Hydrogeology	A Hydrogeological Investigation has been advanced to review potential impacts to groundwater resources and to recommend mitigation measures. The Study Area included the Southampton Landfill Property and the Town-owned 20.2 hectare property parcel to the northeast. Several monitoring wells were installed throughout the site to support this investigation. Groundwater resources will be protected in accordance with Ontario Regulation 232/98 and MECP standards outlined in the Ontario Reasonable Use Guidelines. As part of the Hydrogeological Investigation a water supply well survey will be completed. This will be used to inventory the private water supply wells in the surrounding area, and to confirm the available well location, type (i.e., dug vs. drilled), and design details. As recommended by SON, the hydrogeological study should include a characterization of the groundwater/surface water connection to the ecological features, both onsite and offsite. This characterization will be integrated with the pre and post water balance studies and potential changes to the groundwater flow system for an impact assessment on the ecological features. This recommendation is consistent with the recommendations of the Natural Environment Assessment (NRSI, May 2024) stating that that the effects of landfill expansion on the adjacent retained wetlands, including potential changes in site drainage and water balance be assessed as part of future supplemental work to inform mitigation strategies or SVCA regulatory approvals. As recommended by the MECP (SWR TSS GW Unit), documentation associated with this investigation and in support of the proposed landfill expansion will be submitted to the Southwestern Region Technical Support Section (Groundwater Unit) for agency review so that a comprehensive scientific response to the proposed landfill optimization project can be provided. This report is not included with the Terms of Reference. It will be circulated in conjunction with consultations required to support the development of the EA. This assessment will be used to further inform the 'Alternative Methods' and will be included as supporting documentation within the EA.
Surface Water	As identified in the Natural Environment Assessment (NRSI, 2024), surface water drainage within the site is limited to largely undefined ephemeral flows within topographically low areas and a historically dug drainage channel. Small wetland features have arisen within these topographically lower areas. Multiple wetlands and wet areas within the study area have directly resulted from landfill site alterations (e.g., earth berming and impoundment of water). As recommended in the Natural Environment Assessment (NRSI, May 2024), the effects of landfill expansion on the adjacent retained wetlands, including potential changes in site drainage and water balance, will be assessed as part of future supplemental work to inform mitigation strategies or SVCA regulatory approvals.
Stormwater Management & Leachate Management	Under the Ontario Water Resource Act (OWRA), storm sewer systems, stormwater management facilities and stormwater control facilities each require Environmental Compliance Approval (ECA) from the MECP. At the Southampton Landfill Site an ECA is currently provided for the stormwater management facility which is comprised of infiltration ponds and a stormwater management wetland. As indicated by the MECP Municipal Water and Wastewater Permissions Branch, once a Preferred Alternative Method is determined, a storm water/surface water (non-contact water) management plan and leachate (contact water) management plan should be prepared to address post development flows quality and quantity control. This report can be used to inform the impact assessment of the Preferred Method and will be circulated to the members of the public, the GRT, and Indigenous communities and organizations as part of the EA process. Upon completion of the EA process, an OWRA ECA application will be submitted to the Ministry to amend the current OWRA ECA. OWRA requirements will continue to be reviewed through the EA process.
Landfill Gas	As per Section 15(1) of O.Reg.232/98, for all proposed new or expanding landfill sites seeking the approval of a total waste disposal capacity of greater than 1.5 million cubic metres, landfill gas collection and use (or flaring/burning) is required during site operation and following site closure.

Technical Discipline	Description
	Based on the landfill capacity of 725,000 m^3 estimated for this undertaking, the total capacity of the site including the existing fill area would be 1,150,000 m^3. This is below the 1.5 million m^3 threshold for waste volumes requiring a landfill gas collection system. Therefore, a landfill gas management system may not be necessitated. Upon confirmation of the project description, in other words, the volume of landfill capacity required to support the Town for the 40-year planning period, a review of the landfill gas management requirements will be completed. As per the recommendation by the MECP Air Quality Analyst (Southwest Region Technical Support Section), a review of the nature and estimated quantity of landfill gas from the expansion may be undertaken if the proposed waste capacity approaches the 1.5 million m^3 threshold. Under this scenario, the installation of a gas collection system may be considered.
SOCIAL	
Visual	Visual buffers will be considered in the analysis of the Alternative Methods. Baseline conditions will be documented using photo's taken in the spring and fall (i.e., with and without leaves), as possible. Visual impacts will also be considered in the landfill design (i.e., the height of the landfill) and potential effects on the viewshed will be minimized via screening (i.e., tree buffer and/or berms).
ATMOSPHERIC (May have potential effects to the Social and Natural Environment)	
Air Quality (Dust, Gases and Odours)	Air quality data from the closest Environmental Canada NAPS or MECP air quality monitoring stations. Historical site-specific information is not available. An air quality assessment will be prepared. Indicator compounds will be selected for the air quality assessments and will reflect those anticipated to be affected by vehicular emissions and by waste decomposition. The compounds in the air quality assessment may include, but not be limited to, the following: 1. Total suspended particulate matter (i.e., dust): Can be affected by landfill operations, road dust from vehicular traffic, and wind. 2. Hydrogen sulphide: Sulphur-based odour compounds generated though the decomposition of waste may be detected. 3. Nitrogen oxides: This can serve as an indicator for air quality effects from gasoline or diesel vehicles. Data will be collected for the indicator compounds, as identified through the process. The air quality assessment will review potential effects from construction/expansion on suspended particulate matter as well as emissions related to site operations and increased traffic that will be expected to occur through the operational life of the landfill. This will be considered in the next phase of the EA process.
Noise	A noise impact study will be prepared in accordance with the following MECP noise guideline publications. Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October 1995. i. Basic Comprehensive Certificates of Approval (Air), User Guide, Appendix A - Supporting Information for an Acoustic Assessment Report or Vibration Assessment Report Required by a Basic Comprehensive CofA" prepared by the Environmental Assessment and Approvals Branch, Version 2.1, April 2011 Noise Limits will comply with the MECP noise limits in: a. Noise Guidelines for Landfill Sites, October 1998 b. Publication NPC-115, "Construction Equipment" c. Publication NPC-118, "Motorized Conveyances" Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning, Publication NPC-300", August 2013.

Technical Discipline	Description
Vibration	A vibration impact study will be prepared in accordance with the following MECP vibration guideline publications. i. Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October 1995; and ii. Basic Comprehensive Certificates of Approval (Air), User Guide, Appendix A - Supporting Information for an Acoustic Assessment Report or Vibration Assessment Report Required by a Basic Comprehensive CofA" prepared by the Environmental Assessment and Approvals Branch, Version 2.1, April 2011. Vibration Limits will comply with the MECP vibration limits in: a. Draft technical publication NPC-207, “Impulse Vibration in Residential Buildings”, November 1983, supplementing the Model Municipal Noise Control By-Law, Final Report, August 1978, as amended. Publication NPC-119, “Blasting”, Model Municipal Noise Control By-Law, Final Report, August 1978.
CULTURAL ENVIRONMENT	
Archaeological Resources	The Stage 1 and Stage 2 archaeological assessments have been completed at the Southampton Landfill Site, with involvement from Indigenous communities. Studies completed include the following: a. Stage 1 Archaeological Assessment (ASI, June 2022) recommending Stage 2AA. This has been entered into the Ontario Public Register of Archaeological Reports. b. Stage 2 Archaeological Assessment: Transfer Station (ASI, April 2022). This report has been entered into the Ontario Public Register of Archaeological Reports. c. Stage 2 Archaeological Assessment: Southampton Landfill Expansion (Parslow Heritage Consultancy, December 2023) – Awaiting review by the Ministry of Citizenship and Multiculturalism. It is noted that archaeological concerns are not considered to have been addressed until reports have been entered into the Ontario Public Register of Archaeological Reports (‘the Register’). Should the proposed works extend beyond the study areas identified in the reports, further archaeological assessment would be required to determine the archaeological potential of the surrounding lands. Under these circumstances, any additional archaeological assessment would need to be undertaken in consultation with SON.
Cultural Heritage	The screening checklist, *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes*, developed by the MCM, was completed for the Southampton Landfill Site. A copy of the checklist is included in **Appendix F**. The Southampton Landfill Site has been determined to have low potential for built heritage resources and cultural heritage landscapes. Therefore, technical cultural heritage studies will not likely be required to support the EA process for the landfill optimization project.
TECHNICAL ENVIRONMENT	
Design and Operations	A Plan of Development and Operations (PDO), based on the conceptual landfill design drawings for the Preference Alternative Method of site development will be prepared. This will be used to inform the EA and will also be needed to support the required approvals (i.e., Environmental Compliance Approval). This will include, but not be limited to, a review of the following: ▪ Regulatory and approval requirements ▪ Estimated waste quantities (annual and total) ▪ Landfill development plan, including limits of the landfill footprint, contours, bottom and top elevations and capacity ▪ A review of landfill methods and consideration for progressive development of the landfill (i.e., progressive closure) ▪ Leachate management ▪ Landfill gas provisions ▪ Stormwater Management & Leachate Management Plan (this will likely be provided as a supporting document to the Design and Operations Plan)

Technical Discipline	Description
	▪ Review of potential effects and recommended mitigative measures, including implementation plans for required mitigations. ▪ Monitoring programs for groundwater, surface water, stormwater, and landfill gas. ▪ A trigger mechanisms and contingency plan, likely provided as a supporting document to the PDO ▪ Inspection and maintenance programs ▪ A description of the site closure and post-closure plan ▪ Vector and vermin control
Planning Policies	The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) is concerned with avoiding, minimizing, and mitigating impacts on Ontario's agricultural system and agricultural resources. The 2024 PPS (2024) provides direction related to non-agricultural uses in prime agricultural areas (PPS Section 4.3.5) and requires that *'impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance'* (Policy 4.3.5.2). The completion of an agricultural impact assessment may be required.
Transportation: Airport	Consultation with Transport Canada is required. This was initiated in November 2024. A copy of the Request for Consultation is enclosed in the Record of Consultation included in **Appendix B**. It is understood that putrescible waste landfills are defined by Transport Canada as a 'High Risk Land Use' under the Appropriateness of Land-Use Within Bird-Hazard Zones. It will need to be determined whether a hazard to air traffic is created by birds that are attracted to the landfill. Therefore, the completion of a Bird-Hazard Risk Assessment will likely be required to assess the airport bird-hazard risks and to develop a plan for effective risk mitigation (i.e., Gull Management Plan).

6.9 Types of Potential Effects to be Accessed in the EA

For the evaluation and assessment of the 'Alternative Methods', the potential for environmental effects will be identified based on the broad definition of the environment in the EAA. The potential effects of each 'Alternative Method' will be based on a set of evaluation criteria indicators developed for each environment and potential data sources as outlined in **Section 7.2**.

Potential environmental effects will be identified and reviewed based upon the waste capacity projected for the 40-year planning horizon of 725,000 m^3 of landfill airspace capacity for waste and interim cover (or a capacity as otherwise described in the final description of the rationale for the undertaking). The potential for environmental effects can be short-term or long-term, direct or indirect, and positive or negative. The assessment will involve consideration for potential effects based on a set of criteria. Mitigation measures that may be required to reasonably mitigate the potential effects will be identified, as appropriate.

The evaluation and assessment criteria will, at minimum, facilitate consideration of the potential effects on the environmental components, as follows:

Natural Environment:

- Potential effects on groundwater and surface water quality.
- Landfill development and operations has the potential to impact natural drainage patterns and alter runoff and peak flows.
- The establishment of an additional area for landfilling could have potential effects on the natural features and ecological functions of the site.

Atmospheric Environment (may have potential effects on the Social and/or Natural Environment):

- Potential effects on air quality (i.e., dust and gases).
- May impart odour, noise, and/or vibration impacts that could potentially affect off-site receptors.

Social Environment:

- May affect the visual appearance of the site and the surrounding viewscape.
- Potential effects on the traffic in the surrounding area through changes in truck traffic to/ from the landfill.
- Potential impacts on the nearby settlement areas (i.e., Southampton and Port Elgin) and the Chippewas of Saugeen First Nation Reserve #29.

Cultural Environment:

- Potential effects on archaeological resources and areas determined to have archaeological potential.
- Potential effects on known (previously recognized) or potential built heritage resources and/or cultural heritage landscapes.

Economic Environment:

- Capital costs for the construction of the required infrastructure (i.e., leachate management, landfill liner, site facilities).
- The long-term management of the Town's residual waste requires continued investment by the Town for the ongoing operation and maintenance of the landfill site.

Technical Environment:

- Expansion of the landfill should be compatible with current and/or future planned land uses.
- Potential effects on land use, such as the agricultural land base or operations.
- Birds are attracted to landfill sites and can pose a risk of bird strikes with aircraft. The potential effects air traffic movements on wildlife species will require consideration.
- The management of stormwater, leachate, and other environmental provisions as identified through the EA process, may require additional infrastructure. Infrastructure needs will need to be considered in the development of the alternative methods to ensure they can be accommodated in the design.

7. ALTERNATIVE METHODS: DESCRIPTION & EVALUATION AND ASSESSMENT

Section 17.6(2)(b)(ii) of the EAA requires consideration of 'Alternative Methods' of carrying out the project. The EA will document the evaluation of 'Alternative Methods' of implementing the preferred 'Alternative To' by considering alternative landfill site development options.

The evaluation and assessment of 'Alternative Methods' will include a review of site development options for the physical expansion of the Southampton Landfill Site. Once alternative methods are further conceptualized and preliminary design details are developed (i.e., size, height, shape, location), an evaluation of the environments potentially affected by the alternative methods for carrying out the undertaking can be conducted. As per section 1(1) of the EAA, the 'environment' is defined in broader terms that includes natural, social, cultural, technical and economic aspects.

7.1 Development of 'Alternative Methods'

'Alternative Methods' are technically, economically, and environmentally feasible ways that the 'Alternative To' can be implemented. The MECP states that a reasonable range of alternatives should be considered, which address the need and that are within the proponent's ability to implement. At the ToR stage, alternative methods remain at a conceptual level.

The Town has identified an opportunity for additional waste disposal capacity within the existing Southampton Landfill Site property. Based on the Residual Waste Projection Analysis (**Appendix C**), the Town will need a capacity of approximately 725,000 m^3 for waste and interim cover. Further, based on previous studies completed as part of a feasibility assessment for this project, a potential landfill expansion area of 26.3 hectares has been delineated to the west of the existing approved landfill area (**Figure 6-1**). Through the review of 'Alternative Methods' to be completed as part of the EA, the landfill expansion area and design details (i.e., size, height, etc.) will be further refined.

At a conceptual level, alternative landfill development methods that could be used to expand the landfill capacity at the existing Southampton Landfill Site include the following:

Horizontal Expansion: Expansion that ties into the existing landfill footprint
Horizontal expansion would consider expansion from the existing approved landfill area to the west. Sufficient landfill capacity could be realized by extending operations into a portion of the area delineated for potential landfill expansion. Design details would be developed as part of a preliminary design that would be advanced as part of the development of the EA to support the comparative evaluation of 'Alternative Methods'.

Combined Vertical and Horizontal Expansion
The height of the existing landfill could be increased. However, vertical expansion of the existing site would not provide sufficient capacity for the 40-year planning horizon being considered. Therefore, vertical expansion would need to be combined with horizontal expansion to the west. Design details would be developed as part of a preliminary design that would be advanced as part of the development of the EA to support the comparative evaluation of 'Alternative Methods'.

Construction of a Separate Landfill Cell within the Optimization Area
The construction of a separate and distinct landfill area (or cell), that does not tie into the existing landfill footprint, but remains within the area delineated for potential landfill expansion at the existing Southampton Landfill Site, could be considered. Sufficient landfill capacity could be realized through the creation of a separate landfill footprint. Design details would be developed as part of a preliminary design that would be advanced as part of the development of the EA to support the comparative evaluation of 'Alternative Methods'.

Landfill site designs and configurations will meet the requirements of O.Reg.232/98. Design details that may be considered in the development of the preliminary landfill designs to be advanced to support the evaluation of alternatives may include the following:

Landfill Design Considerations:
A landfill liner and leachate collection will be required. There are several options available for landfill liner design options, including the following:

- Generic Design Option I: Single liner and leachate collection system (per. Landfill Standards Guideline, 2012)
- Generic Design Option II: Double liner and leachate collection system (per Landfill Standards Guideline, 2012)
- Site specific engineering design for liner and leachate collection system

Leachate Collection and Treatment:
As per the requirements of O.Reg.232/98, development of the landfill beyond the existing approved area 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 Southampton
- Off-site disposal of leachate via extension of municipal wastewater services to the Site

For the landfill optimization alternative, off-site disposal of leachate via the extension of municipal wastewater services from the Town's Wastewater Treatment Plant in Southampton to the Southampton Landfill would likely be supported due to the relatively proximal location of the site to servicing. The ability to manage leachate in this manner is advantageous in terms of the ease of operation and long-term costs. This service connection was identified in the Saugeen Shores Water and Sewage Master Plan and, as such, connection to the existing sanitary sewer system is anticipated. This will be further explored during the EA process.

Landfill Gas Management System:
As per Section 15(1) of O.Reg.232/98, for all proposed new or expanding landfill sites seeking the approval of a total waste disposal capacity of greater than 1.5 million cubic metres, landfill gas collection and use (or flaring/burning) is required during site operation and following site closure. The determination of whether a landfill gas management system is necessitated at the site would be completed as part of the EA and would be informed by the total waste disposal capacity proposed. Further, as per Section 15(3), a review of the nature and estimated quantity of landfill gas that may be generated at the site may be completed to confirm (or negate) the need for landfill gas management based on the site characteristics and the rate at which waste would be deposited at the site.

7.2 Evaluation and Assessment of 'Alternative Methods'

As per the ToR Code of Practice, the proponent must carry out a systematic evaluation of the alternatives. The approach to the evaluation of 'Alternatives Methods' for the Town's waste management project is as follows:

Step 1: Identify and Develop Alternative Methods to the Undertaking

Alternative landfill development methods are described at a conceptual level in **Section 7.1**. Options presented only include those that can provide sufficient landfill capacity. As part of the EA, design details will be required to support the evaluation of 'Alternative Methods'. The preparation of preliminary designs will provide a sufficient level of detail for a comparative evaluation in the EA. Each alternative will be accompanied by a description and rationale.

