

Delegation to

- South Huron Council
- Bluewater Council
- Huron County Council

Owner – Leon & Helen Coolman – Consent Application – File # C48/2018

Property Address – 39355-39381 Dashwood Road, Property Description – CON N BDY E PT LOT 6

Review – South Huron Council received report on October 1, 2018 by Huron County Planner, Sarah Smith. We were not made aware of this meeting and therefore did not speak to South Huron Council before S.H. Council recommended that: “County Council deny the application”

The motion made at the County Meeting on Nov. 7th that this consent application be denied was **withdrawn and another motion was made that the application be deferred pending a report on the neighbouring landfill site and the direction of flow of the aquifer.** There were no concerns from public or public agencies.

Purpose of Consent Application – To create a 2 acre lot from the 47 acre lot we presently own that is AG2-10 and NE1, Agricultural, Natural Environment and Watercourse of which 24 acres are workable. Our plan for this is to build a retirement home and shed.

Reason for the Severance – the 2 acres in question has not been farmed for 17 years. In 2001 tenants and ourselves met with S.H. Council to have approval to put in a green house. At that time there was a debate regarding whether this would be retail or agriculture. Council did approve the greenhouse and we the owners of the property brought in utilities, gas, hydro, municipal water and were assigned a 911# of 39355 Dashwood Road. Portable toilet was put in, a trailer to use as the office, telephone lines were installed. We also had to have blue box and garbage billed until business closed. Paved driveway entrance was completed as per County requirements. Trees were planted and the area was landscaped for the greenhouse with trees.

This parcel of land has been vacant since 2011 , it is too costly to return to farm production.

South Huron Staff stated on Consent application that –

South Huron Environmental Services Dept. notes concern with development proposed adjacent to an active landfill due to issues associated with noise, odour, litter, methane gas and ground water impacts.

Planner stated on Consent application that --

“the subject lands are also located within the identified 500 metre radius of the S.H. Landfill and that no development will be permitted with the identified influence until satisfactory measures have been implemented to mitigate the impacts from the landfill site.

It is unclear from any information that we have that there would be no development within 500 metres. We would ask you to refer to the correspondence attached as in 1998 the measures were questioned regarding any mitigations from impacts to the landfill site.

A) April 22, 1998, Letter from Town of Exeter, to Mr. & Mrs. Larry Shapton - #6 -- Hay Swamp

Originally, it seemed paradoxical to Exeter Council that the Exeter site would prove to be a good location for landfilling. At first glance, one might be concerned about continued landfilling near Hay Swamp. However, the particular hydrogeology of this property/area makes it quite acceptable/appropriate for properly-managed landfilling. Certainly, Exeter would not pursue nor would the Ministry consider permitting this activity if there were negative environmental impacts. As to environmental studies, you may certainly borrow our file copy of the hydrogeological studies.

B) June 20, 2001, Letter from B. M. Ross & Associates to Donna Shapton - #8

Will our land values be protected/guaranteed and will a fund be established if an emergency does occur, e.g. our water and the Ausable River become polluted as a result of the landfill site?

Answer – As commented by the County representative at the May 16 meeting, property values could be reviewed based on a review of the assessed values of properties that are adjacent to landfills in Huron County and this compared to property values that are not near landfills, in order to evaluate if there is an impact to property values near the Exeter LANDFILL. The Municipality of South Huron plans to have further discussions on this matter with the County, and to notify you of the outcome of those discussions.

Landfill tipping fees have been set at a rate that will enable the Municipality to establish a reserve fund for perpetual care of the site and to implement contingency measures, should the need arise.

Monitoring of groundwater and surface water quality from over thirty-five locations will continue, based on samples collected twice each year. These results will be compared to triggering criteria as have been accepted by the MOE. Should the quality of groundwater or surface water leaving the site exceed the triggering criteria, the Municipality will be responsible for implementing remedial measure to address this situation to the satisfaction of the MOE.

June 20, 2001, Letter from B. M. Ross & Associates to Donna Shapton - #9

If our property values cannot for some reason be guaranteed would our taxes be lowered?

Answer – Municipal taxes are based on assessed property values. Taxes would only be lowered if the assessed value were lowered. The Municipality of South Huron has no control of taxes for those properties situated within the Municipality of Bluewater.

