



---

## **OPF & MMF Neighbouring Landowners Meeting – March 23, 2016**

### **Site Selection and Zoning**

#### *General Questions*

- How many sites in Ontario have this type of facility on a forested property? How many sites are similar to this one? Request for a tour of a similar facility on a site that is forested.
- Why is there emphasis on the buffer and what is the need for it? Would there need to be a buffer if it was in an industrial area?
- Why were there no industrial sites on the short list?
- Request for the weighting criteria of site selection as it was felt that the buffer was a major part of the weighting for this site. Questioned if there would be a different weighting if there were sites in industrial areas.
- Advantages stated that there are no businesses within 500 metres of the property, questioned if a farm was deemed as a business.
- Since the property will be zoned industrial does the County have other plans for the acreage?
- It was felt that the consultants stated in a previous information session that none of the sites available in the County of Simcoe were ideal, that the sites were considered only because they were County-owned and their job was to find one site, questioned if the consultants would go on record with this statement.
- What is the exact cost of the existing contracts in place, broken down by each function for the past 10 years? What is the long term trend analysis?
- Is there a 'Plan B' if this does not work out?

#### *Answers Provided at the Meeting*

- There are approximately 20 organic processing facilities in Ontario, we are unaware the type of site for each one, whether forested or industrial.
- It was explained that the white box on the drawing is approximate location for the facility and that the line around it is the 500 metres from the location of the facility which does not include any existing buildings.
- It was noted that the consultants who conducted the site selection study would be at the April 19<sup>th</sup> public information session and at that time could explain how the site was selected including the weighting criteria, the need for the buffer and what was classified as a business.
- The property would only be used for Solid Waste Management services, there is a possibility that the County's truck fleet of ten trucks would be based out of this location which would require a building. While funding requires room to expand the facility for recycling sorting at this time it is not reasonable for us to do it based on our tonnage. Both the Organics Processing Facility and the Materials Management Facility are to be on this site.
- Should any of the studies identify that they could not proceed then they would look at other sites at the direction of County Council. They will not do studies of multiple locations at the same time as it is costly.

## **Community Monitoring Committee and Provision of Reports**

### *General Questions*

- Request for a Community Monitoring Committee composed of volunteers who have regular meetings and are informed of the progress of the project and provided with reports and surveys with respect to the project.
- Verbatim transcript requested for future Community Monitoring Committee meetings.
- Request for detailed reports provided by consultants to date. Questioned if reports conducted independently from County and if the County filters the reports. Questioned when business case would be developed?
- Requested that the County provide a plan for any dates, times and details of anyone going on site prior to any work taking place.

### *Answers Provided at the Meeting*

- The request for a Community Monitoring Committee would have to be brought forward to County Council.
- All reports are conducted by an independent consultant which are public information and are all contained on the USB provided to the residents in their binder as well as on the webpages and Staff Reports to Council.
- Residents were invited/encouraged to contact Stephanie Mack to assist in finding and navigating the documents.
- The business case would be developed once all reports are conducted and technologies evaluated.

## **Odour and Types of Technology**

### *General Questions*

- Noted that a residential development is planned near the site, questioned how the odour will impact them and how it would affect the marketability of the development.
- Felt garbage trucks smell, question how they will ensure that odour will be controlled?
- Would there be more odour issues with aerobic vs anaerobic technologies? Is money going to be a factor determining technology? The community and effects on health should be considered.

### *Answers Provided at the Meeting*

- There are ways to manage odours however, the exact process is dependent on the technology chosen, noted that the County took Councillors to sites and the odour was contained within the building.
- To manage odour the industry wide standard is to have a good buffer and the technology to go with it. Noted that these trucks travel every serviced street in the County with no complaints of smell. The Ministry of the Environment and Climate Change is the regulator and approval body and they are aggressive when it comes to managing odour.
- It is up to Council to select the method, they will consider cost with regards to aerobic and anaerobic as well as odours, noted that both methods can contain and capture the odours.

## **Traffic**

### *General Questions*

- How will they mitigate traffic issues? Is 6% increase based on winter or summer traffic?
- Is all traffic to site from Horseshoe Valley Road or will there be any on Rainbow Valley Road? Will the trail remain?
- How many trucks daily? What are the days per week and hours per day as there is concern about noise and traffic? Would there be one truck every four minutes? Is there legislation on the maximum hours per day?

### *Answers Provided at the Meeting*

- A Traffic Impact Study will be conducted, believe there may be need for turning and acceleration lanes.
- Statistics come from spring/summer, the study will capture the worst case scenario including summer traffic.
- Horseshoe Valley Road is the main access, there may be gated access for emergency vehicles onto Rainbow Valley Road. The trail may be realigned but the plan is to continue its use.
- Currently 60 trucks would be from collection contract plus the County fleet of 10 trucks will be going daily, may be potential for some trucks from other areas such as Barrie and Orillia, and there will also be outgoing trucks hauling garbage and recycling. The facility will be used 6 days per week Monday thru Saturday. The collection trucks will be generally Monday thru Friday and offload when complete routes (currently between 2 pm and 6 pm). County-owned trucks would leave facility around 6:30 am and return to the site at approximately 4:30 pm. Larger tractor trailers would be in an out of the facility any time during working hours from Monday thru Saturday.
- The Ministry does not have legislation with regards to hours of operation but hours would be outlined the site's Environmental Compliance Approval.

## **Water, Air Quality and the Environment**

### *General Questions*

- Where is water coming from and where is it going to? How will they deal with sewage? Will it affect existing well water? How will truck washing run-off be controlled?
- Does an Environmental Assessment need to be done? Will pet waste and diapers affect this?
- The property is on the edge of protected wetland and creek, concerned about the aquifer.
- Will an air quality report be conducted?

### *Answers Provided at the Meeting*

- Only sewage treated on site would be domestic waste from office facilities
- Water for staff use (bathrooms) and truck washing will be from well water however the technologies used are not anticipated to require significant quantities of water. Other wells will be monitoring wells but will not be taking water.

- An Environmental Assessment is not required for the project however an Environmental Impact Study will be conducted. Even if the project includes diapers and pet waste an Environmental Assessment is not needed.
- Odour impact and noise impact studies will be conducted.

## **Compensation**

### *General Questions*

- Is compensation going to be provided and how is it going to be calculated? Is there budget for compensation? Will damage to crops be considered due to the possible increase in animal activity?
- Compensation was discussed at the fall public consultation sessions, questioned how this would be brought forward and the timing.
- What is the process for initiating compensation claims?

### *Answers Provided at the Meeting*

- Compensation will be considered however technology and the operational processes have to be determined first. There are many things to consider including distance from property, possibility it could be grants in lieu of taxes. It was suggested that if the residents had ideas on compensation, they should contact the County.
- It is unlikely that the facility technology, design and operation will be a significant attractant to animals. Compensation needs to be specific to the property and the County is open for discussion through the process.

## **Archaeological**

### *General Questions*

- Is an archaeological assessment going to be done and if so will it be done for the 11 acres or whole 200 acre property?
- Noted that there is a cemetery located beside the property dating back to 1855. They are unsure where all the burial grounds are and as such there is a possibility that some may be on County owned property.

### *Answers Provided at the Meeting*

- An archaeological assessment will be conducted, at this time it is unknown if it will be for the 11 acres or 200 acres.