Step 2: Characterize the Environment

This work will help to further develop the description of the existing environment presented in **Section 6**. Information on the existing environment will be further reviewed and assessed using a variety of sources including reference materials, available data sources, and field investigations and monitoring (i.e., data collection). The technical studies completed to support the development of the EA will be critical describing the existing environment in more detail (refer to **Section 6.8**). As the area delineated for potential landfill expansion is relatively small (i.e., 26.3 hectares), the technical studies and the development of alternative methods (i.e., Step 1) can be conducted concurrently.

Step 3: Identify Potential Environmental Effects for Each 'Alternative Method'

As per the ToR Code of Practice, to evaluate the 'Alternative Methods' the criteria, indicators, and methods (i.e., data sources) must be developed. Several technical disciplines will be involved in the development of the 'Alternative Methods' and evaluation and assessment thereof. The background studies that will be required to support the Environmental Assessment are presented in **Section 6.8**.

For the evaluation and assessment of the 'Alternative Methods', the potential for environmental effects will be identified based on the broad definition of the environment in the EAA. The potential for environmental effects can be short-term or long-term, direct or indirect, and positive or negative. The assessment involves consideration for potential effects based on a set of criteria developed for each environment. For each criterion, indicators will be identified to detail how potential effects may be measured (or assessed). It is noted that the potential environmental effects will represent 'net effects', meaning potential effects once the implementation of mitigation measures is considered.

Table 7-1 outlines the preliminary set of evaluation criteria, indicators and potential data sources identified for this project and to be used for the comparative evaluation and assessment of 'Alternative Methods'. These criteria and indicators will be adjusted, and appropriate indicators further identified, through the EA process in consultation with members of the public, the GRT, and Indigenous communities and organizations. The evaluation criteria and indicators will be confirmed and finalized during the EA process.

TABLE 7-1: Preliminary Evaluation Criteria, Indicators, and Potential Data Sources for Alternative Methods

Criteria	Rationale	Indicators	Potential Data Sources
NATURAL ENVIRONMENT			
Hydrogeology	Potential effects on groundwater quality. The landfill location and design needs to be assessed to ensure that leachate that enters the groundwater does not impact off-site groundwater and/or surface water quality.	Predicted effects on groundwater quality on-site from waste disposed in the fill area. Predicted changes in groundwater quality for a set of indicator parameters, at the property boundary. The basis for this assessment is the ability to meet Reasonable Use Guidelines (MECP Guideline B-7) which establish the basis for determining what constitutes the reasonable use of groundwater on properties adjacent to landfill sites. Changes to onsite and study area wide water balances (groundwater and surface water), as well as changes to offsite groundwater levels and potential groundwater discharge.	▪ Site specific information including Annual Monitoring Reports, Hydrogeological Assessments, Plans of Development and Operation, Stormwater Management Plan, etc. ▪ Monitoring well installation details ▪ Additional groundwater quality sampling programs at existing monitoring network and new monitoring locations, including groundwater level measurements ▪ Review of vertical & hydraulic gradients, including slug tests ▪ Published data sources (i.e., MECP well records, Conservation Authority, mapping tools, relevant reports) ▪ Applicable regulatory documentation (ECA's, MECP Guidelines and Technical Standards) ▪ Consultation with the Saugeen Ojibway Nation (SON) ▪ Hydrogeological Study for the Southampton Landfill Site (in progress)
Surface Water	The landfill location and design needs to be assessed to ensure that run-off is minimized and surface water quality is not adversely affected.	Predicted changes in surface water quality. Presence of watercourses, drainage features, and wetlands. Changes to onsite and study area wide water balances (surface water).	▪ Similar to that outlined for the 'Hydrogeology' criteria. ▪ Site surveys and assesssments ▪ Consultation with the Saugeen Ojibway Nation (SON) ▪ Natural Heritage Assessment (NRSI, May 2024)
Stormwater Management & Leachate Management	Landfill construction could effect the natural surface drainage patterns and may alter run-off and peak flows. Potential effects of construction and operation on adjacent retained wetlands, including potential changes in site drainage and water balance (NRSI, 2024).	Change in drainage patterns on-site, such as a change in runoff volumes and peak flows related to site development. Post development flow quantity and quality control. Consideration for direct impacts related to climate change, including extreme weather events. Stormwater and leachate management infrastructure at the site will need to be appropriately sized to handle storm conveyance during extreme precipitation events.	▪ Site specific information including Annual Monitoring Reports, Hydrogeological Assessments, Plans of Development and Operation, Stormwater Management Plan, etc. ▪ Published data sources (i.e., MECP well records, Conservation Authority, mapping tools, relevant reports) ▪ Applicable regulatory documentation (ECA's, MECP Guidelines and Technical Standards) ▪ Site surveys and assessments ▪ Landfill design drawings ▪ Consultation with the Saugeen Ojibway Nation (SON) ▪ Consultation with the MECP and the Conservation Authority
Natural Heritage	The establishment of an additional area for landfilling could have potential effects on the natural features and ecological functions of the site, including aquatic and terrestrial species, habitat, and other natural constraints (i.e., woodlands, wetlands, etc.). Characterize the existing natural features and ecological functions of the site and assess the significance and sensitivity of the natural features in order to inform constraints and opportunities for landfill expansion planning.	Predicted effects on vegetation communities and species including rare, threatened or endangered species. Predicted effects on wildlife and aquatic species and habitat, including rare, threatened or endangered species. Area and type of terrestrial systems to be removed or potentially disrupted (i.e., significant woodlands). Predicted effects on aquatic features based on location and type of feature.	▪ Natural heritage information from the MNRF, including the MNRF's Natural Heritage Information Centre online database of provincially tracked species, the Land Information Ontario mapping, and relevant taxa-specific databases. ▪ Natural heritage information from the SVCA, including the online regulation mapping ▪ Published data sources (i.e., mapping tools, relevant reports) ▪ Review of Official Plans (Bruce County and Town of Saugeen Shores) ▪ Review of relevant policies and regulations ▪ Site meeting to review of the wetland boundary mapping including NRSI and SVCA staff ▪ Mapping of vegetation communities according to the Ecological Land Classification System ▪ General site facility characteristics, including a generalized area under consideration for landfill expansion ▪ Site surveys and assessments ▪ Consultation with the Saugeen Ojibway Nation (SON) ▪ Consultation with the MECP, the Conservation Authority, and the HSM

TABLE 7-1: Preliminary Evaluation Criteria, Indicators, and Potential Data Sources for Alternative Methods

Criteria	Rationale	Indicators	Potential Data Sources
ATMOSPHERIC (May also have potential effects on the Social Environment and/or Natural Environment)			
Air Quality (Dust and Gases)	Construction and operation activities associated with landfill development have the potential to effect the levels of particulates (i.e., dust) in the air. Landfill development activities have the potential to emit gaseous contaminants that can degrade the air quality.	Site related dust and gaseous emissions generated by existing operations. Number of off-site identified receptors potentially affected (i.e., residences). Predicted concentrations of indicator compounds at the property boundary and off-site receptors. Predicted exceedance (and frequency thereof) of applicable standards, limits, or guidelines at identified receptors.	▪ Applicable MECP and CCME guidelines, technical standards, accepted models, and air quality standards ▪ Published data sources (i.e., mapping tools, relevant reports, air emission factors) ▪ Available background ambient air data ▪ General site facility characteristics, including the area identified for potential landfill expansion ▪ Aerial photographic mapping and field reconnaisance to identify potential sensitive receptors ▪ Site surveys and assessments, such as site specific particulate monitoring data and ambient air data
Air Quality (Odours)	Waste disposal and associated operations can generate odourous emissions. If not adequately controlled these can lead to off-site impacts.	Site related odours generated by existing operations. Number of off-site identified receptors potentially affected (i.e., residences). Off-site odour concentrations (odour units) at the property boundary and at off-site receptors in the immediate vicinty of the site. Predicted exceedance (and frequency thereof) of applicable limits, guidelines or odour benchmarks at identified receptors.	▪ Applicable MECP and CCME guidelines, technical standards, accepted models, and air quality standards ▪ Published data sources (i.e., mapping tools, relevant reports, air emission factors) ▪ Available background ambient air data ▪ General site facility characteristics, including the area identified for potential landfill expansion ▪ Aerial photographic mapping and field reconnaisance to identify potential sensitive receptors ▪ Site surveys and assessments
Noise	Construction and operation activities can produce noise at elevated levels on-site. This has the potential to effect noise levels off-site.	Site-related noise generated by existing operations. Predicted site-related noise at the site boundary and off-site receptors (measured in dBA or dBAI).	▪ Applicable MECP guidelines, technical standards, and accepted models ▪ Published data sources (i.e., mapping tools, relevant reports) ▪ General site facility characteristics, including the area identified for potential landfill expansion ▪ Aerial photographic mapping and field reconnaisance to identify potential sensitive receptors ▪ Site surveys and assessments, including noise measurements of on-site sources
Vibration	The operation of the site may result in vibration effects.	Site-related vibration generated by existing operations and predicted vibrations at the site boundary and off-site receptors.	▪ Applicable MECP guidelines, technical standards, and vibration limits ▪ Published data sources (i.e., mapping tools, relevant reports) ▪ General site facility characteristics, including the area identified for potential landfill expansion ▪ Aerial photographic mapping and field reconnaisance to identify potential sensitive receptors ▪ Borehole monitoring logs, site surveys and assessments
CULTURAL ENVIRONMENT			
Archaeological Resources	Potential effects on archaeological resources and areas determined to have archaeological potential.	Presence of archaeological resources or areas of archaeological potential.	▪ Bruce County Official Plan ▪ Provincial archaeological sites data sharing agreements ▪ Archaeological Assessment ▪ Consultation with the Saugeen Ojibway Nation (SON) ▪ Consultation with the MCM and the HSM
Built Heritage Resources and Cultural Heritage Landscapes	Potential effects on known (previously recognized) or potential built heritage resources and/or cultural heritage landscapes.	Presence of known (previously recognized) or potential built heritage resources and/or cultural heritage landscapes.	▪ Ministry of Citizenship and Multiculturalism (MCM) checklist 'Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes' ▪ List or Register of heritage properties maintained by the Town and the province ▪ Previous technical cultural heritage studies (e.g., cultural heritage reports, heritage impacts assessments, heritage evaluation reports) ▪ Consultation with the Saugeen Ojibway Nation (SON) ▪ Consultation with the MCM and the HSM

TABLE 7-1: Preliminary Evaluation Criteria, Indicators, and Potential Data Sources for Alternative Methods

Criteria	Rationale	Indicators	Potential Data Sources
SOCIAL ENVIRONMENT			
Visual	Expansion of the landfill, specifically the contours and the overall height, can have a potential effect on the visual appearance of the site and the surrounding viewscape.	Predicted changes in the viewscape.	▪ Line of site modelling ▪ Landfill design characteristics ▪ Site surveys and assessments, including a review of the quantity, types and maturity of trees within the buffer areas
Transportation Routes	Increased vehicular and truck traffic may be experienced as a result of the Town's growing population.	Sight distance at primary access point to landfill. Predicted traffic volumes.	▪ Site surveys and assessments ▪ Review and assessment of existing conditions ▪ Signage
Settlement Areas within the Town	Development of a landfill within, or proximal to the Town's settlement area would not be considered a compatible land use. However, it is expected that the separation distance of greater than 1.5-kilometers will provide a sufficient distance buffer distance between the Town's settlement areas and the landfill.	Potential impacts from continued operations at the existing landfill site including various factors including, but not limited to, odour, litter, visual, dust, noise, groundwater and surface water impacts from leachate, surface water runoff, and landfill-generated gases will be further assessed during the Environmental Assessment.	▪ Review and assessment of existing conditions ▪ Review of Technical Background Studies and assessment of the extent (i.e., distance) of potential off-site impacts.
Chippewas of Saugeen First Nation No.29	The residential, commercial, and economic centre of the community is situated approximately 3-kilometers (at its closest point) from the landfill area. Development of a landfill proximal to the Community would not be considered a compatible land use.	Potential impacts from continued operations at the existing landfill site including various factors including, but not limited to, odour, litter, visual, dust, noise, groundwater and surface water impacts from leachate, surface water runoff, and landfill-generated gases will be further assessed during the Environmental Assessment.	▪ Review and assessment of existing conditions ▪ Review of Technical Background Studies and assessment of the extent (i.e., distance) of potential off-site impacts. ▪ Consultation with the Saugeen Ojibway Nation (SON)
ECONOMIC ENVIRONMENT			
Capital Costs	Additional landfill development will incur capital expenditures for the construction of the required infrastructure (i.e., leachate management, landfill liner, site facilities).	Predicted capital cost estimates.	▪ Landfill design characteristics ▪ Environmental management measures (i.e., leachate management infrastructure, etc.) ▪ Town budgets ▪ Engineering estimates
Operation and Maintenance Costs	The long-term management of the Town's residual waste requires continued investment by the Town for the ongoing operation and maintenance of the landfill site.	Predicted operations and maintenace costs for the duration of the active service life of the landfill, as well as post-closure maintenance and monitoring.	▪ Landfill design characteristics ▪ Environmental management measures (i.e., monitoring) ▪ Town budgets ▪ Engineering estimates
TECHNICAL/BUILT ENVIRONMENT			
Land Use	Expansion of the landfill should be compatible with current and/or future planned land uses. Set-back distances should abide by the setback distances set out in Guideline D-4. Changes in existing land uses to accomodate future landfill development can reduce the availability of lands for other purposes, such as agricultural land use.	Current land use. Planned land use (i.e., waste disposal) and area required to be re-zoned. Proximity to off-site sensitive land uses (i.e., dwellings, parks, etc.). Distribution and connectivity of agricultural lands in the area surrounding the site and CLI Class.	▪ Review of Official Plans (Bruce County and Town of Saugeen Shores) and the Provincial Planning Statement. ▪ Canada Land Inventory Mapping ▪ Guideline D-4: Land Use on or Near Landfills and Dumps ▪ Aerial photographic mapping and field reconnaisance. ▪ Landfill design characteristics, including size of landfill footprint and maximum elevation.
Transportation: Southampton Airport	Birds are attracted to landfill sites and can pose a risk of bird strikes with aircraft. Putrescible waste landfills are defined by Transport Canada as a 'High Risk Land Use' under the Appropriateness of Land-Use Within Bird-Hazard Zones.	The *Airport Bird Hazard Risk Assessment* Process (TC-TP8240E) considers wildlife species and air traffic movements. This information is evaluated in terms of relative risk to aircraft and is used to create site-specific 'bird hazard zones'. Effective measures to appropriately mitigate the safety risks can then be developed for high risk land uses identified within the bird hazard zone.	▪ General site facility characteristics, including the area identified for potential landfill expansion and the landfill design. ▪ Site surveys and assessments (i.e., including bird counts) ▪ Data sources (i.e., FlightAware Tracking Records) ▪ Applicable Transport Canada Guidelines and Standards (i.e., Airport Bird Hazard Risk Assessment Process). ▪ Consultation with Transport Canada (TC)
Design and Operations	The management of stormwater, leachate, and other environmental provisions as identified through the EA process, may require additional infrastructure. These will need to be considered in the development of the alternative methods to ensure they can be accommodated in the design.	Predicted need for environmental management provisions and associated infrastructure.	▪ Landfill design characteristics ▪ Environmental management measures (i.e., leachate management infrastructure, etc.) ▪ Published data sources (i.e., mapping tools, relevant reports) ▪ General site facility characteristics, including the area identified for potential landfill expansion. ▪ Consultation with the Saugeen Ojibway Nation (SON) ▪ Borehole monitoring logs, site surveys and assessments

Step 4: Comparative Evaluation and Assessment of Alternative Methods & Identification of the Preferred Landfill Development Method

The potential environmental effects will be assessed quantitatively and/or qualitatively, as appropriate for the environmental component. The comparative evaluation and assessment of impacts will include a description of the advantages and disadvantages of each 'Alternative Method', providing a clear rationale for the ranking of the criteria (and 'environmental' category). Potential environmental effects may be direct or indirect, positive or negative, and characterized based on their relevancy, magnitude, duration, and/or frequency. Net effects will take into consideration the mitigative measures that can be implemented to reduce or eliminate the identified impacts.

The comparative evaluation and assessment will be presented in a summary table. For each of the 'Alternatives Methods' to the undertaking, the summary table will provide a ranking of the evaluation criterion, which will then be summarized by 'environmental' category. Each criterion and category will be weighed equally. As part of the comparative assessment, the criteria and categories will be numerically ranked on a Scale of 1 to 3, as follows:

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

The alternative with the highest overall score will be considered most favoured (or preferred). Ultimately, the outcome of the ranking will determine the preferred 'Alternative Method' for the implementation of the Town's landfill optimization project, otherwise referred to as the *'Preferred Method for Carrying Out the Undertaking'*.

Step 5: Impact Assessment of the Preferred Method

As part of the EA process, the preferred 'Alternative Method' will be carried forward for a more detailed assessment of potential effects and the development of mitigation plans to minimize impacts to the environment and monitoring measures. The 'net effects' of the landfill optimization project will be re-evaluated as part of this assessment. As part of this step, the design details will be further advanced. This could include, but not be limited to, further review of environmental provisions (i.e., landfill liner), leachate management, stormwater management, landfill gas provisions, and site facilities. Once a landfill development method is selected, the effects of the undertaking on climate change adaptation and mitigation may also be further considered, for example the potential effects of extreme weather events on the landfill infrastructure.

Potential effects will be considered for all phases of project implementation including construction, operation, closure and post-closure. These can be short-term or long-term, direct or indirect, and positive or negative. The EA will outline the Town's commitment to implement the mitigative and/or management measures identified.

Step 6: Describe the Proposed Undertaking

The purpose and description of the proposed undertaking will evolve through the EA process. The final purpose and description will be confirmed once the alternatives have been further considered and evaluated.

8. COMMITMENTS AND MONITORING

8.1 Commitments

The Environmental Assessment will include a comprehensive list of commitments made by the Town in the Terms of Reference and will document how they were addressed in the EA process and where within the EA documentation they were addressed. A 'commitments' tracking table will be developed and included in the EA. A list of commitments made to date during the development of this ToR and through project consultations is provided in **Table 8-1**. This table will be carried into the EA report and expanded upon further comments received.