June 20, 2001, Letter from B. M. Ross & Associates to Donna Shapton - #10

Will constant water testing be done in and around the dump and can we landowners be guaranteed of the County testing our wells on an annual/semi-annual basis. If our water becomes poor will the County pay for pipeline hookup?

Answer – Hydrogeologic study work completed at the site concludes that water quality leaving the Exeter Landfill will not unacceptably impair local groundwater and surface water resources, if the site is developed and operated in accordance with the approved design. Should unexpected landfill impacts occur off-site and affect private well supplies, the Owner of the Exeter Landfill (Municipality of South Huron) would be responsible for providing those affected properties with an acceptable source of water.

I want to ask how the above does impact the property owners within the 500 metres you have now identified?

I am confident that the Municipality of South Huron has been vigilant in the test of ground and surface water and the effect on the aquafit. This is an example of notes from the Landfill Liaison Committee, a committee of council which was established to discuss any questions or concerns regarding the landfill.

C) Letter dated April 3, 2006 from County of Huron planner, Scott Tousaw to Landfill Committee

"we are committed to working with you and South Huron Council to mitigate any effects from the landfill operations in the coming year". Copy of this letter to CAO, of SH at that time.

D) Letter dated May 2, 2006 from Municipality of S.H. to Landfill Liaison Committee

"in regard to compensation to property owners if their land values are affected by landfill operations, we will have substantial financial reserves in place to address such situations. We would be pleased to discuss such arrangements with owners on a case-by-case basis if the need arises. Copy of this letter to [Mayor Dowson, Mun. of Bluewater and Scott Tousaw,, County of Huron.

E) Letter from South Huron to Landfill Liaison Committee

"We realize that the people involved are trying to cope with future problems, which may arise. Such as increase traffic, loose garbage, noise, smell, as well as visual pollution and depreciating local land values"

**F) Letter dated Dec. 3, 2009 to Liaison Committee with B.M. Ross Report dated Dec. 1, 2009
AGAIN identifies the plan for SH to mitigate any risks associated with ground water impacts.**

Closing Remarks

I have asked the planner for an aerial view for you to see the impact of the 500 metres. Since there is a Landfill Liaison Committee perhaps they should be contacted for their comments, not just for this application but future applications.

We have lived, as well as many other residents and land owners within the 500 metres of the South Huron Landfill, since the landfill was established and are surprised that we may have challenges in building any type of infrastructure.

We have not had any issues with noise, odor or litter. We acknowledge that South Huron does comply with MOE guidelines and measures have been followed to mitigate any negative impacts such as methane gas or ground water impacts. We are confident in the reporting.

I guess this is why we are so concerned that S.H. staff would put on the consent application that they are concerned with development proposed adjacent to an active landfill due to issues associated with noise, odour, litter, methane gas and ground water impacts.....

We would really appreciate Council members, particularly the Mayor and Deputy Mayor to consider the information given when asked to make a decision at the County Council Meeting in February with regard to our consent application.

Again, I want to thank you for your time tonight.



TOWN OF EXETER

Ben Hoogenboom
Mayor

322 Main Street, S.,
Exeter, Ontario
N0M 1S6
Tel: (519) 235-0310
Fax: (519) 235-3304

Elizabeth Bell, AMCT, CMO, Clerk-Treasurer
Laurie Dykstra, AMCT, CMO, Deputy Clerk-Treasurer

Rick Hundey, Chief Administrative Officer

April 22, 1998

Mr. and Mrs. Larry Shapton
R. R. #1
Exeter, Ontario
N0M 1S4

Dear Larry and Donna:

Re: Town of Exeter Landfill Site

Thank you for copying the Town your April 11, 1998 letter to the Ministry of Environment.

I am writing this letter to provide some answers as well as assurances about our intentions and approach.

1) BACKGROUND -

First, by way of background, I should explain that Exeter has a Certificate of Approval (C.A.) for the landfill site that has 2 stages. The first stage is completed. The 2nd stage of the C.A. can be undertaken only after proof is obtained in the form of hydrogeological and engineering reports that landfilling can be accomplished in an environmentally-safe manner.

Exeter has engaged consultants and completed those studies and they are now with the Ministry of Environment. Although the Ministry has not completed its review, I can tell you that the consultants find as follows:

- ⇒ Stage 2 of the site has capacity for about 60 years use by Exeter;
- ⇒ extensive testing indicates that the site has had no detrimental impact off-site on water sources whether ground or surface water;
- ⇒ by using proper site management techniques and given the favourable hydrogeology of the site, completion of Stage 2 can be undertaken without impacting the environment.

2) PROPOSAL FOR EXPANDED USE OF THE SITE -

A number of municipalities in Huron have inadequate landfill sites for future use. For that reason, a County Waste Management Plan has been initiated. However, the County was unable to locate an environmentally acceptable and economically viable site to serve the entire County. One alternative that surfaced then was to determine the potential for wider use of existing municipal sites. Exeter's and Morris' landfills were selected by the County for further analysis.

For Exeter, the County's intention is as follows:

- (a) First, it would consider acquiring use of the Exeter site to meet the needs of the south part of the County (municipalities would turn to the Exeter site as their local sites reached capacity). In such a scenario, Exeter's 60 years of capacity (for its own use) would be used up in 20 years.
- (b) Second, the County will conduct further studies that may define capacity in the Exeter site beyond the next 20 years.

Should the County plan be adopted, the landfill site will be a busier operation and the site will be filled more quickly than would be the case if Exeter maintained the site for its own use.

3) WATER QUALITY -

Exeter shares your concern about water quality. Testing to date indicates no reason to suggest the landfill cannot be continued to be used. We will continue to monitor water quality and, of course, the M.O.E. will continue to require that we adhere to proper environmental standards.

4) NOISE POLLUTION -


Should the Exeter landfill site become a County-used site, traffic will increase. However, it may reduce your concern to know that the traffic would come to the site from a number of directions. And, despite more intensive use, the Exeter site will never be considered a "major operation." Note please that the population of South Huron is not large.

5) LITTER -

Litter is an unfortunate by-product of societal habits. For Exeter's part, the Town-Bluewater program for waste reduction has been effective in removing most of the paper and plastic products from the waste disposal stream.

The County's intention is to try to ensure that other municipalities take the kind of comprehensive approach to waste management that Exeter has taken. We will explore other possible measures for controlling litter.

6) HAY SWAMP -

 Originally, it seemed paradoxical to Exeter Council that the Exeter site would prove to be a good location for landfilling. At first glance, one might be concerned about continued landfilling near Hay Swamp. However, the particular hydrogeology of this property/area makes it quite acceptable/appropriate for properly-managed landfilling. Certainly, Exeter would not pursue nor would the Ministry consider permitting this activity if there were negative environmental impacts. As to environmental studies, you may certainly borrow our file copy of the hydrogeological studies.

7) PUBLIC PARTICIPATION -

As noted, the Town of Exeter has a Certificate of Approval which, subject to technical and environmental reports, permits continued landfilling. In these circumstances, there is no formal requirement for public meetings. Despite that, Exeter has dealt with this matter at various open Council meetings.

There is, of course, an obligation on the County's part to consult the public on its Waste Management Master Plan. It has already done quite extensive public meetings. Now that the use of the Exeter site is being considered as a partial solution to long term needs, we expect the County will hold further meetings.

8) SALE PRICE OF LANDFILL SITE -

You have questioned the Town's motivation in asking for \$2.1 million for the landfill site. This price tag fairly reflects both Town costs in establishing Stage 2 capacity and the value of landfill space lost to Exeter ratepayers. The figure was derived with considerable input from engineers and an economist having expertise in the area.

Mr. and Mrs. Larry Shapton
April 22, 1998
Page 3

CONCLUSION -

* To close, Exeter shares your concerns about the environment. Given the favourable analysis to date, it seems unlikely the Town will close the landfill site. Moreover, it appears that waste disposal capacity can be tapped in an environmentally-responsible manner to serve the small population in South Huron.

Thanks again for your letter and we hope the above comments provide answers to your questions. As requested, we have included your concerns and your attendance at the May 4th Council meeting. I suggest you might arrive shortly after 7:30 p.m. (There is a presentation of awards to the Ontario Championship Atom Hockey Team at the start of the meeting.)