TABLE 8-1: List of Terms of Reference Commitments

	ToR Commitment
1.	The EA will be prepared in accordance with subsection 17.4(2)(c) of the EAA.
2.	Focused Environmental Assessment: The evaluation and assessment of 'Alternatives To' has been completed as part of the development of this ToR and confirms that Landfill Optimization is the Preferred Alternative for this Waste Management Project. This is consistent with the findings of the Long-Term Waste Management Plan provided in **Appendix A**. The Town is committed to updating this process (i.e., the Evaluation of 'Alternatives To') in the EA if any changes are identified (as necessary).
3.	The Town will continue to consult with Indigenous communities and organizations.
4.	The Town is committed to considering concerns raised during the EA.
5.	The Town is committed to applying the issue resolution process, when appropriate, to resolve concerns or issues that may arise during the EA.
6.	The purpose and opportunity outlined in the ToR will be revisited as the EA progresses. The Town will continue to review the data and methods used to develop the rationale for the undertaking that considers the 40-year planning horizon and needs specific to the management of the Town's residual waste, including the quantity of residual waste generated and the anticipated landfill capacity requirements. It is recognized that the final purpose, description, and rationale of the proposed undertaking will evolve during the preparation of the EA. These will be 'finalized' through the process and presented in the EA.
7.	The need and planning horizon will be re-evaluated as part of the EA submission to verify that the analysis completed to support the ToR is still relevant and accurate.
8.	The preliminary Study Areas will be reviewed and confirmed. These will be described in the EA.
9.	Detailed workplans (Draft) for the technical studies will be prepared and provided to the appropriate agency for review and comment.
10.	The background reports completed to support the feasibility assessment for the Southampton Landfill will be shared with members of the public and the government review team (i.e., agencies) to provide an opportunity to provide comment. Background reports available include the Natural Environment Assessment, the Archaeological Assessments and the Hydrogeological Investigation. The documentation will be posted on the project website in conjunction with the circulation of the Notice of EA Commencement. This will provide Technical Reviewer's the opportunity to review the reports early in the process.
11.	The detailed workplans and background reports completed to support the feasibility assessment for the Southampton Landfill will be shared with Indigenous communities and organizations to provide an opportunity for review and comment. This will be completed in conjunction with the circulation of the Notice of EA Commencement. This will provide Indigenous communities and organizations the opportunity to review the reports early in the process. It is noted that Indigenous communities were involved in the archaeological assessments previously completed and were provided an opportunity to review the assessments. In addition, at the request of SON, the Natural Environment Assessment (NEA) report was reviewed in conjunction with the Proposed ToR submission.
12.	Based on the review of the NEA (May 2025) completed by SON (comments provided in correspondence dated August 12, 2025), species of cultural or spiritual significance identified by SON may be considered to inform NRSI's updates to the NEA. The proponent is committed to considering species of cultural or spiritual significance upon confirmation of these species. A list of the SON species of cultural or spiritual significance has been requested.

	ToR Commitment
13.	The ToR provides an overview of the existing environmental conditions in the vicinity of the Southampton Landfill Site. As identified in the ToR Code of Practice, the Town will provide the final detailed description of the baseline environment in the Environmental Assessment. This will be prepared using a variety of sources, including site-specific investigations and studies.
14.	'Alternative Methods' presented in this ToR are described at a conceptual level. These will be further refined and assessed during the EA process.
15.	During the EA, the preliminary criteria and indicators for each of the environmental components will be refined and described in the EA.
16.	The evaluation methodology will be consulted on, and feedback incorporated, during the EA.
17.	The preferred 'Alternative Method' will be assessed from the perspective of climate change.
18.	The Town commits to developing a monitoring framework during the preparation of the EA.
19.	The Town is committed to ensuring that archaeological resources will be further considered through the EA process and during project implementation.
20.	The Town is committed to completing an official plan and zoning amendment as identified through the development of the EA, including consideration for a further defined area requiring re-zoning. Based on comments received by the County, pre-submission consultation is recommended prior to submission of the planning applications to confirm any additional information requirements for these applications under the Planning Act.
21.	Potential effects will be considered for all phases of project implementation including construction, operation, closure and post-closure. These can be short-term or long-term, direct or indirect, and positive or negative. The Town is committed to developing mitigation plans during the EA. These will include a description of the actions necessary to prevent or mitigate effects on the environment.
22.	The Town is committed to providing a detailed list of authorizations (i.e., approvals, licenses, and permits) required to support the project in the Environmental Assessment.
23.	The comprehensive list of commitments made in the ToR, together with commitments made during the preparation of the EA, will be included in the EA. A 'commitments' tracking table will be developed and included in the EA to document how commitments were addressed in the EA process and where within the EA documentation they were addressed.

Additional commitments may also be made by the Town through the EA process. The EA report will include a comprehensive list of all commitments made by the Town through the process. These commitments may include, but not limited to, the following:

- Consultation
- Additional works and studies to be carried out during the detailed design
- Mitigation measures for potential impacts
- Monitoring of mitigation measures based on performance objectives and/or regulatory limits
- Contingency planning
- Documentation of all correspondence and input received

8.2 Compliance and Effects Monitoring

Mitigation measures developed to support the project are designed to avoid or reduce potential adverse effects related to the undertaking. The Town of Saugeen Shores is committed to developing a monitoring framework during the preparation of the EA. The monitoring framework will consider all phases of the proposed project, such as planning, detailed design, tendering, construction, operation, closure, and decommissioning. As set out in the Code of Practice, the monitoring framework will include both compliance monitoring and effects monitoring, as described below:

Compliance monitoring: An assessment of whether the undertaking has been constructed, implemented and/or operated in accordance with the commitments made during the preparation of the EA and the conditions of the EAA approval. The EA will include a strategy that sets out how and when commitments made in the EA will be fulfilled, including a plan to update (or report) to the ministry about compliance. Compliance monitoring and contingency measures will be designed to detect and immediately respond to potential problems and unanticipated effects.

Effects monitoring: Involves activities designed to determine the environmental effects of the undertaking after approval of the undertaking. A description of the proposed effects monitoring programs for the preferred 'Method for Carrying out the Undertaking' will be prepared and included in the EA.

8.3 Other Approvals

In addition to the requirement to obtain approval for the landfill optimization project under the EAA, the submission of applications for approvals may be required under a variety of provincial and federal statutes prior to proceeding with (or implementing) the undertaking. Potential approval requirements identified through the ToR process include, but are not limited to, the following:

- Environmental Compliance Approval under the Environmental Protection Act for a waste disposal site.
- Bruce County Official Plan and zoning amendments under the Provincial Planning Act, as identified through the development of the EA, including consideration for a further defined landfill area requiring OP amendment and re-zoning.
- Under the Ontario Water Resource Act, sanitary sewer systems, storm sewer systems, stormwater management facilities and stormwater control facilities each require Environmental Compliance Approval (ECA) from the MECP. An OWRA ECA application would be required to amend the current OWRA ECA.
- An authorization or permit between the proponent and the MECP may be required to authorize activities that would otherwise be prohibited by subsection 9(1) and 10(1) of the ESA. Consultation with the MECP is recommended to determine the need for future actions, authorizations or permitting to ensure that the proposed landfill expansion is carried out in conformance with the ESA.
- Under O.Reg.41/24, a permit may be required from the SVCA. The effects of landfill expansion on the retained wetlands adjacent to the expansion area delineated, including potential changes in site drainage and water balance, may need to be assessed to support SVCA regulatory approvals.

The Town is committed to providing a detailed list of authorizations (i.e., approvals, licenses, and permits) required to support the project in the Environmental Assessment. This list will be further developed through the EA process. A summary of relevant policies and guidelines identified, and potential authorization requirements, is provided **Section 9** of the Terms of Reference.

9. POLICIES, REGULATIONS, AND GUIDELINES

Under the EAA, legal authorizations (i.e., approvals, licenses, and permits) required to proceed with the undertaking can only be issued once the proponent receives approval for the *Preferred Method for Carrying Out the Undertaking* presented in the final EA submission to the MECP. Following the receipt of the EA approval, the submission of applications for approvals may be required under a variety of provincial and federal statutes prior to proceeding with (or implementing) the undertaking. The authorizations required for the Preferred Method will be further developed through the EA process in consultation with regulatory agencies.

It is noted that policies and guidelines are typically revised (or updated) on a regular basis. The most current documents should be referenced during the planning, design, and implementation phases for any given project.

9.1 Environmental Bill of Rights (1993)

The Environmental Bill of Rights (EBR) is a provincial law passed in 1993 to provide Ontario residents the right to participate in environmental decision-making. The EBR facilitates the transfer of information to the public via an Environmental Registry in the form of a searchable electronic database and requires that notice of environmental proposals be posted on it. The postings include requests for, and/or amendments to, Environmental Compliance Approvals. This provides the public an opportunity to comment and creates a limited right to challenge the proposals (i.e., review, investigate or appeal).

9.2 Ministry of Natural Resources

The MNR's regulatory role is triggered when a project proponent seeks an approval under legislation administered by the Ministry. Confirmation of the requirement for an approval is typically reviewed once a detailed project and site plan have been provided to the MNR. Where MNR is considering an application, the ministry must also ensure its own obligations under the EAA are satisfied prior to a final decision. Where an approval would dispose of rights to Crown Resources for a project that has already completed EAA requirements under another process, MNR will require written documentation from the applicant setting out how EAA requirements for the project have been met prior to MNR issuing any requested approval.

9.2.1 Public Lands Act

The Public Lands Act gives the MNR the authority to manage Crown land, including shore lands and the beds of most lakes and rivers. Crown land management policies are developed to guide MNR staff, stakeholders and the public in the administration, use, disposition and stewardship of Crown land. The use of public land and shore lands are regulated under the Public Lands Act. A work permit under the Public Lands Act must be obtained from MNR to undertake certain activities on public land and shore lands managed by MNR. Public lands include the beds of most lakes and rivers. It is not expected that the proposed landfill expansion will trigger approval under the PLA.

9.2.2 Fish and Wildlife Conservation Act

The Fish and Wildlife Conservation Act, 1997 regulates the relocation of fish and wildlife. Accordingly, should a project require:

- A Licence to Collect Fish for Scientific Purposes would be required for the relocation of fish outside of the work area,
- A Wildlife Collector's Authorization would be required for the relocation of wildlife outside of the work area (including amphibians, reptiles, and small mammals).
- A Wildlife Collector's Authorization would also be required for the destruction, taking or possession of any nests or eggs of species not protected by the Migratory Birds Convention Act (MBCA) or excluded under section 7(2) of the FWCA.

It is not anticipated that fish relocation will be required. The potential requirement for a Wildlife Collector's Authorization will be reviewed later in the EA process in conjunction with the preparation of the detailed project and site plan.

9.2.3 Lakes and Rivers Improvement Act

The Lakes and Rivers Improvement Act (LRIA) regulates the construction, repair, and use of a dam on any river, including the diversions of streams, and is administered by the Ministry of Natural Resources and Forestry (MNR). The LRIA provides legislative authority to regulate the design, construction, operation, maintenance, and safety of dams in Ontario, including temporary dams and other works. Ontario Regulation 454/96 prescribes dams as requiring approval where they hold back water in a river, lake, pond, or stream to raise the water level, create a reservoir to control flooding, or divert the flow of water. The LRIA will not likely be relevant to the alternatives considered for the Town's waste management needs.

9.3 Conservation Authorities Act (O.Reg.41/24)

The Town is located within the jurisdiction of the Saugeen Valley Conservation Authority (SVCA). The role of the SVCA is to ensure that the natural environment and natural hazards are respected, protected, avoided and/or accommodated. The SVCA is governed by the Conservation Authorities Act of Ontario. Changes to the Conservation Authorities Act and its regulations came into effect on April 1, 2024, and included the replacement of SVCA's regulation 169/06 with O.Reg.41/24. The purpose of the Conservation Authorities Act is to provide for the organization and delivery of programs and services that further conservation, restoration, development, and management of natural resources in watersheds in Ontario.

Under Section 28 of the Conservation Authorities Act and O.Reg.41/24 '*Prohibited Activities, Exemptions and Permits'*, 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'*. Under O.Reg.41/24, consultation and submission of permit application may be required prior to undertaking any alterations or development within a mapped SVCA regulated area. If the conservation authority is satisfied that the proposed work will address their mandate, the SVCA may issue a permit for that development.

It is noted that some areas of the Southampton Landfill property fall within the jurisdiction of the SVCA and, as such, pre-consultation with the SVCA was initiated in 2021 to support the Natural Environment Assessment completed by NRSI. The Natural Environment Assessment recommended that the effects of landfill expansion on the adjacent retained wetlands, including potential changes in site drainage and water balance, be assessed as part of future supplemental work to inform mitigation strategies or SVCA regulatory approvals. It is noted that with the transition to O.Reg.41/24 the SVCA no longer provides comments with regards to natural heritage features. However, the SVCA continues to provide comments related to natural hazard features and their associated regulated area, where review and permit may be required by the SVCA. The SVCA will continue to be consulted through the EA process and a regulation permit may be required to support the proposed landfill optimization project.

9.4 Clean Water Act (2006) and 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 EA process requires proponents to consider whether the project is located within a Source Water Protection Vulnerable Area and, if so, to document whether any project activities are a prescribed drinking water threat. As part of the development of the ToR, the project has been reviewed with respect to the requirements under the Clean Water Act. A summary of this assessment is provided in **Section 6.2.5** of this ToR. The study area is

located within the Saugeen Valley Source Protection Area and falls under the Saugeen-Grey Sauble-Northern Bruce Peninsula Source Protection Plan. Projects occurring within the Source Protection Area should consider whether Source Water Protection could be an issue, and the SVCA Risk Management Office should be consulted, as appropriate.

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. The SVCA Risk Management Office was consulted via the Notice of Draft Proposed Terms of Reference and Public Information Centre No.2, issued on October 15th, 2024. 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.

9.5 Ontario Water Resources Act (OWRA)

The Ontario Water Resources Act (OWRA) is administered by the MECP and focuses on both groundwater and surface water quantity and quality throughout the province. It is intended to protect surface water and groundwater from adverse impacts caused by contaminants. According the OWRA, *'the purpose of the Act is to provide for the conservation, protection and management of Ontario's waters and for their efficient and sustainable use, in order to promote Ontario's long-term environmental, social, and economic well-being'*.

Under Section 53 of the OWRA, subject to Section 47.3 of the EPA, *'no person shall use, operate, establish, alter, extend or replace new or existing sewage works except under and in accordance with an environmental compliance approval'*. Therefore, an application for approval is required for the components of the project defined as *'sewage works'* under the OWRA, including stormwater management systems. Under the OWRA, the following definitions may require consideration:

> Sewage: Includes drainage, stormwater, commercial wastes and industrial wastes and such other matter or substance as is specified by the regulations.
>
> Sewage Works: Any works for the collection, transmission, treatment and disposal of sewage or any part of such works but does not include plumbing to which the Building Code Act, 1992 applies.

Storm sewer systems, stormwater management facilities, and stormwater control facilities each require Environmental Compliance Approval (ECA) from the MECP. At the Southampton Landfill Site an ECA is currently provided for the stormwater management facility which is comprised of infiltration ponds and a stormwater management wetland. OWRA approval requirements will continue to be reviewed through the EA process.

9.6 Species at Risk

9.6.1 Endangered Species Act (2007) & Species Conservation Act (2025)

The Ministry of the Environment, Conservation and Parks (MECP) administers the provincial Endangered Species Act, 2007 (ESA 2007, amended June 5, 2025). On June 5, 2025, the Province of Ontario passed Bill 5: Protect Ontario by Unleashing our Economy Act, 2025. Bill 5 made amendments to the ESA and enacted the Species Conservation Act (SCA), 2025. The SCA will come into force at a later date and will replace the ESA (i.e., the ESA will be repealed). The purposes of the SCA are as follows:

a. To identify species at risk based on the best available scientific information, including information obtained from community knowledge and Indigenous knowledge.
b. To provide for the protection and conservation of species at risk while taking into account social and economic considerations including the need for sustainable economic growth in Ontario."

The Species at Risk in Ontario List (SARO; under O.Reg. 230/08) forms a component of the legislative framework that is set out in the ESA and is the official list of species at risk in Ontario and their statuses. The ESA protects all Threatened, Endangered, and Extirpated species listed on the SARO List. These species are legally protected from killing or harm and their habitats are legally protected from damage or destruction. Habitat protection has been identified as being essential to the survival or recovery of wildlife species. Avoiding impacts to species at risk and their habitat is an integral part of protection and recovery.

It is noted that under the ESA, the definition of 'habitat' has recently been changed. For animal species, it is now defined as *'a dwelling place, such as a den, nest or other similar place, that is occupied or habitually occupied by one or more members of a species for the purposes of breeding, rearing, staging, wintering or hibernating and'*… the area immediately around it.

Subsection 9(1)(a) of the ESA states that *'no person shall kill, harm, capture or take a living member of a species that is listed on the Species at Risk in Ontario List as an extirpated, endangered or threatened species'*. In addition, subsection 10(1)(a) of the ESA states that *'no person shall damage or destroy the habitat of (a) a species that is listed on the Species at Risk in Ontario List as an endangered or threatened species; or (b) a species that is listed in the Species at Risk in Ontario List as an extirpated species, if the species is prescribed by the regulations…'*.

An authorization (i.e., registration or permit) between the proponent and the Ministry of the Environment, Conservation and Parks would be required to authorize activities that would otherwise be prohibited by subsection 9(1) and 10(1) of the ESA. The Natural Environment Assessment identified widespread foraging and flyway habitat for Little Brown Myotis, Tri-colored Bat, and other non-SAR bat species throughout the wooded study area lands at the Southampton Landfill Site. Consultation with MECP is recommended to determine the need for future actions and/or authorizations to ensure that the proposed landfill expansion is carried out in conformance with the legislation. The need for additional investigations and/or site-specific mitigation strategies would be further assessed and developed as part of the EA process.

9.6.2 Department of Fisheries and Oceans Canada

The fish and fish habitat within Lake Huron and the Saugeen River and some of its tributaries are protected under the Federal Fisheries Act (1985, as amended). The Department of Fisheries and Oceans (DFO) administers provisions to protect habitat which address threats to fish from habitat loss/degradation and changes to natural flow regimes. The Fish and Habitat Protection Program aims to conserve existing fish and fish habitat, protect these resources against future impacts and restore fish habitat, where possible. The DFO ensures compliance for development projects taking place in and around fish habitat under the Fisheries Act and the Species at Risk Act (SARA).

Federal Fisheries Act

In 2019 the provisions of the Fisheries Act were updated to include protections for fish and fish habitat in the form of standards, codes of practices and guidelines for projects near water. Section 35(1) of the Fisheries Act states that *'no person shall carry out any work, undertaking or activity that results in the harmful alteration, disruption or destruction of fish habitat.* Fish habitat means *'water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas'*.

Where an alternative may have impacts to fish or fish habitat, it is recommended that the proponent consult with the DFO to determine whether a federal review is triggered and/or a DFO letter of authorization would be required. In general, waterbodies that do not require DFO review include, but may not be limited to, artificial waterbodies that are not connected to a waterbody that contains fish at any time during any given year, such as private ponds, commercial ponds, stormwater management facilities, irrigation ponds or channels, agricultural

drains and drainage ditches, roadside drainage ditches, quarries and aggregate pits. This will be further reviewed through the EA process.

Species at Risk Act (SARA)

The Fish and Fish Habitat Protection Policy Statement explains the fish and fish habitat protection provisions of the Fisheries Act and outlines how the DFO will implement these provisions. If an aquatic species at risk or its critical habitat are also affected by the undertaking, the authorization will also act as a Species at Risk Act (SARA) permit and will contain terms and conditions to minimize impacts on the species and its critical habitat. The DFO has prepared aquatic species at risk maps and provides an online mapping tool to determine where at-risk populations occur in Canada and where their critical habitat is located. Based on this mapping tool, several species at risk are found within the Saugeen River. As site development is not proposed for the northerly portion of the site, nor to the north of the existing approved landfill area, potential impacts to aquatic species at risk or its critical habitat within the Saugeen River are not anticipated.

9.7 Ontario Heritage Act

9.7.1 Archaeological Assessments

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). 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 were advanced at the Southampton Landfill Site as part of the feasibility assessment for the Landfill Optimization alternative and will be considered during the EA process (i.e., the 'Alternative Methods').

Ontario Public Register of Archaeological Reports

Archaeological reports are to be submitted to the Ministry of Citizenship and Multiculturalism (MCM) for entry into the Ontario Public Register of Archaeological Reports. It is important to note that archaeological concerns are not considered to have been addressed until the report(s) have been entered into the Registry and indicate that:

1. The archaeological assessment of the project area is complete; and
2. All archaeological sites identified by the assessment are either of no further cultural heritage value or interest (as per Section 48(3) of the OHA) or that mitigation of impacts has been accomplished through excavation or an avoidance and protection strategy.

Ministry confirmation that an archaeological assessment report has been reviewed and entered into the Ontario Public Register of Archaeological Reports is provided to the proponent via a review letter. The letter will also indicate either that there are no further concerns for impacts to archaeological resources or articulate next steps to mitigate those concerns. In addition, should the proposed works extend beyond the study areas identified in the reports, further archaeological assessment would be required, as early as possible during the EA process prior to any ground disturbing activities, to determine the archaeological potential of the surrounding lands. Under these circumstances, any additional archaeological assessment would need to be undertaken in consultation with SON.

Archaeological Resources: Further Consideration during Project Implementation

The Town is committed to ensuring that archaeological resources will be further considered through the EA process and during project implementation. Should previously undocumented archaeological resources be discovered during project implementation/construction, they may be a new archaeological site and therefore be subject to Section 48(1) of the OHA. Where archaeological resources are impacted by an undertaking, the MCM should be notified by contacting archaeology@ontario.ca. All activities impacting archaeological resources must

cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with Section 48(1) of the *Ontario Heritage Act* and the Standards and Guidelines for Consultant Archaeologists.

The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with Ontario Regulation 30/11 the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, the Ministry of Citizenship and Multiculturalism should also be notified (at archaeology@ontario.ca) to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the OHA.

9.7.2 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 Ministry of Citizenship and Multiculturalism 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).

The Ministry's checklist '*Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes'* has been completed for the Southampton Landfill Site. The screening checklist has identified no known or potential BHRs/CHLs, or no impacts to these resources. The completed checklist and supporting documentation are provided in **Appendix F**.

Should further cultural heritage screening be required, Cultural Heritage Reports will be undertaken by a qualified person who has expertise, recent experience, and knowledge relevant to the type of cultural heritage resources being considered and the nature of the activity being proposed. Community input should be sought to identify locally recognized and potential cultural heritage resources. Sources include, but are not limited to, municipal heritage committees, historical societies and other local heritage organizations. Cultural Heritage Reports should be sent to MCM and the Town of Saugeen Shores for review and comment prior to the Notice of Submission of EA being issued.

Cultural heritage resources are often of critical importance to Indigenous communities. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources. The MCM recommends that any engagement with Indigenous communities and organizations includes a discussion about known or potential cultural heritage resources that are of value to them.

10. CONSULTATION DURING THE DEVELOPMENT OF THE TERMS OF REFERENCE

Consultation early in and throughout the process is a key feature of Environmental Assessment planning. In accordance with Section 17.4(3) of the EAA, *'the Proposed Terms of Reference must be accompanied by a description of the consultations by the proponent and the results of the consultations'*.

A *ToR Consultation Plan and Record of Consultation* has been prepared under separate cover and is enclosed in **Appendix B**. The main objective of the Consultation Plan is to encourage two-way communication with the community, the government review team (GRT), Indigenous communities and organizations, and Town staff. Project notices, consultation records associated with project notifications (i.e., letters to Indigenous communities and organizations), and full documentation of the comments received as part of the communication strategy for the Proposed ToR (and associated proponent responses) are contained in the Record of Consultation.

Provided in this Section of the ToR is a general summary of consultation conducted to support the development of the Terms of Reference, and a summary of comments received from the public, the GRT, and Indigenous communities and organizations and how they were addressed.

10.1 Project Distribution List

Input from the public, stakeholders, the GRT, and Indigenous communities and organizations forms an important component of the process. As part of the initial steps in the preparation of the ToR, a project distribution list of relevant and interested parties was developed and updated as required to identify other key contacts that may have a potential interest in the project. The project distribution list will continue to be updated during the EA, as required, with other contacts that have confirmed their interest (or been identified to potentially have an interest) in the undertaking.

10.1.1 General Public and Stakeholders

As the development of the Proposed Terms of Reference progressed, interested persons were provided various opportunities to be added to the project distribution list and a contact list of interested individuals and stakeholders was developed based on the expression of interest in the undertaking. The contact list was developed using the following strategies:

- Members of the pubic were provided the opportunity to subscribe to the project on the Town's project website (i.e., to 'follow' the project and receive project updates as they become available).
- Opportunities to express interest were provided via the requests for comment associated with the project notifications and at the open houses through the use of a 'Sign-In Sheet' that requested whether individuals attending the information sessions would like to receive project updates as they became available (via email).
- In response to comments received following the issuance of the Notice of Commencement of ToR in April 2024, project notifications or updates regarding the ToR were mailed to the owners of properties that surround the existing Southampton Landfill Site and Representative Area A and Area B identified in the 'Screening Report: Siting of Potential Landfill Locations and Assessment of Landfill Alternatives' (**Appendix D**).

10.1.2 Government Review Team (GRT)

Federal and provincial agencies and authorities, as well as surrounding municipalities, were identified for inclusion on the project distribution list. The GRT distribution list, as developed through the ToR, is summarized in **Table 10-1**.

TABLE 10-1: Government Review Team Distribution List - Ministry, Agency, and Local Government

Local Municipalities (Municipal Staff)	Provincial Ministries and Agencies
County of Bruce (Planning and Development and T&ES)	Ministry of Municipal Affairs and Housing
Town of South Bruce Peninsula	Ministry of Citizenship and Multiculturalism
Municipality of Arran-Elderslie	Ministry of Natural Resources and Forestry
Municipality of Brockton	Saugeen Valley Conservation Authority (SVCA)
Town of Saugeen Shores	Source Water Protection (GSCA/SVCA)
Local Departments	Ministry of Agriculture, Food and Agribusiness
Bruce-Grey Catholic District School Board	Ministry of the Solicitor General
Grey Bruce Public Health	**Ministry of the Environment, Conservation and Parks**
Brightshores Health System	▪ Environmental Assessment & Permissions Branch (EAB)
Federal Agencies	▪ Special Project Officer is the main contact for MECP reviewer's
Canadian Impact Assessment Agency	
Transport Canada	

Note: The GRT Distribution List was updated in the Proposed ToR (Amended) to reflect the responses received within the ToR Acknowledgement of Receipt Forms circulated in conjunction with the ToR Notice of Submission. Agencies and departments removed from the GRT list include the Ministry of Transportation (MTO), the Municipality of Kincardine, the Saugeen Shores Fire Department, and the Bluewater District School Board.

10.1.3 Indigenous Communities and Organizations

Indigenous communities and organizations may have specific issues or concerns other than those identified by the public and government agencies. The following communities and organizations have been identified for inclusion on the project distribution list for this undertaking:

- Saugeen Ojibway Nation (SON)* which holds Aboriginal and Treaty Rights in the project area
  - Chippewas of Saugeen First Nation No.29
  - Chippewas of Nawash Unceded First Nation

*The Saugeen First Nation and Chippewas of Nawash Unceded First Nation are two communities that work together on consultation issues and are known collectively as the Saugeen Ojibway Nation.

- Historic Saugeen Métis (HSM)

Métis Nation of Ontario – Lands and Resources Department, Region 7

- Métis Nation of Ontario: Georgian Bay Métis Council
- Métis Nation of Ontario

As part of the preparation of the Proposed ToR, GEI advised the MECP-EAB of the identification of the above-referenced Indigenous communities and organizations that may have an interest in the undertaking and requested confirmation of the communities/organizations to be consulted as part of the development of the ToR and during the development of the EA. In correspondence dated September 26th, 2024, the MECP-EAB confirmed that the list of Indigenous communities and organizations to be consulted for the undertaking was correct.

It is noted that the Ministry of Indigenous Affairs and First Nations Economic Reconciliation (IAFNER) was contacted directly by the MECP Project Officer. As per email correspondence dated March 6, 2025, it has been

confirmed that IAFNER does not need to participate in the review of the ToR. However, this does not limit their participation later in the EA process should any Indigenous-specific concerns arise.

10.2 Project Notification and Consultation Opportunities

10.2.1 Project Notices and ToR Review Opportunities

Project consultation completed to support the development of the Proposed Terms of Reference included a series of notifications, community outreach, and a questionnaire. Notifications required at key milestones, some of which included joint notification of opportunities for public involvement, include the following:

- Notice of Commencement of Terms of Reference and Public Information Centre No.1
- Notice of Draft Proposed Terms of Reference and Public Information Centre No.2
- Notice of Submission of Terms of Reference

Project Notices issued as part of the development of the Proposed ToR are included in the *ToR Consultation Plan and Record of Consultation* enclosed in **Appendix B**. An overview of the process and key consultation opportunities is demonstrated in **Figure 10-1**.

The Public Information Centres (PIC's) were held at critical stages of the process to solicit input. These were advertised within the project notices. The PIC's provided the opportunity for members of the public and the GRT to discuss the undertaking with the project team and, where a presentation was involved, become further informed on the project. In addition, several iterations of the Proposed ToR were made available on the project website to provide interested parties an opportunity to review the project details and to provide informed feedback on the project. A minimum review period of 30-days was provided.

10.2.2 Consultation Methods

Project notices were circulated to all interested parties identified on the Distribution List, including the members of the public, the GRT, and Indigenous communities and organizations. This was primarily carried out via email. In some circumstances project notices and/or updates were mailed, such as:

- When only a mailing address is provided by a given member of the public and email was not an option.
- Project notices or updates sent to the owners of properties that surround the existing Southampton Landfill Site and Representative Area B identified in the Screening Report and within the extended notification area in the vicinity of Representative Area A.
- Members of the GRT that had indicated that their preferred document format was a hardcopy.
- Project notices were also sent by letter-mail to Indigenous communities and organizations (with the exception of the Métis Nation of Ontario that has specifically requested that letter correspondence not be provided).

In an effort to reach the broader public, project notices were advertised twice in the local newspaper (i.e., the Shoreline Beacon). Town residents that subscribed online to receive updates on projects within the Town of Saugeen Shores were sent updates for the project via email and other social media platforms that the Town offers (i.e., Facebook, Instagram and linked-in). Links to the project website and information regarding public open houses for the project were also shared on the Town's social media platforms. In addition, the project notices were posted on the Town's main website under the *Public Notices* newsfeed.

FIGURE 10-1: Development of the Proposed Terms of Reference - Consultation and Engagement Opportunities

	PLANNING PROCESS: Development of the Proposed Terms of Reference (ToR)						
	Notice of Commencement of ToR and PIC No.1	**Invitation to Community Meeting**	**Notice of Draft Proposed ToR and PIC No.2**	**Staff Report: Council Resolution Re. Proposed ToR**	**Notice of Submission of Proposed ToR**	**NOTE 1**	**Submission of Proposed ToR (Amended)**
Project Notification							
Circulation of Project Notice (Per Distribution List)	April 23, 2024		October 15, 2024		April 4, 2025		
Invitation to Community Meeting (Limited Public Distribution)		June 5, 2024					
				March 10, 2025			
Engagement 'Periods'							
Comment Periods: Although comments can be received anytime during the process, assigned comment periods ensure that the process can proceed.	April 23 to May 24 Comments directed to Project Team		Oct 15 to Nov 22 Comments directed to Project Team		April 4 to May 5 Comments directed to MECP		Continued consultation with SON. Follow-up with GRT and MECP Reviewer's.
In-Person Engagement Opportunities							
1. PIC No.1: Public Open House and Presentation	May 9, 2024						
2. Community Meeting (re. Representative landfill areas)		June 19th, 2024					
3. PIC No.2: Presentation to Council			October 28th, 2024				
Project Website: Engagement Opportunities & Document Availability for Review							
Project Website	Published	Updated, as needed					
Comment Form: To submit comments to the Project Team	← Ongoing (Available throughout the project process) →						
Posting of Questionnaire: Ranking of 'Alternatives To'	April 23 to May 24						
Posting of Proposed Terms of Reference: Feedback provided by members of the public, the GRT, and Indigenous Communities and organizations was used to develop the ToR							
Proposed Terms of Reference (and associated supporting documentation, as listed below)	Preliminary Draft Proposed ToR		Draft Proposed ToR	*Proposed ToR for Council Approval	Proposed ToR Submission to MECP		Proposed ToR (Amended) Submission to MECP
Report Status	**DRAFT**		**DRAFT**	**FINAL**	**Proposed ToR (V3)**		**Proposed ToR (Amended)**
ToR - Consultation Plan and Record of Consultation	Version 1		Version 2	*Version 3	Version 4		Version 5
Screening Report: Citing of Potential Alternate Landfill Locations & Assessment of Landfill Alternatives	Version 1		Version 2	*Version 3	Version 3		Version 4
Technical Memorandum: Applicability of Alternative Waste Management Technologies	Version 1		Version 2	*Version 3	Version 3		Version 3
Residual Waste Projection Analysis: 40-year Planning Horizon	----		Version 1	*Version 2	Version 2		Version 2

* Documentation shown with an asterix and in blue text was provided to Town Council for review. These documents were not posted on the project website.

Note 1: The Proposed ToR was submitted to the MECP-EAB on April 4, 2025. Based on some of the comments received from Ministry reviewer's and the GRT, revisions to the ToR were required. The MECP was notified of the proponent's intent to amend the ToR on May 9, 2025. In accordance with the Deadlines Regulation (Ontario Regulation 616/98), the Town was provided eight weeks to amend the Proposed ToR. As such, an amended ToR was submitted to the MECP by July 4, 2025. However, in consideration of an extended review period requested by the Saugeen Ojibway Nation (SON) of 60-days (at minimum), the ToR review period for SON was extended to August 12, 2025. Continued consultation with SON followed.

10.3 Public Comments

With the circulation of two project Notices, (i.e., the Notice of Commencement and the Notice of Draft Proposed ToR) and the posting of the project documentation and questionnaire on the project website, the public were invited to provide comments regarding the undertaking. The project team received numerous comments from the interested public. Comments and feedback pertaining to the Waste Management EA for the Town of Saugeen Shores, along with proponent responses, are included in the ToR Consultation Plan and Record of Consultation enclosed in **Appendix B**. A summary of the key issues conveyed to the project team, with general responses, is provided in the following discussion.

GENERAL COMMENTS

1. Waste Diversion:

Several comments suggested that the Town further review potential opportunities to implement other waste diversion strategies, such as the creation of a diversion program for green waste. The Town is continually exploring opportunities to implement additional waste diversion strategies and, in consideration of the previous success of the Food-Cycler program, again provided residents an opportunity to participate in a pilot program aimed at diverting food waste from the landfill. The pilot program ran from September to December 2024. In addition, the Town is pursuing a source separated organics program feasibility study in 2025 that will review options for green waste diversion.

Food & Organic Waste Policy Statement

One of the key proposed actions towards a Waste-Free Ontario is the development of Ontario's Food and Organic Waste Policy Statement aimed at reducing the volume of food and organic waste going to the landfill. Food and organic wastes reportedly make up an estimated one-third of Ontario's waste stream.

Provided that the population of the Town will be approaching 20,000 persons at about the same time as the landfill will be reaching capacity (i.e., circa 2030-2032), and the population density of the Town will be greater than 100 persons per square kilometer, the Town will be required to have a source separated organics (SSO) program in place in about the next 5 to 7 years. At that time, the Town of Saugeen Shores will be subject to Policy 4.2(ii) and Policy 4.5 of the Food and Organic Waste Policy. The primary difference between Policy 4.2(i) and 4.2(ii) is the requirement for curbside collection. Under the current policy statement, the Town would not be required to provide curbside SSO collection when the population reaches the 20,000-person threshold.