Yours very truly,



Rick Hundey
Chief Administrative Officer

RH:dg

C.C.--Dave Staseff - Ministry of the Environment, Approvals Branch, 250 Davisville Avenue,
3rd Floor, Toronto, Ontario M4S 1H2

--Steve Burns - B.M. Ross & Associates, 62 North Street, Goderich, Ontario N7A 2T4

--Craig Metzger - Waste Management Master Plan, County of Huron, Court House Square,
Goderich, Ontario N7A 1M2

--Janisse Zimmerman - Township of Hay, P.O. Box 250, Zurich, Ontario N0M 2T0

LANDFILLSITE/1998/22-04-98 SHAPTON B220-98

COPY FILED: EXETER LANDFILL NEGOTIATION FOR SHARED USE - 1998 + (PW/E - B-3)
LANDFILL SITE EXPANSION APPLICATION FOR C.A. - 1998 (PW/E - B-3)

B. M. ROSS AND ASSOCIATES LIMITED

Consulting Engineers



206 Industrial Drive
P.O. Box 1179
Mount Forest, Ontario
N0G 2L0

Telephone (519) 323-2945
Fax (519) 323-3551

Our File No. 96098



June 20, 2001

Donna Shapton
R. R. #1
Exeter, ON N0M 1S4

Dear Ms. Shapton:

RE: EXETER LANDFILL SITE
Your Questions presented at a May 16, 2001 Meeting

On behalf of the Municipality of South Huron, the following responses are provided to your written questions, as presented at the May 16, 2001 public meeting pertaining to the Exeter Landfill site.

- 1) *What are the real long-term plans for the Exeter dump and are they going to include taking garbage from outside the County? Clarify where the garbage is coming from now... We were told that only Wingham and Exeter, with the possibility of Usborne or Stephen garbage would be taken to the Exeter Landfill. We don't want to become a mega dump!!!*

The Municipality has been approached by the County in relation to a County endorsed Waste Management Master Plan recommendation that the capacity of existing landfill sites be optimized and that the Exeter and Morris Landfill Sites be used to provide for waste disposal needs of other municipalities within the County, upon their site capacities being exhausted. The County, therefore, requested the Municipality open its site for the use by other County municipalities. The Municipality (formerly the Town of Exeter) has agreed to this request, subject to terms acceptable to the Municipality of South Huron being reached with each individual user municipality. At this time, it is planned to expand the service area to include the former Townships of Stephen and Usborne (now part of the amalgamated Municipality of South Huron) and the communities of Brussels and Wingham.

County has strong responsibility in the

14.5 Hectar

The Exeter Landfill has an approved capacity for 1.57 million cubic metres of landfilled wastes. Documentation to outline Stage 1 and Stage 2 landfilling activities have been reviewed and accepted by the Ministry of the Environment (MOE). Stage 1 includes all of the past landfilled wastes (i.e., the existing landfill mound). The Stage 1 & Stage 2 volume is for approximately 791,000 m³ of the 1,570,000 m³ site capacity. The remaining 779,000 m³ of capacity can be used as future stages of site development and operations upon the Municipality submitting supporting documentation acceptable to the MOE. The total Stage 1 & Stage 2 disposal area is approximately 8.5 ha in size. Additional stages of development would encompass additional site areas to the north and east of the existing landfill mound.

There are no plans at this time to accept wastes from outside the County of Huron. Should this ever be pursued, environmental assessment work will be required (including public notification and meetings), as well as MOE approvals.

- 2) *Will weigh scales be installed and the contents of the trucks be regularly inspected and will records be kept?*

It is planned to relocate the weigh scales from the Stephen Landfill to the Exeter Landfill later this year. The Operator (Municipality) is required to inspect waste loads and to maintain records of wastes accepted or rejected, based on the requirements of supporting documentation as referenced in the most recent Certificate of Approval issued by the MOE.

- 3) *Will the dump expand past the Stage 2 plan or bigger than the present footprint?*

See our response to Question 1.

- 4) *Will the garbage be trucked in packer trucks to reduce fly-away garbage?*

As presented at the May 16 public meeting, municipal wastes from Wingham and Brussels will arrive in packer trucks or via waste bins (e.g., from Transfer Stations located in those communities). These loads will be brought to the landfill site via certified waste haulers who must adhere to proper coverage of waste loads to prevent loss of load content.

Residents within the Municipality of South Huron will have curbside pickup using packer trucks. As per former Town of Exeter practices, residents and industrial/commercial users within the Municipality of South Huron will also have individual access to the site, as may be required by those users.

- 5) *How much garbage has come from Wingham to date? (We were told 800 - 1,000 tons/year would be coming or 6 truckloads/week)?*

No wastes from Wingham have been brought to the site yet. Based on the current schedule, wastes from Wingham (and Brussels) could begin arriving at the site in September 2001, upon receipt of MOE approvals. At this time, it is expected there will be 5-6 loads and 3-4 loads of waste per week being brought to the Exeter Landfill from Wingham and Brussels, respectively.

- 6) *Has a transfer station been set up to stop the flow of domestic garbage being shipped by private citizens and industry and reducing waste along roadsides?*

Transfer stations will be established for Wingham and Brussels, but residents and businesses in the Municipality of South Huron will have direct access to the site. However, the Municipality has curbside waste pickup in both its urban and rural areas which should minimize the amount of individual traffic to the site. The site attendant should remind individual users of the importance of properly securing (i.e., covering) waste loads that are brought to the site, to prevent loss of waste items during transit.

- 7) *Why will garbage come from Brussels if their site has 12 years left? We were told this fact on Feb. 4/2000?*

As noted at the May 16 meeting, Brussels' site is closed and only used for burning of clean wood wastes and for recycling. They are currently using the Morris Landfill site, but this is an interim measure, at this time.

- 8) *Will our land values be protected/guaranteed and will a fund be established if an emergency does occur eg. our water and the Ausable River become polluted as a result of the landfill site?*

As commented by the County representative at the May 16 meeting, property values could be reviewed based on a review of the assessed values of properties that are adjacent to landfills in Huron County, and this compared to property values that are not near landfills, in order to evaluate if there is an impact to property values near the Exeter Landfill. The Municipality of South Huron plans to have further discussions on this matter with the County, and to notify you of the outcome of those discussions.

Landfill tipping fees have been set at a rate that will enable the Municipality to establish a reserve fund for perpetual care of the site and to implement contingency measures, should the need arise.

X Monitoring of groundwater and surface water quality from over thirty-five locations will continue, based on samples collected twice each year. These results will be compared to triggering criteria as have been accepted by the MOE. Should the quality of groundwater or surface water leaving the site exceed the triggering criteria, the Municipality will be responsible for implementing remedial measures to address this situation to the satisfaction of the MOE.

- 9) *X* *If our property values cannot for some reason be guaranteed would our taxes be lowered?*

Municipal taxes are based on assessed property values. Taxes would only be lowered if the assessed value were lowered. The Municipality of South Huron has no control of taxes for those properties situated within the Municipality of Bluewater.

- 10) *X* *Will constant water testing be done in and around the dump and can we landowners be guaranteed of the County testing out wells on an annual/semi-annual basis. If our water becomes poor will the County pay for pipeline hookup?*

See our response to Question 8.

Several years ago, water samples were collected from all known and accessible private well supplies within 1 km of the Exeter Landfill to establish baseline conditions as required by the MOE, as part of hydrogeologic study work completed for this site. *No* further testing of private wells is proposed at this time by the County or Municipality of South Huron. *why not*

Hydrogeologic study work completed at the site concludes that water quality leaving the Exeter Landfill will not unacceptably impair local groundwater and surface water resources, if the site is developed and operated in accordance with the approved design. Should unexpected landfill impacts occur off-site and affect private well supplies, the Owner of the Exeter Landfill (Municipality of South Huron) would be responsible for providing those affected properties with an acceptable source of water. *land values*

- 11) *Has a new design and operations plan been done? Exeter stated this would be done at the Feb. 4/2000 meeting?*

A Design & Operations Report had been prepared and approved by the MOE. This document was first prepared in 1997, revised in March 2000 and again revised in February 2001, in accordance with MOE requirements.