As per the Food and Organic Waste Policy, the waste reduction and diversion target for municipalities in Southern Ontario subject to Policy 4.2(ii) is 50% waste reduction and resource recovery of food and organic waste generated by single family dwellings in urban settlement areas.

The applicability of the policies of the Food and Organic Waste Policy Statement to the Town are recognized in the Terms of Reference, including the supporting document entitled 'Residual Waste Projection Analysis: 40-year Planning Horizon', enclosed in **Appendix C**.

2. Communication Strategy:

Concerns regarding the Town's notification strategy specific to the circulation of the Notice of ToR Commencement and PIC No.1 were raised. The Notice was posted in the local newspaper, on the Project Website, posted on the Town's various social media platforms and a project overview was sent to members of the community that had previously registered (or subscribed) to participate in the Town's public engagement opportunities to receive project notices and updates. Some of the attendees suggested that for this type of project, Notices be issued by the Town to all households. Others indicated that it would have been prudent to inform the residents in the vicinity of the Representative Landfill Area A and B identified in the Screening Report directly, via letter mail. In response, the Town has identified notification areas that, at minimum, ensure all property owners within or adjacent to Representative Area A and Representative Area B receive a copy of

Notices related to the development of the Proposed Terms of Reference. In addition, neighbor notification is provided to the property owners around the existing Southampton Landfill Site.

3. Airport Located to the North of the Southampton Landfill:

The key concern conveyed to the project team following the posting of the Draft Proposed ToR was the presence of a private aerodrome facility located on the property to the north (i.e., Southampton Airport). The Southampton Airport (CPF7) is located at 348 Carlisle Street in the Town of Saugeen Shores and includes a runway and helipad. The runway is situated approximately 675 meters to the north of the area identified for potential landfill expansion and the helipad is located approximately 775 meters to the northwest of the area identified for potential landfill expansion. The location of the airport directly to the north of the Southampton Landfill site has been identified in **Section 6.6** of the ToR. A preliminary review of flight tracking records obtained through a request to FlightAware is included.

It is recognized that consultation with Transport Canada will be required. This was initiated in November 2024. A copy of the Request for Consultation is included in the ToR Record of Consultation. It is our understanding that 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). This has been added to the recommended background studies listed in **Section 6.8**.

NOTICE OF SUBMISSION OF ToR: PUBLIC COMMENTS RECEIVED BY THE MECP

With the circulation of the ToR Notice of Submission and the posting of the project documentation on the Town's project website, the public were invited to review and provide comments on the Proposed Terms of Reference. It is noted that comments were made directly to the Project Officer (MECP- Environmental Approvals Branch). The primary public concerns brought forward to the MECP included the following:

- Recommendation for the Town to pursue an SSO program
- Opposition to the proposed expansion of the Town's existing Southampton Landfill site. Several concerns were cited including, but not limited to, the following:
    - Potential impacts to groundwater and surface water resources
    - Preference for the alternative to establish a new landfill site elsewhere within the Town
    - Efficacy of the questionnaire
    - Residual waste disposal practices and volumes
    - Historical acquisition of additional lands surrounding the landfill site
    - Alternative waste management technologies

Tables summarizing the comments received from the public and proponent responses to the feedback are included in the ToR Consultation Plan and Record of Consultation enclosed in **Appendix B**.

COMMENTS SPECIFIC TO THE SCREENING REPORT (provided in Appendix D)

4. Municipal Heritage Register:

Several comments from members of the public identified the cultural heritage along The River Road as a potential constraint. Cultural heritage has been recognized in the updated Screening Report, including as a criterion under the Cultural Environment in Table 5 (i.e., the assessment of landfill alternatives). Further, Figure 6 was added to the Screening Report to highlight properties in the Municipal Heritage Register proximal to the Representative Potential Landfill Areas. The Figure shows that there is a high concentration of heritage properties along The River Road, between the Saugeen River and Snake Creek (i.e., Representative Area A). In addition, one property to the north of Representative Area B was identified as a built heritage resource or cultural heritage landscape.

5. Prime Agricultural Land:

Members of the public identified that the Representative Landfill Areas were within prime agricultural land and reiterated the importance of the Town needing to maintain existing agricultural lands within the community. This feedback is consistent with the purpose of the Agricultural Area policies outlined in the Bruce County Official Plan, which are intended to protect and strengthen the agricultural community, as it is recognized as a major economic component of the County. In addition, the policies protect Agricultural Areas from the intrusion of land uses that are not compatible with agricultural operations. The Provincial Planning Statement also states that planning authorities may only permit non-agricultural uses in prime agricultural areas for limited non-residential uses provided that alternative locations have been evaluated and there are no reasonable alternative locations which avoid prime agricultural areas.

Based on the assessment of the *Landfill Alternatives* completed in the Screening Report (**Appendix D**), which included a comparison of the two representative landfill areas (i.e., Area A and Area B) to maintaining landfill operations at the existing Southampton Landfill Site, it was recommended that the continued use of the Southampton Landfill Site (i.e., the *Landfill Optimization Alternative*) be recognized as the preliminary preferred *Landfill Alternative* to the undertaking. In other words, that the *Alternative to Establish a New Landfill Site* be eliminated, leaving the *Landfill Optimization Alternative* as the only Landfill Alternative carried forward into the Environmental Assessment.

It is noted that one of the key factors considered in the recommendation to eliminate the *Alternative to Establish a New Landfill Site* from advancing into Environmental Assessment included the consideration for the prime agricultural land. As stated in the Screening Report provided in **Appendix D**, *'the representative landfill areas sited are located within Agricultural Areas that are situated amongst broader areas (or blocks) of land predominantly actively used for agricultural purposes. Provided that the identified Representative Landfill Area A and Area B are classified as CLI Class 1 and 2 agricultural lands, Official Plan review would not likely support re-designation (i.e., re-zoning) of these lands'.*

6. Consideration to Identify Closed Aggregate Pits as Potential Alternate Landfill Locations:

With respect to areas designated as 'Licensed Aggregate', the Screening Report (March 2024-Version 1) concluded that *'the citing of a new landfill 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'*. As such, it was recommended that the establishment of a new landfill within areas designated as licenced aggregate operations be avoided.

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 citing of a landfill at an alternate location, specifically where pit operations are at, or approaching, the end of their service life. This suggestion was further reviewed in the Screening Report. Ultimately, there are two general areas where a 'cluster' of aggregate pits exist. Based on further review of these areas, it was identified that these areas were situated within other constraint areas developed in the Screening Report (i.e., proximity to the Town's settlement area and within the 3.5 km buffer for settlement areas within neighboring municipalities). Therefore, based on the identification of other constraints and the interpreted operational status of aggregate pits in the area, the recommendation in the updated Screening Report enclosed in **Appendix D** remains the same - that the establishment of a new landfill within areas designated as licenced aggregate operations be avoided.

7. Identification of Property Parcels as Representative Landfill Areas in the Screening Report:

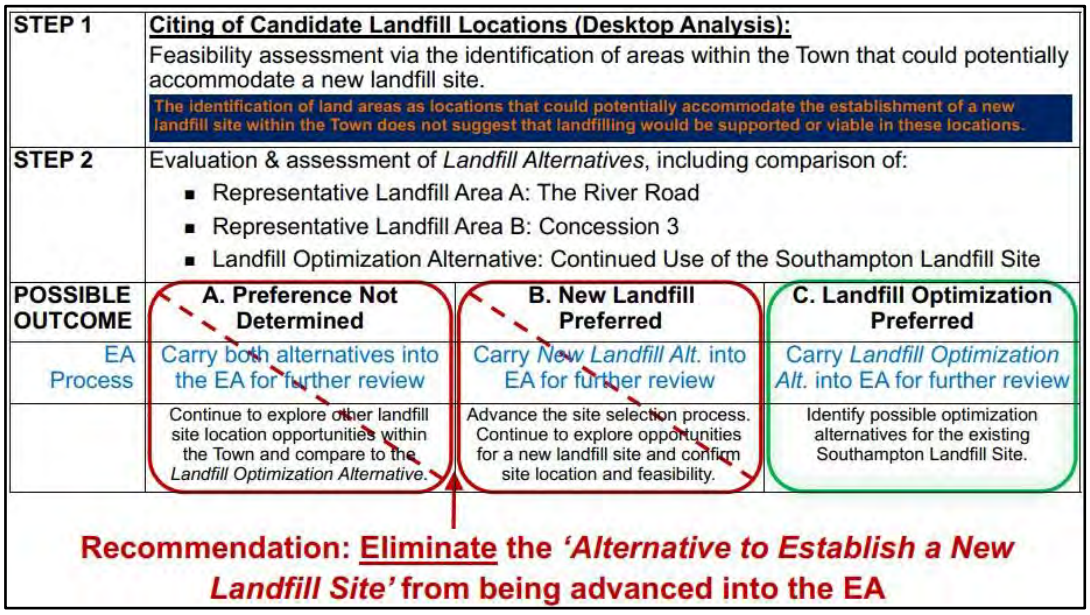
Much of the discussions at PIC No.1 and the community meeting, as well as many of the public comments received, centred around the identification of specific property parcels as Representative Landfill Areas in the Screening Report. The citing of these alternate locations was intended to define areas within the Town that could potentially support the establishment of a landfill site. The citing of potential alternate sites was based on a desktop analysis that involved a review of constraints throughout the Town, including planning, policy, and natural land constraints. However, the Screening Report was interpreted by some as being *'focused mostly on finding a site for a new landfill as the preferred option'* and *'a proposal for a new site'*.

The Environmental Assessment process requires that a reasonable range of alternatives be considered. The 'Establishment of a New Landfill Site' is a typical option for more landfill space and had to be looked at because it provides a potential alternative solution to the Town's waste management needs. In essence, the process is intended to ensure that all options are considered, and the most preferred (or appropriate) option is selected.

The purpose of the screening process is ultimately to identify whether building a New Landfill warrants additional consideration in the Environmental Assessment. The Screening Report (**Appendix D**) includes an assessment of the two representative landfill site locations, including Representative Landfill Area A (The River Road) and Representative Landfill Area B (Concession 3), with comparison to the Landfill Optimization Alternative. A schematic of the screening process is provided as **Figure 10-2**. This Schematic was included in the Poster Boards prepared for the Community Meeting held on June 19th, 2024.

As shown in **Figure 10-2**, based on the desktop assessment of Landfill Alternatives, it has been recommended that the 'Alternative to Establish a New Landfill Site' be eliminated and not advanced into the next stage of the EA. This recommendation was based on the review of planning, policies, natural constraints and logistics of creating a new landfill site within Saugeen Shores. This recommendation is included in the Proposed Terms of Reference (ToR) to be submitted to the MECP. 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 process.

FIGURE 10-2: Screening Process Schematic



As noted in the Screening Report, it is important for those potentially directly and indirectly affected properties (i.e., those within or surrounding areas identified as 'representative') 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.

8. Impacts to Property Value for Parcels Within or Surrounding Those Identified as 'Representative':

To address concerns about potential impacts to property value, a note has been included in the footer of each page of the updated Screening Report (**Appendix D**) to ensure that persons referring to the report do not interpret it to suggest that the Representative Areas identified are areas for '*the proposed placement of a new landfill'* (as stated in public comments received). Within the footer of each page the following statement has been added:

> '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'.

10.4 Questionnaire Results

An online survey was available between April 23rd, 2024, and May 24th, 2024, to help the Town understand public sentiment while reviewing the 'Alternatives To' during the initial Terms of Reference stage of the EA process. The questionnaire provided the interested public an opportunity to provide input. In total, 60 persons responded to the questionnaire. A summary of the results, based on the questions posed (shown in bold), is provided in this Section.

1. Please rank the following alternatives based on your willingness to support each option.

1. Optimization of the Existing Southampton Landfill Site
2. Alternative Technologies (i.e., Incineration)
3. Export of Waste
4. Establishment of a New Landfill Site

Alternatives were ranked based on respondents' willingness to support the alternatives identified for the undertaking (not including the Do Nothing alternative). A summary of the results of the ranking of alternatives is provided in **Table 10-2**.

TABLE 10-2: Results of the Ranking of Alternatives – Based on Respondents' Willingness to Support

	Questionnaire Ranking of Alternatives - Results							
	Landfill Optimization		New Landfill		Alternative Technologies		Export of Waste	
Ranking	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Ranked No.1	37	61.7%	0	0.0%	18	30.0%	5	8.3%
Ranked No.2	17	28.3%	5	8.3%	31	51.7%	7	11.7%
Ranked No.3	3	5.0%	23	38.3%	9	15.0%	13	21.7%
Ranked No.4	1	1.7%	19	31.7%	1	1.7%	24	40.0%
Total Ranked	58	96.7%	47	78.3%	59	98.3%	49	81.7%
Not Supported	2	3.3%	13	21.7%	1	1.7%	11	18.3%

Landfill optimization and alternative treatment technologies were the most supported alternatives, with greater than 80% of the respondents ranking these as being the two alternatives they would be most willing to support. Conversely, the establishment of a new landfill site and the export of waste were the least supported alternatives, with 80% or more of the respondents ranking these as being the alternatives they would be least willing to support (i.e., ranked a third or fourth) or not willing to support. A comparison of the ranking results for Landfill Alternatives is provided in **Figure 10-3**. Attendees at the open house and community meeting also expressed concern over establishing a new landfill site. The public response supports the consultant's recommendation to eliminate the alternative to *Establish a New Landfill Site* from proceeding into the Environmental Assessment.

FIGURE 10-3: Ranking of Alternatives – Summary of Ranking Results for Landfill Alternatives

Landfill Optimization Alternative:	**Establishment of a New Landfill Site:**
Optimization of the Southampton Landfill Site was ranked as the highest supported alternative 62% of the time.	Overall, the *Establishment of a New Landfill Site* was ranked as the least supported alternative, with less than 10% selecting it as one of their top two preferred alternatives. Respondents were also requested to indicate if they felt strong opposition to any of the alternatives - 48% of the 60 respondents voiced strong opposition to establishing a new landfill.
	

Survey results show that residents were more supportive of Alternative Waste Management Technologies than Third Party Removal. However, the recommendation to eliminate Alternative Waste Management Technologies from the alternatives being advanced into the EA remains due to the technical and financial complexities of incineration that cannot be mitigated in small rural communities such as Saugeen Shores. This was reviewed in the report entitled *'Technical Memorandum: Applicability of Alternative Waste Management Technologies'*, which is included as a supporting document to the Terms of Reference.

2. Are there any alternatives you strongly oppose? Please explain.

Of the 60 respondents, at total of 39 persons (or 65%) 'strongly opposed' one of four alternatives for the management of the Town's residual waste. A summary of the response from the community, including a snapshot of some of the comments provided by the respondents is presented in **Figure 10-4.** A summary of the written comments specific to question is included in the ToR Record of Consultation enclosed in **Appendix B**.

FIGURE 10-4: Questionnaire (Summary of Response) - Are there any alternatives you strongly oppose?

- Too high a cost for taxpayers.
- If it is only being sent for landfill elsewhere. Shame!
- As a community we should be responsible for the waste we generate not someone else!
- We are just making our garbage someone else's problem.
- We create it as a community, it's our issue to deal with within the community.
- Trucking our waste to another area is expensive, irresponsible & causes more pollution from transport exhaust.
- The only exception would be the export of waste to a regional waste incinerator, and the distance trucked should be minimized.

- The agricultural land quality and number of waterways within the Town is prohibitive.
- We must preserve agricultural land to feed our growing population.
- A new landfill would be a complete waste of taxpayers' dollars.
- Town owns land to the west (of existing landfill) which has not been used.
- There is no need to buy or expropriate property for a new landfill.
- New landfill on River Road would be detrimental to the community and the environment.
- Who feeds you? The farmers do.
- New Landfill…Too Costly!
- It's predictable that a new location will be met with resistance from people who live in those new proposed locations. It's likely best to expand in the existing location prior to going that direction.

3. **Would you like to provide any further comments regarding the proposed alternatives or documents provided on the project page?**

   The primary public concerns brought forward included the following:
   - Environmental impacts and financial implications
   - Locations of representative potential landfill site areas
   - Taking responsibility for waste generated by managing it within the community
   - Consideration for waste reduction initiatives, such as a green bin program

   A summary table presenting the comments received and proponent responses to the feedback provided is included in the ToR Consultation Plan and Record of Consultation enclosed in **Appendix B**.

10.5 GRT: Summary of Key Comments and Results of Consultation

With the circulation of two project Notices, (i.e., the Notice of Commencement and the Notice of Draft Proposed ToR) and the draft project documentation, the GRT was invited to provide comments regarding the undertaking. The project team received numerous comments during these two comment periods. In addition, the circulation of the ToR Notice of Submission and the posting of the Proposed ToR and its supporting documents provided the GRT with the opportunity to provide comments directly to the Project Officer (MECP-EAB).

Comments and feedback pertaining to the Waste Management EA for the Town of Saugeen Shores, along with proponent responses, are included in the ToR Consultation Plan and Record of Consultation enclosed in **Appendix B**. An overview of the key comments conveyed to the project team, with general responses and how comments were generally addressed in the ToR, is provided in **Table 10-3**.

TABLE 10-3: GRT Consultation Summary and General Overview of the Results of Consultation

GRT Consultation Summary and General Overview of the Results of Consultation
Ministry of the Environment, Conservation and Parks (MECP)
Pre-Consultation 1. The MECP was advised of the initiation of the EA and a Project Officer was assigned. A pre-consultation meeting was scheduled for April 8, 2024. 2. The MECP provided the most up to date Government Review Team List. This was used to develop the GRT list for the Proposed ToR. 3. The MECP requested a list of Indigenous communities and organizations identified in the area. The list provided was later confirmed to be correct. 4. The proposed 40-year planning horizon was discussed. The MECP requested that an Economic Analysis letter report supporting the recommended 40-year planning period for the Town of Saugeen Shores Waste Management Project be provided. This was emailed to the MECP on April 12, 2024.
Notice of Commencement of ToR & PIC No.1 (April 2024) Comments were provided from the various MECP reviewer's (or Branches), including the following: 1. Environmental Approvals Branch (EAB) - Project Officer: A total of 23 comments were provided. In response to the comments the ToR document was accordingly revised. Revisions included, but were not limited to, the identification of various project-specific Study Areas, the provision for additional information and justification for a Focussed EA, the inclusion of a List of Commitments, and the placement of the Consultation Plan for the EA within the ToR document itself (rather than as a supporting document). In addition, a separate supporting document entitled 'Residual Waste Projection Analysis' (provided in Appendix C) was prepared to address comments specific to the planning horizon and to further inform the 'Description of the Rationale for the

GRT Consultation Summary and General Overview of the Results of Consultation

Undertaking'. A summary of proponent responses and how the comments were addressed is enclosed in the Record of Consultation.