- 12) *Where will the garbage go after 20 years and the site is full?*

This matter has not yet received detailed consideration, except as it relates to the economic viability of shared site use. This matter will be addressed several years before the site is expected to reach the end of Stage 2 development. It is difficult to predict what will happen in twenty or more years, but wastes may then need to be exported or, as noted in our response to Question 1, the Municipality may decide to submit documentation to the MOE for their acceptance of Stage 3 development and operations at the Exeter Landfill. Alternatively, other viable waste management techniques may be identified. *when will Stage 3 Be located*

- 13) *We property owners do not want a "mountain" to grow and we have to look at it out our front or back doors in possibly 10-15 years, (e.g. Kitchener and Niagara Falls)?*

The perimeter of the existing landfill site will remain as existing natural bush areas to provide visual screening of the disposal site activities and landfill mound. The Municipality may consider planting evergreen types of trees around the perimeter of the site to help improve screening. *why not now*

- 14) *Has a draft agreement been drawn up between Exeter and Wingham and has the \$180,000 grant been given?*

Draft agreements between the Municipality of South Huron and the Municipality of North Huron, and between the Municipality of South Huron and the Municipality of Huron East have been formulated to permit the use of Exeter Landfill by the Wingham ward and the Brussels ward, subject to MOE approvals. Final agreements are pending.

There is no known \$180,000 grant for the Exeter Landfill.

- 15) *Has Wingham not tried to find a cheaper rate somewhere else?*

The Municipality of North Huron (Wingham) has considered various alternatives, and their use of the Exeter Landfill has been selected as the best option for them. The volume of wastes that can ultimately be landfilled at the Exeter Landfill will not be affected by the entrance of Wingham (or Brussels), but the active site life will be reduced. Sharing the Exeter Landfill with other municipalities will result in mutual benefits to the site users as operational expenses will be shared, and it will also help to establish a reserve fund that will then be available to help implement remedial measures, if ever required.

no fund needed if no dump

16) *Has Exeter's Certificate of Approval been approved by the MOE?*

The MOE first approved the landfill site in the 1970's. The former Town of Exeter submitted supporting documentation to the MOE in February 1997 for continued landfilling at this site, to within its originally approved capacity, and the MOE approved this application in October 2000.

17) *Why don't Exeter residents care more about the site and the possible eyesore it might create?*

See our response to Question 13.

If you have any questions, please contact the Municipality of South Huron.

Yours truly,

B.M. ROSS AND ASSOCIATES LIMITED

Per



F.C. Vanderloo, P.Eng.

FCV:kt

cc: Larry Brown, CAO, Municipality of South Huron
Steve Janes, S.H. Janes & Associates Ltd.
Gary Davidson, Huron County Planning Department
Dave Staseff, MOE, EA & A Branch (Toronto)
Dan Gaudenzi, MOE District Office (Sarnia)

**SOUTH HURON LANDFILL
SEPTEMBER 20, 2005**

Recital

1. (1) When did Huron County pass by-law N0. 14.2001. Does that give them control of site. *NO*

South Huron Actions

- 1.(5) Will Stage II approval require testing by MOE *NO*
2. Who else govted:
2. (6) What is involved in site operational amendments *PAPER CHARGES*
- 3.(7) On completion of Stage II – If Wingham can't accept waste, will South Huron then accept waste in Stage III to accommodate other municipalities *NO*
- 4.(8) How big is Stage III (Hectars & Height) *UNKNOWN*
- 5.(10) What and how much equipment will be used. *MODERATE*

Huron County Action

- 1.(1) Where are the discussions at this time and is it a sure NH will accept the proposal to take on 3 more municipalities

What if this idea fails completely. Could SH eventually take all of Huron County in Stage III. Does the county have the power to expropriate and if so What are they doing to establish a fund.

Mutual Consents

- 1.(1) Since the county is taking a role in Stage III submissions are they not putting themselves in a position to utilize Stage III at a latter date *NO*
- 2.(3) It appears that SH can take waste from any municipalities as long as the other three parties agree

Delete

**PAST RECORD
SOUTH HURON LANDFILL**

April 15, 1998 Anita Riddell received a reply from Craig Metzger. He states Exeter insists on property value protection from the county. *

April 24, 1998 Helen Johns responds to our question – has Exeter applied to MOE. (The MOE is unable to stop the utilization of the 100 acres since that was the original application submitted when the landfill was first applied for , unless there is a severe environmental issue.)

May 4, 1998 Exeter responds to questions whether the site is further developed past stage II will be decided by the town as we near the 60 year mark.

Oct 5, 1999 Town of Exeter responds to questions. They say they will reserve sufficient funds to address problems. Height of landfill to be 13m (42.6'). The foot print will be no bigger.

May 16, 2001 SH responds to questions

Q8 Will land values be protected

A . SH to discuss with county and notify of outcome – Landfill fees to establish a fund. *

Oct. 10, 2000 MOE letter to SH states SH is exempt from some section of act if upper tier municipality is exercising their right to provide landfill for their county.

- (1) When did these talks start
- (2) We thought we were to be informed of any developments as they were proposed, not after the municipality had worked out all the details. In checking minutes to all previous meetings, there was no mention of anything happening
- (3) Why has SH not made any commitment through tipping fees to set up funds as they had previously promised *



D

Corporation of the
COUNTY of HURON

PLANNING AND DEVELOPMENT DEPARTMENT
Court House, Goderich, Ontario N7A 1M2

(519) 524-8394 ext. 3
Fax: (519) 524-5677

April 3, 2006

Landfill Committee
c/o Mr. Jack Glavin
RR #1, 39478 Dashwood Rd.
Hay ON N0M 1W0

Dear Mr. Glavin,

Thank you for your letter to South Huron Council, received March 29, 2006 regarding the public meeting of February 8, 2006. We appreciate your constructive comments and willingness to work with the Municipality and the County on the longer term waste management plans for the Exeter landfill site.

I wish to clarify that the public meetings of February 8th in Exeter and February 15th in Wingham were advertised in all county newspapers.

We are committed to working with you and South Huron Council to mitigate any effects from the landfill operations in the coming years.

Thank you again for your comments and if you require anything further, please let me know.

Sincerely,

Scott Tousaw
Director

cc Steve Janes
Larry Brown, CAO Municipality of South Huron



THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South, P.O. Box 759, Exeter, Ontario N0M 1S6

PHONE: (519) 235-0310 • FAX: (519) 235-3304 • TOLL FREE: 1-877-204-0747

WEBSITE: www.town.southhuron.on.ca

D E

May 2, 2006

South Huron Landfill Liaison Committee Members

Donna Shapton, R.R. #1, Exeter

Leon Coolman, R.R. #1, Hay

Jack Glavin, R.R. #1, Hay

Dear Donna, Leon and Jack:

Thank you for your letter regarding the February 8, 2006 public meeting about our long-term waste management plans at the Exeter landfill site.

We agree with you that a reforestation program on the East side of the landfill site will provide an enhanced visual barrier, and reduce dust and noise. As well, our consultants have advised that they feel the tree cover will contribute to leachate attenuation. In order to proceed with this initiative we have contacted the Ausable Bayfield Conservation Authority. They have agreed to work with us to develop a ten-year reforestation plan. Once we have that plan, we will be able to structure the farm lease arrangements for the retained farm area to avoid conflict between the increasing forested portion and the diminishing farmed area.

In regard to compensation to property owners if their land values are affected by landfill operations, we will have substantial financial reserves in place to address such situations. We would be pleased to discuss such arrangements with owners on a case-by-case basis if the need arises.

The County of Huron has limited responsibility and authority for County solid waste management. For the most part, their role is to act to coordinate the joint use of existing municipal solid waste sites - as they are now doing between South Huron and the Mid-Huron users. Indeed, at some point that role may expand and the County will have a more direct financial responsibility to assist with site maintenance costs as you suggest.

Again, thank you for attending our February 8, 2006 meeting and your comments that followed.

Yours very truly,

Larry Brown / djg

Larry Brown
Chief Administrative Officer

LRB:djg

c.c.--Mayor Bill Dowson, Municipality of Bluewater
Scott Tousaw, County of Huron

F
February 8, 2006

South Huron Council

Attention: Rob Morley

RECEIVED

MAR 29 2006

Department of Planning

cc Larry Brown
Peter Armstrong
Dave Urlin
Ken Oke

Jim Dietrich
Harvey Ratz
George Robertson
Ken Bettles

Tom Prout
Larry Adams
Bill Dowson

Scott Tousaw
Don Pletch

*Returned with
letter April 11, 06*

Re: Landfill Expansion

Regarding the February 8th meeting, we as the committee would like to make a few written comments for the record. Please feel free to respond if we did not fully understand the proposal as it was presented to us.