2. Owen Sound District Office – District Engineer:

   A total of 2 comments were provided. In response to the comments the ToR document was accordingly revised. The description of the environment and potential effects of the undertaking was described in more detail in the updated ToR.

3. Groundwater Unit, Technical Support Section, Southwest Region:

   A total of 2 comments were provided. In response to the comments the ToR document was accordingly revised. The description of the environment and potential effects of the undertaking was described in more detail in the updated ToR. As indicated in the ToR, background reports including the Hydrogeological Investigation will be circulated for agency review in conjunction with consultations required to support the development of the EA.

4. Surface Water Specialist, Technical Support Section, Southwest Region:

   One comment was provided. Clarification of the EA process was provided in the proponent response to comments.

5. Resource Recovery and Policy Branch:

   Three comments were provided. A meeting was arranged (July 16, 2024) and included representatives of the MECP EAB and RRPB. In response to the comments provided, a separate supporting document entitled 'Residual Waste Projection Analysis' (Appendix C) was prepared. The report included a review of the requirements of the Food & Organic Waste Policy Statement and an assessment of the potential impact this may have on organic waste diversion over the lifetime of the proposed landfill expansion. The report also provides a general understanding of the types and quantity of waste to be managed and includes an overview of the relevant waste management regulations and policies, including associated waste diversion targets and a review of the Town's existing waste management system. Using this information, residual waste quantity and landfill capacity needs projections for the Town were developed for the proposed 40-year planning horizon.

5. Source Protection Section, Conservation and Source Protection Branch:

   Five comments were provided. In response to the comments the ToR document was accordingly revised. 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. The SVCA Risk Management Office was consulted via the Notice of Draft Proposed Terms of Reference and Public Information Centre No.2, issued on October 15th, 2024. 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.

6. Air Quality Analyst, Technical Support Section, Southwest Region

   Three comments were provided. The ToR document was accordingly revised to address landfill gas considerations and concerns specific to air quality, such as particulates, gases and odours.

7. Senior Noise Engineer, Environmental Permissions Branch:

   The ToR document was revised to include noise and vibration study items that should be considered when preparing the EA, such as the inclusion of noise and vibration as evaluation criterion and the recommendation for a noise impact study and vibration impact study.

8. Review Engineer, Municipal Water and Wastewater Permissions

   The ToR document was updated to more clearly recommend that once a Preferred Alternative Method is determined, a stormwater/surface water (non-contact water) management plan and leachate (contact

GRT Consultation Summary and General Overview of the Results of Consultation
water) management plan should be prepared to address post development flows quality and quantity control. 9. Policy Advisor, Climate Change Adaptation The ToR document was revised to further consider climate change, including the consideration of the impacts of extreme weather events, which will be reviewed in the recommended studies including the stormwater/surface water (non-contact water) management plan and leachate (contact water) management plan.
Notice of Draft Proposed Terms of Reference and Public Information Centre No.2 (October 2024) 1. Review Engineer, Municipal Water and Wastewater Permissions Comment was provided to confirm the ministry's general concurrence with the approach to leachate, stormwater and surface water management presented in the ToR. Clarification that leachate may be directed to the Southampton wastewater treatment plant (not the Port Elgin Plant) was provided. 2. MECP Species at Risk Branch The Natural Environment Assessment Report (2024) will be circulated for review at the onset of the EA. It is recognized that the SAR listed under the ESA has been updated since the SAR review in the NEA was completed. SAR will be reviewed to ensure that potential impacts to new species identified since the completion of the NEA are appropriately considered. 3. Assistant Project Officer, Environmental Assessment Branch The ToR was updated to include a more detailed Evaluation of 'Alternatives To' the undertaking, to ensure that Alternative 1 (Do Nothing) and Alternative 5 (Export of Waste) were sufficiently addressed.
Notice of Submission of Terms of Reference (April 2025) Comments were provided by the MECP Project Officer, the Management Biologist (SAR Branch), and the Environmental Resource Planner (EAB). To address the comments received, revisions to the ToR generally included the following: ▪ Clarification of the relationship between the ESA and O.Reg.230/08 (the SAR in Ontario list). ▪ The purpose of the Endangered Species Act, 2007 was amended under Bill 5. The ToR (amended) was updated to reference the passing of Bill 5 and to reflect recent changes to the purpose of the Act. ▪ Recommended minor editorial changes were completed, such as ensuring that references to the supporting documentation in the Appendices was provided throughout the ToR (i.e., include document title and appendix reference). ▪ Clarification of the ToR approval framework. ▪ The export of waste alternative was described in more detail. ▪ Reorganization of the document sections and subsections. ▪ The 'Consultation During the Development of the Terms of Reference' Section of the Proposed ToR was updated to include the project distribution list, a summary of the consultation methods, and a summary of the results of the consultation and comments from the GRT and Indigenous communities/organizations. ▪ The inclusion of a more detailed issue resolution strategy. The Consultation Plan and Record of Consultation was updated to include comments received by the MECP associated with the circulation of the Proposed ToR and the Notice of ToR Submission.

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Ministry of Citizenship and Multiculturalism (MCM)

Notice of Commencement of ToR (April 2024) and Notice of Draft Proposed ToR (October 2024)

To address the comments received from the MCM, revisions to the ToR generally included the following:

- Recommended minor editorial changes and updates.
- A description of the existing baseline cultural heritage conditions within the study area was added to the 'Description of the Study Area' in the revised ToR.
- The Ministry's Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes was completed for the Southampton Landfill Site. As noted in the updated ToR, the screening checklist identified no known or potential BHRs/CHLs, or no impacts to these resources. The completed checklist was included in Appendix F.
- The relevant By-laws identifying the properties listed in the Municipal Heritage Register for the Town of Saugeen Shores were added as supporting documents in Appendix F.

In comments provided by the MCM in May 2025, the ministry confirmed that comments previously provided had been sufficiently addressed.

The MCM was subsequently provided an opportunity to review the revised Terms of Reference (dated June 2025 V4) to again confirm that MCM comments had been addressed. The MCM further clarified that *'until the Stage 2AA report is entered into the Register, we will not be able to advise MECP if the information as it relates to the Stage 2AA and included in the revised Terms of Reference is correct'*. It was recommended that *'the proponent either contact its licensed archaeologist to submit an expedited review request, or that the Terms of Reference be revised to indicate that the findings and recommendations of the Stage 2AA are preliminary, until the report is entered into the Register'*.

As recommended, an expedited review request was submitted. The MCM granted the expedited report review for the Southampton Landfill report. In consideration of the submission of the ToR (Amended) to the MECP, the findings and recommendations of the Stage 2AA for the landfill expansion have been noted to be preliminary in the ToR, as amended.

Town of South Bruce Peninsula

Notice of Commencement of ToR (April 2024)

The Town noted that they expect to exhaust their landfill capacity in a similar timeframe to Saugeen Shores. Interest in any potential for partnership opportunities was expressed, including further investigation into alternative waste disposal methods that may have partnership opportunities. The Town of Saugeen Shores noted that it is exploring various alternatives for the long-term management of residual waste generated within its community, including landfill optimization. Expanding the service area to allow neighboring municipalities to use the landfill in future years is not being considered as part of the EA.

Further, alternative waste management technologies for the management of solid municipal waste, such as incineration, were discussed in the Technical Memorandum. Based on the required supply of greater than 100,000 tonnes of waste per year, the significant capital cost, and the operational complexity associated with a thermal treatment facility (i.e., incinerator), a waste-to-energy facility would be both operationally and economically unfeasible for the Town of Saugeen Shores. Further, while it is acknowledged that the Town is not alone in its need to appropriately plan for its future residual waste management needs, the required negotiations and cooperation associated with facilitating the management of greater than 10X the waste currently generated within the community is thought to be too great a task for the Town to initiate and lead. Partnerships and/or cooperation from several local municipalities would be needed to make this feasible.

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OTHER COMMENTS RECEIVED (Agencies and Municipalities)

Notice of Commencement of ToR (April 2024)

Ministry of Natural Resources:

The MNR provided an informational document to help identify potential MNR mandated interests. Based on a review of the documentation, the MNRF was identified to have potential interest in this project.

Bruce County:

Expressed an interest in the project – requesting that they continue to be engaged. The County remains on the Project Distribution List.

Saugeen Valley Conservation Authority:

The SVCA provided project related comments to NRSI on September 28, 2021. As noted in their correspondence, the comments previously provided remain applicable. However, it is recognized that as of January 2023, the SVCA no longer provides comment with regard to natural heritage features.

The SVCA is governed by the Conservation Authorities Act of Ontario. Changes to the Conservation Authorities Act and its regulations came into effect on April 1, 2024, and included the replacement of SVCA's regulation 169/06 with O.Reg.41/24. While it is noted that the SVCA no longer provides comments with regards to natural heritage features, the SVCA does comment on natural hazard features and their associated regulated area, where review and permit may be required by the SVCA.

Notice of Draft Proposed ToR (October 2024)

Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA):

Expressed an interest in the project – requesting that they continue to be engaged. OMAFA remains on the Project Distribution List.

Municipality of Kincardine:

Expressed an interest in continuing to receive information related to the project. It is noted that in response to the Notice of ToR Submission, the Municipality of Kincardine requested that they be removed from the project distribution list.

Grey Sauble Conservation (for SVCA) Risk Management Office:

Issued a Section 59 Screening notice under the CWA (2006). The screening notice confirmed that in order to facilitate optimization of the existing Southampton Landfill Site, neither section 57 (Prohibited Activities) nor section 58 (Regulated Activities) would apply. Therefore, no policies apply to the activities identified in the application, under the approved Source Protection Plan for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region.

Notice of Submission of ToR (April 2025)

Ministry of Natural Resources:

The MNR provided an informational document to help identify potential MNR mandated interests and reiterated that the MNR's regulatory role may be triggered when a proponent seeks approval under legislation administered by its ministry. The legislation administered by the Ministry, including the Public Lands Act (PLA) and Fish and Wildlife Conservation Act (FWCA), was incorporated into the Proposed ToR under the 'Policies, Guidelines and Regulations' section.

Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA):

Policy 4.3.5.2 of the 2024 PPS was incorporated into the 'Description of the Environment' provided in the Proposed ToR under the Section describing 'Land Use'. In addition, the potential requirement for an

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agricultural impact assessment was added to the 'Recommended Technical Studies' table presented in the 'Technical Studies to be Advanced During the EA' section of the Proposed ToR. **Bruce County:** The more specific property designations and zoning described by the County was incorporated into the 'Description of the Environment' provided in the Proposed ToR under the Section describing 'Land Use'. **Saugeen Valley Conservation Authority:** The SVCA reiterated that comments previously provided remained applicable, including that the SVCA no longer comments to natural heritage features and that SVCA's regulation 169/06 has been replaced with Ontario Regulation 41/24. These updates were reflected in previous versions of the ToR.

10.6 Consultation with Indigenous Communities and Organizations

10.6.1 Pre-Consultation with Indigenous Communities

To ensure the Town's obligation to consult with Indigenous communities was met, the Town initiated consultation with the Saugeen Ojibway Nation (SON) and the Historic Saugeen Métis (HSM) in 2021 at the onset of the feasibility assessment. The feasibility assessment included archaeological, natural heritage, and hydrogeological assessments. Based on the early consultations, specifically a virtual meeting with SON on May 19, 2021, and meetings with SON and HSM in November 2021, project interest was confirmed, particularly in regard to the archaeological assessments, including field efforts and reporting. SON interest in reviewing the studies (or reports) being completed to support the natural environment aspects of the project was also confirmed.

Record of Consultation

Consultation with SON and the HSM was completed in conjunction with the archaeological assessments completed at the Southampton Landfill Site. A brief summary of their involvement in the archaeological aspects of the project is provided below. Indigenous engagement records completed by ASI (April 19, 2022) and PHC (December 2023) to support the Stage 2AA field efforts and reports are included in the Record of Consultation (**Appendix B**).

Stage 1 and Stage 2 Archaeological Assessments

Archaeological investigations were completed as part of the feasibility assessment that reviewed the potential for landfill expansion at the Town's existing Southampton Landfill site. A Stage 1 archaeological assessment (Stage 1AA) was completed by Archaeological Services Inc. (ASI) in 2021. In conjunction with the archaeological investigations, consultation with Saugeen Ojibway Nation (SON) was initiated in May 2021. The Stage 1AA Report was circulated to SON and the Historic Saugeen Métis (HSM) on October 5, 2021, for review. The report entitled 'Stage 1 Archaeological Assessment, Southampton Landfill – Lots 10-12, Concession 15 (Former Township Saugeen, County of Bruce) Town of Saugeen Shores, Bruce County' (dated June 15, 2022) was entered into the Ontario Public Register of Archaeological Reports on June 16, 2022.

Stage 2 archaeological assessments (Stage 2AA) were completed in two phases including the Transfer Station area and the potential landfill expansion area. Between November 10 and 12, 2021, a Stage 2AA, limited to the area set aside for the Transfer Station at the Southampton Landfill, was completed by ASI. The second phase involved the completion of Stage 2AA investigations in areas where construction/disturbance related to the proposed expansion may be expected. The Stage 2 archaeological assessments, limited to the potential area of landfill development to the west of the existing approved landfill, were completed in the fall of 2022 and spring of 2023. During the execution of the test pit and pedestrian surveys, archaeological monitors from SON and HSM were on-site monitoring, participating, and providing input on the assessments. In addition, SON and the

HSM were provided the opportunity to review the draft Stage 2AA reports and provided confirmation that no concerns were identified with the reports.

Natural Environment Assessment

The Natural Environment Assessment (NEA) was completed by Natural Resource Solutions Inc. (NRSI). At the request of SON following the issuance of the Notice of Submission, the report was provided for review and comment in May 2025. SON comments and proponent responses specific to the NEA are included in the Record of Consultation **(Appendix B)** and will be further considered as the EA progresses. It is noted that additional field surveys proposed will be completed in 2026 to supplement and refine the NEA assessments of species habitat characteristics and significance within the study area. Further, NRSI has requested that SON provide a list of species of cultural or spiritual significance.

Hydrogeological Investigation

The Hydrogeological Investigation has been advanced by GEI Consultants. The report will be circulated to Indigenous communities and organizations as part of the consultations that will be completed to support the development of the Environmental Assessment.

10.6.2 Indigenous Communities and Organizations: Summary of Key Comments

With the circulation of two project Notices, (i.e., the Notice of Commencement and the Notice of Draft Proposed ToR) and the draft project documentation, Indigenous communities and organizations were invited to provide comments regarding the undertaking. In addition, the circulation of the ToR Notice of Submission and the posting of the Proposed ToR and its supporting documents provided Indigenous communities and organizations with the opportunity to provide comments directly to the Project Officer (MECP- Environmental Approvals Branch).

Comments and feedback pertaining to the Waste Management EA for the Town of Saugeen Shores, along with proponent responses, are included in the ToR Consultation Plan and Record of Consultation (**Appendix B)**.

Saugeen Ojibway Nation

A summary of the key comments conveyed to the project team from the Saugeen Ojibway Nation, which holds Aboriginal and Treaty Rights in the project area, with general responses and how comments were generally addressed in the ToR, is provided in **Table 10-4**.

TABLE 10-4: SON Consultation & General Overview of the Results of Consultation

Saugeen Ojibway Nation (SON)
Notice of Commencement of ToR & PIC No.1 (April 2024) No comments provided **Notice of Draft Proposed ToR (October 2024)** No comments provided **Notice of Submission of Proposed ToR (April 2025)** In response to the Notice, SON requested that the proponent complete and submit their 'SON Consultation Request Form'. On April 10, 2025, the proponent completed the form and provided proof of payment (via a scanned copy of the cheque sent in the mail). In early May, SON informed the MECP that the May 5th deadline for ToR review could not be met and requested an extension. Further, SON informed the project team that the background studies referenced in the ToR, specifically the Natural Environment Assessment (NEA) and the Hydrogeological Investigations, would be essential for their project team to conduct the review.

Saugeen Ojibway Nation (SON)

A copy of the archaeological assessments and the NEA was provided to SON on May 13th, 2025. It was noted that the archaeological assessments had previously been provided to SON for review and confirmation of review by SON had previously been provided. Further, clarification that the Hydrogeological Investigation had been advanced but not yet been completed was provided.

On June 4th the MECP acknowledged the requested 60-day extension to review the Proposed ToR. The MECP requested that comments be provided by August 12th, 2025, and offered a meeting to provide more information on the project, the Comprehensive EA process and to answer any questions. A meeting between the proponent, the MECP and SON was subsequently scheduled for June 25th, 2025.

SON comments were provided in correspondence dated August 12th, 2025. The primary concerns specific to the Proposed ToR (V3-March 2025) brought forward to the MECP included the following:

- It is understood that SON expressed concerns regarding consultation with Métis communities and organizations and requested to be distinguished from all other Indigenous communities as the sole Aboriginal Rights-Holders with whom consultation on the project should take place.
- Concern that the assumption of continued population growth considered in the projections is inconsistent with the “seven generation” thinking that SON and many other Indigenous communities apply to decision-making.
- Request to further recognize the proximity of the Saugeen River, including its navigable waters and fish habitat, within one-kilometer and First Nations lands including the presence of residential areas, the band office, businesses and services all within 2 to 3.5 kilometers of the site (or greater than 2.5 kilometers of the landfill).
- Concern regarding the nature of SON consultation specific to the development of the ToR.
- Clarification of the federal Impact Assessment Act (IAA) and its potential implications on, and applicability to, the undertaking.

In response to comments, the following updates to the Proposed ToR were made:

- The Terms of Reference was updated to recognize that SON holds Aboriginal and Treaty Rights under section 35 of the Constitution Act. Métis communities and organizations are included in the consultation process on an interest basis.
- The description of the project location is provided in Section 1.2 (Background). The project location was updated to include a description of the site location from the First Nations perspective – a description of the Territory of the Saugeen Ojibway Nation.
- Section 3 of the Proposed ToR was updated to describe consultation with Indigenous communities and organizations. Within this Section of the ToR, the distinction between consultation with SON as Aboriginal Rights-Holders and Métis communities and organizations, which are consulted with on an interest basis, has been clarified.
- Clarification of the federal Impact Assessment Act (IAA) and its potential implications on, and applicability to, the project was included in Section 3.1.2 of the ToR (Amended).
- The ‘Social Environment’ was revised to include consideration for nearby settlement areas (i.e., Southampton and Port Elgin) as well as the residential, commercial and economic ‘center’, which includes the Saugeen Band Office, located within the Chippewas of Saugeen First Nation #29 reserve. This can be found in Section 6.5 of the updated ToR (V4-October 2025). Consideration of the proximity of the ‘urban’ areas was also added to the evaluation criteria (under the Social Environment) in Table 7-1.
- The Proposed ToR was updated to include a summary of the consultations completed to support the development of the ToR, as detailed in this Section 10 of the Proposed Terms of Reference (Amended).
- Several general editorial revisions as recommended by SON or as required to ensure consistency.

Saugeen Ojibway Nation (SON)
Proposed ToR - Amended (V4 - August 2025 Draft) In correspondence dated October 27, 2025, the MECP provided SON a copy of the Proposed ToR Amended (V4 - August 2025 Draft), updated to address SON comments dated August 12th, 2025. The response to comments included a letter from the Ministry regarding SON's comments related to consultation with Métis communities. Comments specific to the Amended ToR brought forward to the MECP in correspondence dated November 7, 2025 generally included the following: ▪ Request to removed references to traditional lands/territory. ▪ Request to update the ToR with specific terminology including 'Aboriginal Treaty Rights' and 'Aboriginal Rights-Holders'. ▪ A commitment to provide the project team with a list of species of cultural and spiritual significance. ▪ Other general editorial revisions as recommended by SON or as required to ensure consistency. The Proposed ToR Amended (V4 – November 2025) was updated to address SON comments received. It is noted that a general summary of the consultation is provided herein. Tables detailing the comments received from SON and proponent responses to the feedback are included in the Record of Consultation enclosed in **Appendix B**.

Historic Saugeen Métis

A summary of the key comments conveyed to the project team from the Historic Saugeen Métis, with general responses and how comments were generally addressed in the ToR, is provided in **Table 10-5**.

TABLE 10-5: HSM Consultation & General Overview of the Results of Consultation

Historic Saugeen Métis (HSM)
Notice of Commencement of ToR & PIC No.1 (April 2024) The HSM expressed an interest in the project – requesting that they continue to be engaged. The HSM remains on the Project Distribution List. **Notice of Draft Proposed ToR (October 2024)** No comments provided **Notice of Submission of Proposed ToR (April 2025)** 1. The HSM noted the proximity of the Saugeen River to the 500 meter buffer stating that *'it would be prudent for the river to be included to some extent within the EA. Potential impacts on the river are an area of concern to HSM'*. While this comment received did not require a change to the ToR, it is noted that potential impacts to aquatic features, including the Saugeen River and drainage features are considered in greater detail in the Natural Environment Assessment prepared by NRSI. In addition, a Hydrogeological Investigation is being completed. This will review the potential impacts to groundwater and surface water resources and will propose a set of mitigative measures to address the potential impacts identified. 2. The HSM supports the implementation of a source separated organics program for green waste diversion. As noted in the Proposed ToR, the Town is pursuing a source separated organics program feasibility study in 2025 that will review options for green waste diversion. **Proposed ToR (Amended Draft – June 2025)** In comments provided by the HSM in June 2025, the HSM confirmed that comments previously provided had been sufficiently addressed.

11. CONSULTATION PLAN FOR THE ENVIRONMENTAL ASSESSMENT

Pending approval of the ToR, the consultation plan for the Environmental Assessment outlined herein, will be implemented. In accordance with Section 17.6(2)(e) of the Environmental Assessment Act (EAA), the Environmental Assessment is to include a description of any consultation completed by the proponent and the results of the consultation. Provided in this Section of the ToR is a description of the planned consultation to be completed in support of the development of the Environmental Assessment. The Consultation Plan, once initiated, will include a Record of Consultation. This will be included as supporting documentation to the Environmental Assessment of the Town of Saugeen Shores Waste Management Project and will be updated as the Environmental Assessment progresses.

11.1 Role of Consultation in the Process

Consultation early in and throughout the process is a key feature of environmental assessments. Consultation forms an important component of the planning process, providing for a two-way exchange of information between the Town to inform the community, relevant government agencies, and Indigenous communities and organizations about the undertaking and to obtain input from potentially interested and affected parties during the process. The main goals and objectives of the consultation plan are as follows:

- To present clear and concise information to the community at key stages (or milestones) of the process
- To solicit community, regulatory and town staff input
- To meet environmental assessment consultation requirements
- Confirm the recommendation meets the needs of the municipality as a whole

11.2 Consultation Plan

An important component of the ToR is the development of a Consultation Plan for the Environmental Assessment. The main objective of the plan is to encourage two-way communication with the community, regulatory agencies, stakeholders, Indigenous communities and organizations, and Town staff. The Consultation Plan for the Environmental Assessment has been designed as follows:

- To generate and maintain awareness of the undertaking.
- To ensure the engagement process is open, transparent, and inclusive.
- To build on past communication protocols and consultation plans from previous environmental assessment and municipal planning initiatives, to ensure consistency and continuity.
- To ensure the interested public and stakeholders, Town council, special interest groups, external agencies (including federal and provincial), and Indigenous communities and organizations are provided sufficient opportunities to learn about the undertaking and to participate in the process.
- To ensure the Crown meets its constitutional obligations to consult and potentially to accommodate Indigenous communities.
- To ensure that information is provided in a timely manner.
- To make contact with external agencies to obtain legislative or regulatory approvals, or to collect pertinent technical information.
- To document project-related issues and concerns identified and demonstrate how they have been considered (or incorporated) in the process.
- To fulfill the EA process consultation requirements.

Updating the Consultation Plan

The proposed consultation plan is presented below. The Consultation Plan may be revised (or adjusted) as the Environmental Assessment progresses, based on input received. At a minimum, consultation during the Environmental Assessment will meet the requirements of the Ministry's Code of Practice for *'Consultation in Ontario's Environmental Assessment Process'*.

11.3 Project Distribution List

Input from the public, stakeholders, the government review team, and Indigenous communities and organizations will continue to form an important component of the process. Following approval of this ToR and during the preparation of the EA, the consultation program will be implemented to continue to engage the public, stakeholders, the GRT, and Indigenous communities and organizations. As discussed in **Section 10.1**, a project distribution list of relevant and interested parties was developed during the preparation of the Proposed ToR. The Distribution List will continue to be updated as the EA progresses.

Project notices, consultation records associated with project notifications (i.e., letters to Indigenous communities and organizations), and full documentation of the comments received as part of the communication strategy for the Environmental Assessment (and associated responses to comments) will be contained in a Record of Consultation for the Environmental Assessment.

11.3.1 General Public and Stakeholders

Community engagement with the public and other stakeholders is a key component of any Environmental Assessment. This includes all residents and local interest groups or organizations within the Town that may have a general interest in the undertaking or may be directly, or indirectly, impacted by the outcome. Through the development of the Proposed Terms of Reference, interested persons were provided the opportunity to subscribe to the project on the Town's project website (i.e., to 'follow' the project and receive project updates as they become available) and a contact list of interested individuals and stakeholders was developed based on the expression of interest in the undertaking.

In addition to subscribing to the project on the Town's project website, opportunities to express interest were provided via the requests for comments associated with the project notifications and were given at the open houses through the use of a *'Sign-In Sheet'* that requested whether individuals attending the information sessions would like to receive project updates as they became available (via email). The scope of the public notification requirements for the undertaking may be updated as the project progresses.

It is noted that in consideration of privacy, records of consultation with the interested public and stakeholders will continue to be maintained in the project records, however the inclusion of personal information (i.e., name, address, phone numbers) in the documentation will generally be avoided.

11.3.2 Government Review Team

The Government Review Team (GRT) consists of staff from various government agencies and ministries. Members of the GRT represent the interests and mandates of the local, provincial, and federal governments, specifically those that may be affected by the outcome of the Environmental Assessment. At minimum, members of the GRT will receive all mandatory notices and be provided copies of the Draft EA reports, including supporting documentation, for review and comment. Additional consultation with specific members of the GRT will be made, as required.

Members of the GRT were identified using the Ministry's Environmental Assessment Government Review Team Master Distribution List (February 2024; revised July 2024) as a reference. During the development of the ToR, numerous relevant federal and provincial agencies and authorities were identified for inclusion on the project distribution list. It is noted that, at the early consultation stages (i.e., during the preparation of the Terms of Reference), various ministries and agencies that were included in the consultation list may have used the opportunity to confirm (or negate) the applicability of their mandate to the undertaking. As a result, the GRT developed as part of the development of the Proposed ToR will be used as the starting point for the Environmental Assessment.

11.3.3 Indigenous Communities and Organizations

GEI developed a contact list of Indigenous communities and organizations that may be potentially affected by, or interested in, the undertaking. The list was based on consultation requirements developed for other EA projects in the area. The following six communities/organizations were identified for inclusion on the project distribution list for this undertaking:

- Saugeen Ojibway Nation (SON)* which holds Aboriginal and Treaty Rights in the project area
  - Chippewas of Saugeen First Nation No.29
  - Chippewas of Nawash Unceded First Nation

*The Saugeen First Nation and Chippewas of Nawash Unceded First Nation are two communities that work together on consultation issues and are known collectively as the Saugeen Ojibway Nation.

- Historic Saugeen Métis (HSM)

Métis Nation of Ontario – Lands and Resources Department, Region 7

- Métis Nation of Ontario: Georgian Bay Métis Council
- Métis Nation of Ontario

Both the Saugeen Ojibway Nation (SON) and the Historic Saugeen Métis (HSM) have confirmed their interest in this project. It is noted that communities or organizations that do not express an immediate interest in the project will be retained on the distribution list and will continue to be provided with key project updates.

11.4 Indigenous Engagement During the Environmental Assessment

It is recognized that consultation with Indigenous communities and organizations is separate and distinct from engaging with the public and agencies as they may have specific issues or concerns other than those identified by other interested parties. The Town of Saugeen Shores understands the requirement for consultation with, and the benefit of participation by, Indigenous communities and organizations alongside the Environmental Assessment process.

Based on the Alternatives being considered, the Town's future waste management strategy may have the potential to affect Aboriginal and Treaty Rights protected under Section 35 of Canada's *Constitution Act* 1982 noting the Saugeen Ojibway Nation as Aboriginal Rights-Holders and Métis communities and organizations. Consultation is required to ensure that constitutionally protected rights will be accommodated and any potential impacts to Aboriginal and Treaty Rights can be properly mitigated. Where the Crown's duty to consult is triggered in relation to a proposed project, certain procedural aspects of rights-based consultation may be delegated by the MECP to the proponent.

The Town acknowledges that the land on which it operates is part of the ancestral and treaty lands of the Saugeen Ojibway Nation (SON) and recognizes SON's harvesting rights and commercial fisheries. The Saugeen First Nation and Chippewas of Nawash Unceded First Nation are two communities that work together on consultation issues and are known collectively as the Saugeen Ojibway Nation.

At this time, impacts to Aboriginal and Treaty Rights are not documented. Indigenous communities and organizations will continue to be engaged, and input will continue to be sought, to ensure that any rights identified are recognized and accommodated through the Environmental Assessment. Direct contact will continue to be made through email and/or regular mail with the First Nations and Métis communities and organizations potentially affected by the proposed undertaking. At the request of a community, specific engagement activities, such as meetings, will continue to be supported throughout the process.

11.5 Project Notification and Consultation Opportunities

Once the Terms of Reference is approved by the Minister, the Environmental Assessment can proceed. Project consultation completed to support the development of the Environmental Assessment will include a series of notifications and community outreach. Notifications required at key milestones, some of which include joint notification of opportunities for public involvement, will include the following:

- Notice of Commencement of the Environmental Assessment
- Notice of Draft Environmental Assessment Study (V1) and Public Open House (PIC No.1)
- Notice of Draft Environmental Assessment Study (V2) and Public Meeting (PIC No.2)
- Notice of Submission of the Environmental Assessment

The Notice of Commencement of Environmental Assessment will inform the interested parties (i.e., those included on the Distribution List) that the proponent is proceeding from the Terms of Reference to the Environmental Assessment. It is recommended that as part of the Notice of Commencement, the detailed work plans be circulated to members of the public, the GRT, and Indigenous communities and organizations to facilitate the review of these plans early in the process and to confirm the study areas for the various components of the 'environment'. Background reports completed to support the feasibility assessment of the Southampton Landfill Site may also be circulated at this time.

The Environmental Assessment process will be comprised of three phases. An overview of the process and key consultation opportunities is demonstrated in **Figure 2-1**. Consultation will be undertaken during the preparation of the Environmental Assessment to obtain input into its development. Consultation undertaken to inform the development of the EA will be documented in a Record of Consultation for the Environmental Assessment.

11.6 Consultation Methodology

11.6.1 Project Website

The Town of Saugeen Shores maintains a dedicated project website that can be accessed as follows:
www.engage.saugeenshores.ca/SSWMP

The website provides a general overview of the project and provides updates to the project status. It also includes links to key project documents and email links to the project team. The project website will continue to be updated as the project progresses with all documentation including notices, presentation materials, reports and other relevant information. Residents will be provided the opportunity to 'subscribe to the page' in order to be notified when updates to the project website have been posted. General comments regarding the project can also be submitted using the 'Comment Box' provided on the project page.

11.6.2 Posting of Draft Documents for Review and Comment

Several iterations of the Environmental Assessment will be made available on the Project Website for public, stakeholder, agency, and Indigenous community and organization review prior to submission to the MECP for approval. A review period of 30-days will typically be provided. Longer periods will be considered for review periods that overlap with holiday periods (i.e., Christmas). This will provide interested parties an opportunity to review the project details and to provide informed feedback on the project.

11.6.3 Circulation of Project Notices (Email and Newspaper Posting)

Project notices will be circulated to all interested parties identified on the Distribution List, including the members of the public, the GRT, and Indigenous communities and organizations. This will primarily be carried out via email.

In some circumstances project notices and/or updates will be mailed, such as:

- When only a mailing address is provided by a given member of the public and email is not an option.
- Project notices or updates sent to the owners of properties that surround the existing Southampton Landfill Site and other areas that may be identified as being potentially impacted by the undertaking.
- To members of the GRT that have indicated that their preferred document format is a hardcopy, rather than electronic.
- Project notices will also be sent by letter-mail to the Indigenous communities and organizations (with the exception of the Métis Nation of Ontario that has specifically requested that hard copies not be provided).

In an effort to reach the broader public, project notices will be advertised twice in the local newspaper (i.e., the Shoreline Beacon), including on the date each Notice is issued and once again the following week. Town residents that have subscribed online to receive updates on projects within the Town of Saugeen Shores will be sent updates for the project via email and other social media platforms that the Town offers (i.e., Facebook, Instagram and linked-in). Links to the project website and information regarding public open houses for the project can also be shared on the Town's social media platforms. In addition, the project notices will be posted on the Town's main website under the *Public Notices* newsfeed.

11.6.4 Public Open Houses and Presentations

Public Information Centres (PIC's) will be held at critical stages of the EA process to solicit input. Open houses generally provide a useful tool for communicating information surrounding complex, large-scale plans to the public and other interested parties. In addition, they provide an opportunity to collect feedback and concerns specific to a project. Open houses (or PIC's) will be held during the development of the Environmental Assessment. These will provide the opportunity for members of the public and the GRT to discuss the undertaking with the project team and, where a presentation is involved, become further informed on the project.

Feedback received during the PIC's will be summarized and recorded, then included in the Record of Consultation. Persons attending open houses and presentations will be invited to be included on the Project Distribution list in order to have project information shared directly with them as the EA progresses.

11.7 Record of Consultation for the Environmental Assessment

A Record of Consultation and supporting documentation will be included in the Environmental Assessment. The record will include the following:

- The identification of all persons consulted during the preparation of the Environmental Assessment (personal names not required) and how they were identified.
- A description of the consultation activities which took place (methods, schedule of events, notification that was given about the activity and materials used).
- A summary of how interested Indigenous communities and organizations were identified and how they were consulted.
- A clear and accurate summary of the comments made by all interested persons during the preparation of the Environmental Assessment.
- A description of the proponent's response and how concerns were considered in the development of the Environmental Assessment.
- A description of any outstanding concerns.
- The minutes of any meetings held with interested persons and inclusion of written comments received from interested persons.

Comments received from the public and responses to comments provided by the proponent will be presented in a Summary Table. Comments from members of the GRT and Indigenous communities/organizations will be organized by agency and community. This information will be included in a Record of Consultation for the EA.

11.8 Issue Resolution

Documenting and addressing issues are important components of a transparent Environmental Assessment (EA) process. The Town is committed to considering concerns raised during the EA. All comments received from the public, the GRT, and Indigenous communities and organizations will be documented in a summary table and included in the EA document as part of the Record of Consultation. The summary table will provide a response to each comment (or issue) and how the issue was addressed.

Should an issue or dispute arise during preparation of the EA, the following conflict resolution process will be applied, when appropriate, to resolve conflicts.

When a concern or issue specific to the EA arises, the Town will:

- Discuss the nature of the issue or dispute with the interested person(s) and attempt to reach a resolution that is agreeable to both the Town and the interested person(s).
- Notify the Ministry of the Environment, Conservation and Parks (MECP) Project Officer of the concern/issue, in writing, and document the following:
    - The interested person(s)
    - The concern or issue
    - Materials provided by the interested person(s) or to the interested person(s) (if any)
    - The steps taken (to date) in attempting to resolve the concern/issue
    - Whether a mutually agreeable resolution has been achieved (or otherwise)
- Organize an issue resolution meeting with the member(s) of the interested party, the proponent and the MECP Project Officer.

If the Town is unable to resolve the concern/issue, the Town will seek guidance from the MECP. It is recognized that adjustments to the proposed conflict resolution process may be necessary to accommodate new circumstances during the preparation of the EA.

Documentation of issue resolution will include the following:

- Comments and proponent responses will be documented in a summary table.
- Issue resolution meetings will be documented. Meeting minutes will be prepared to summarize the discussions.
- Where resolution of issues has not been possible, this will be noted along with a record of all attempts to resolve the issue.

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https://saugeenmetis.com

APPENDIX A
TOWN OF SAUGEEN SHORES: WASTE MANAGEMENT PLAN (AUGUST 2020)

APPENDIX B
TOR - CONSULTATION PLAN AND RECORD OF CONSULTATION

APPENDIX C
RESIDUAL WASTE PROJECTION ANALYSIS: 40-YEAR PLANNING HORIZON

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

APPENDIX E
TECHNICAL MEMORANDUM: APPLICABILITY OF ALTERNATIVE WASTE MANAGEMENT TECHNOLOGIES

APPENDIX F
CULTURAL ENVIRONMENT: SUPPORTING INFORMATION
(INCLUDED IN TOR DOCUMENT)

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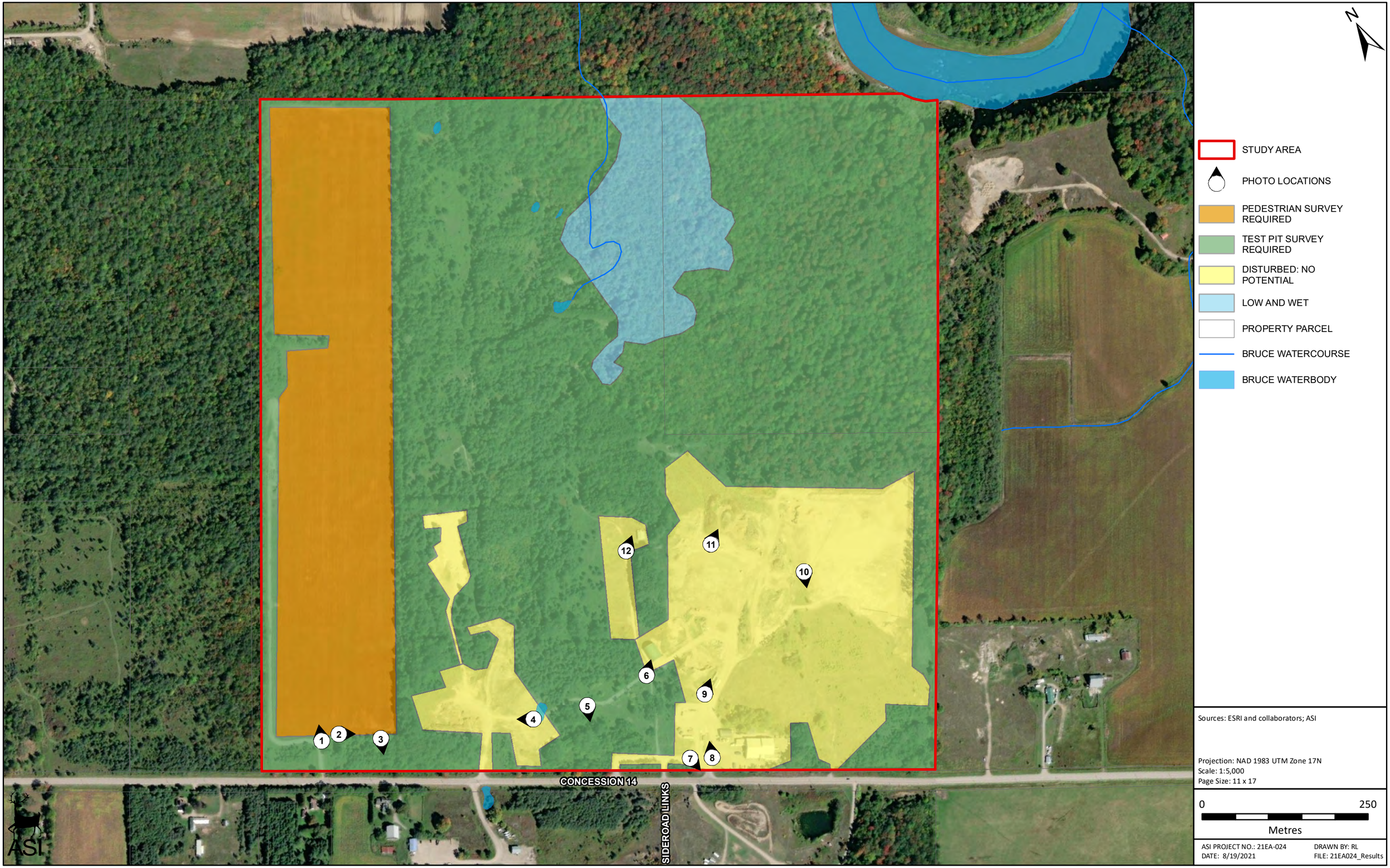


Figure 10: Southampton Landfill - Results of the Stage 1 Archaeological Assessment

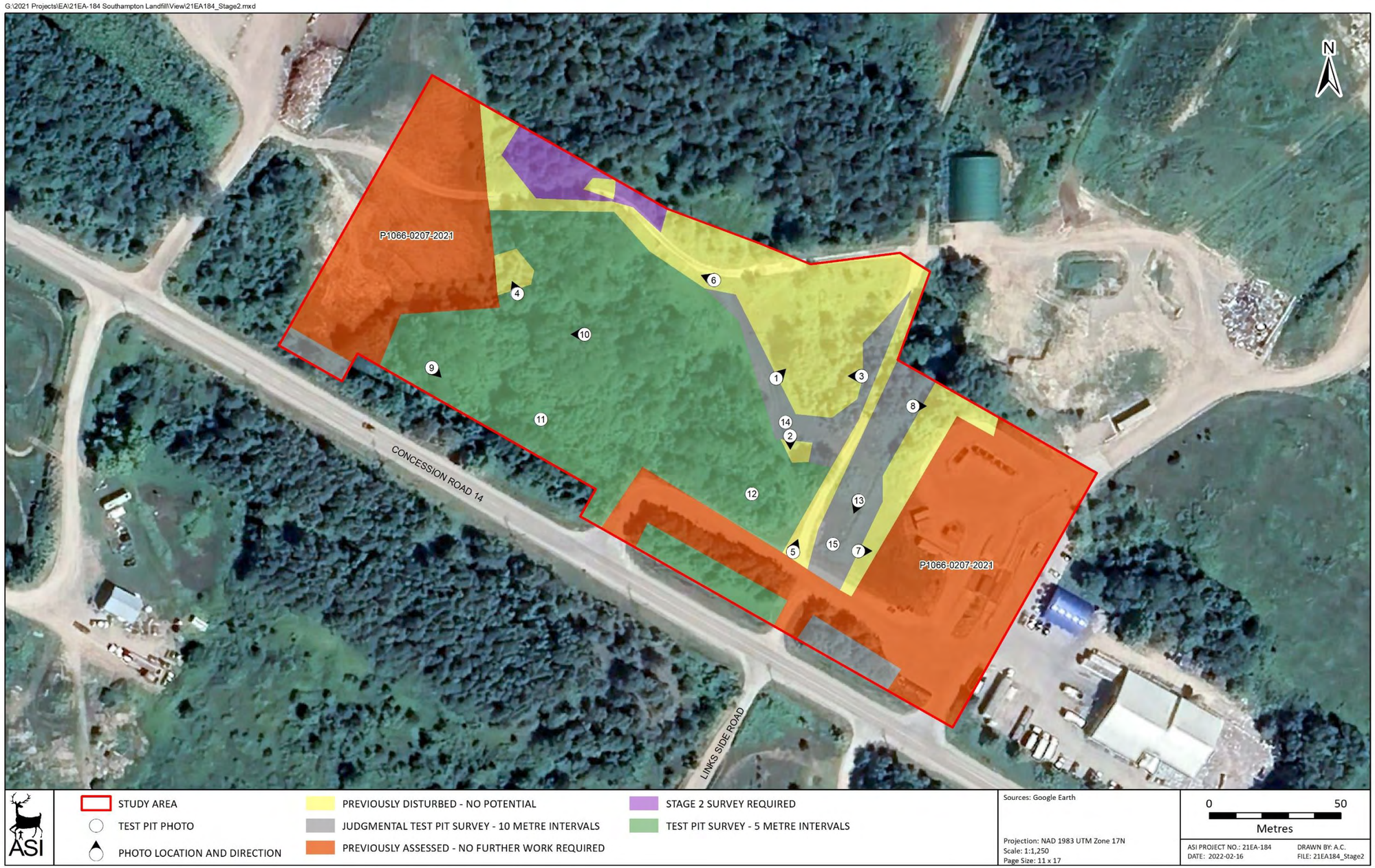
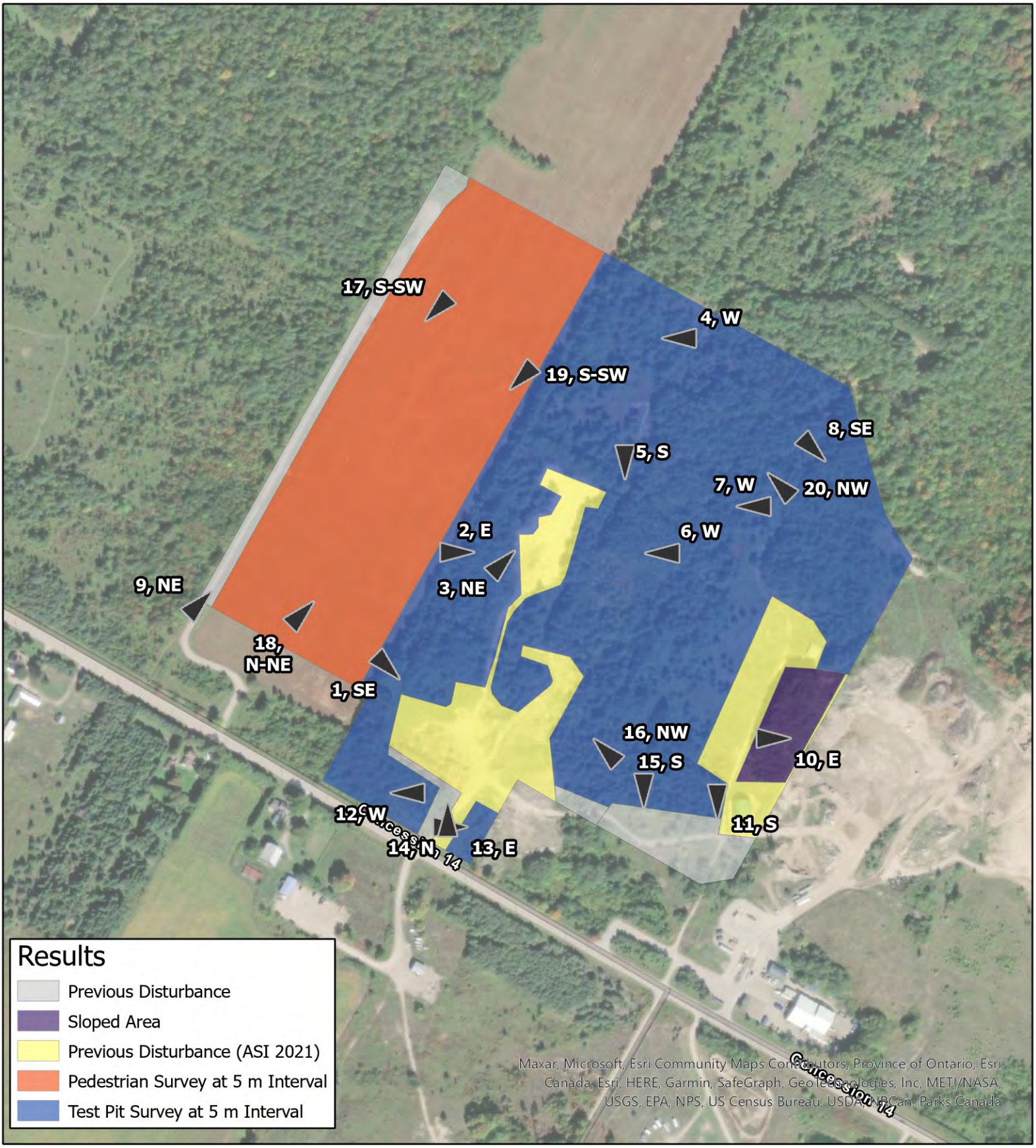


Figure 2: Stage 2 Archaeological Assessment Results

Map 3 - Methods and Photo Locations



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Stage 2 Archaeological Assessment
Southampton Landfill Expansion

Ministry of Tourism, Culture and Sport

Programs & Services Branch
401 Bay Street, Suite 1700
Toronto ON M7A 0A7

Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes

A Checklist for the Non-Specialist

The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
    - is a recognized heritage property
    - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
    - the main project area
    - temporary storage
    - staging and working areas
    - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – separate checklist
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name

Southampton Landfill

Project or Property Location (upper and lower or single tier municipality)

126 Concession 14 (80 hectare parcel)

Proponent Name

Town of Saugeen Shores

Proponent Contact Information

sswmp@geiconsultants.com

Screening Questions

	Yes	No
1. Is there a pre-approved screening checklist, methodology or process in place?	☐	☑

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

	Yes	No
2. Has the property (or project area) been evaluated before and found **not** to be of cultural heritage value?	☐	☑

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

	Yes	No
3. Is the property (or project area):		
a. identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value?	☐	☑
b. a National Historic Site (or part of)?	☐	☑
c. designated under the *Heritage Railway Stations Protection Act*?	☐	☑
d. designated under the *Heritage Lighthouse Protection Act*?	☐	☑
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	☐	☑
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	☐	☑

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	☐	☑
b. has or is adjacent to a known burial site and/or cemetery?	☐	☑
c. is in a Canadian Heritage River watershed?	☐	☑
d. contains buildings or structures that are 40 or more years old?	☐	☑

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	☐	☑
b. has a special association with a community, person or historical event?	☐	☑
c. contains or is part of a cultural heritage landscape?	☐	☑

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act, Planning Act* processes
- maintained by the property owner, proponent or approval authority

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
    - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit or Standards and Guidelines for Conservation of Provincial Heritage Properties.

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's Standards & Guidelines for Conservation of Provincial Heritage Properties [s.B.2.]

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

Note: Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

3a. Is the property (or project area) identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value e.g.:

i. designated under the *Ontario Heritage Act*

- individual designation (Part IV)
- part of a heritage conservation district (Part V)

Individual Designation – Part IV

A property that is designated:

- by a municipal by-law as being of cultural heritage value or interest [s.29 of the *Ontario Heritage Act*]
- by order of the Minister of Tourism, Culture and Sport as being of cultural heritage value or interest of provincial significance [s.34.5]. **Note**: To date, no properties have been designated by the Minister.

Heritage Conservation District – Part V

A property or project area that is located within an area designated by a municipal by-law as a heritage conservation district [s. 41 of the *Ontario Heritage Act*].

For more information on Parts IV and V, contact:

- municipal clerk
- Ontario Heritage Trust
- local land registry office (for a title search)

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ii. subject of an agreement, covenant or easement entered into under Parts II or IV of the *Ontario Heritage Act*

An agreement, covenant or easement is usually between the owner of a property and a conservation body or level of government. It is usually registered on title.

The primary purpose of the agreement is to:

- preserve, conserve, and maintain a cultural heritage resource
- prevent its destruction, demolition or loss

For more information, contact:

- Ontario Heritage Trust - for an agreement, covenant or easement [clause 10 (1) (c) of the *Ontario Heritage Act*]
- municipal clerk – for a property that is the subject of an easement or a covenant [s.37 of the *Ontario Heritage Act*]
- local land registry office (for a title search)

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iii. listed on a register of heritage properties maintained by the municipality

Municipal registers are the official lists - or record - of cultural heritage properties identified as being important to the community.

Registers include:

- all properties that are designated under the *Ontario Heritage Act* (Part IV or V)
- properties that have not been formally designated, but have been identified as having cultural heritage value or interest to the community

For more information, contact:

- municipal clerk
- municipal heritage planning staff
- municipal heritage committee

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iv. subject to a notice of:

- intention to designate (under Part IV of the *Ontario Heritage Act*)
- a Heritage Conservation District study area bylaw (under Part V of the *Ontario Heritage Act*)

A property that is subject to a **notice of intention to designate** as a property of cultural heritage value or interest and the notice is in accordance with:

- section 29 of the *Ontario Heritage Act*
- section 34.6 of the *Ontario Heritage Act.* **Note**: To date, the only applicable property is Meldrum Bay Inn, Manitoulin Island. [s.34.6]

An area designated by a municipal by-law made under section 40.1 of the *Ontario Heritage Act* as a **heritage conservation district study area**.

For more information, contact:

- municipal clerk – for a property that is the subject of notice of intention [s. 29 and s. 40.1]
- Ontario Heritage Trust

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v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at registrar@ontario.ca.

3b. Is the property (or project area) a National Historic Site (or part of)?

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the National Historic Sites website.

3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the Directory of Designated Heritage Railway Stations.

3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the Heritage Lighthouses of Canada website.

3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the Federal Heritage Buildings Review Office.

See a directory of all federal heritage designations.

3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – World Heritage Site website.

Part B: Screening for potential Cultural Heritage Value

4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations

For more information, contact:

- municipal heritage committees or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's Heritage directory – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a list of plaques commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a list of plaques commemorating Canada's history

4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a database of registered cemeteries
- Ontario Genealogical Society (OGS) – to locate records of Ontario cemeteries, both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to locate early cemeteries

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the Canadian Heritage River System.

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

Note: 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide Heritage Property Evaluation.

Part C: Other Considerations

5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- municipal heritage committees or local heritage organizations
- Ontario Historical Society's "Heritage Directory" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

Information specific to trails may be obtained through Ontario Trails.

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