Our first observation, comments were made that we would use the board room as there was not much public interest in the meeting, and it would be sufficient. The public may or may not be interested, but we doubt they had any way to know of this meeting.

As for the proposal, it was well presented and understandable. It seems that the Stage 2 proposal will go ahead, as well, Stage 3 will in all likelihood, be approved by 2010. As it was explained to us, Stage 3, goes from existing footprint to the most easterly boundary of the original lot. When this happens, all tree cover will be gone. In the meantime, Stage 2 will be proceeding to 22 meters high. We assume as it goes higher, there may be more opportunity for debris to blow about as it will top the existing tree line. When this tree line disappears, there will be nothing to stop debris, noise, smell as well as the visual aspect to consider. Steve Janes noted as well, that trees will naturally dissipate the leach that may come from the landfill. It was mentioned the County has spent over a million dollars to address long term waste management. Apparently, it looks like Exeter and Wingham are the solutions to that concern. It was also mentioned that the slurry from Goderich Pollution Plant will be received at Exeter Landfill. We realize that the people involved are trying to cope with future problems, which may arise. Such as increase traffic, loose garbage, noise, smell, as well as visual pollution and depreciating local land values.

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We appreciate being asked for our input into this matter, as it will affect us long after the people who organize this, are retired from this project, so we would like to make our suggestions.

1. All property to the east of the landfill be planted in trees as soon as possible, so that some growth is achieved over the next 20 years. This will help protect our land values, as if the landfill is out of sight, it is out of mind. Every year that goes by, we lose an opportunity to prepare for the proper use of the landfill, as well as protecting the people who have to deal with it day to day, and consider how it affects our future.
2. If this is not done next year, do not renew a lease for the property on a long term basis. A one year lease will eliminate the need for legal action. This would demonstrate to us, that you do have intentions to do this as soon as possible.
3. Put in place a restitution fund in case of unforeseen problems that cannot be remedied. This would provide relief to landowners if their property is deemed to be devalued due to related landfill problems.
4. Approach the County of Huron to be financially responsible for some of the preparations of the area. ie tree planting and maintenance. As this is part of the long term solution they are responsible for. It would be minor dollars compared to the millions plus already spent for this purpose. It should be known that preparing this site, as well as Wingham's, should start when applications to the Ministry of Environment commence. The people of all of Huron County will eventually be the beneficiary of these two properties, so helping them financially should be an appropriate action by the County.

In closing, we thank you for your consideration in this matter, as well as being invited to the February 8, 2006 meeting. Donna Shapton would have attended as well, but she was out of the country on business.

Mayor Morley, we would appreciate a reply to our proposal.

Landfill Committee

Jack Glavin 519-236-4022
Leon Coolman 519-237-3471
Donna Shapton 519-237-3726



THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

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December 3, 2009

Mrs. Donna Shapton, R. R. #1, Exeter, Ontario N0M 1S4
Mr. Leon Coolman, R. R. #1, Hay, Ontario N0M 1W0
Mr. Jack Glavin, R. R. #1, Hay, Ontario N0M 1W0

Dear Sir/Madam:

Re: Upcoming South Huron Landfill Site Service Area Amendment Application & Update

As members of the Landfill Liaison Committee I wish to inform you that Frank Vanderloo from our engineers BM Ross will be presenting the attached report to South Huron Council on Monday December 7 at approximately 6:30pm, in order to update Council on the status of the Stage 2 service area amendment, and get council approval to complete the application.

You are welcome to attend the December 7th Council Meeting if you wish, the meeting starts at 5:30 in the council chambers at Olde Town Hall, Exeter.

As we recently had a Liaison committee meeting at the end of August, I didn't think one would be necessary now, however if you wish to have a meeting or have any questions please feel free to give me a call at 519-235-3351 at your convenience.

Yours very truly,

Ken Bettles

Mgr. of Transportation/Roads Superintendent

c.c.--Mayor Ken Oke, Municipality of South Huron (kenoke@hccl.net)

--BM Ross, Frank Vanderloo (fvanderloo@bmross.net)

--Chief Administrative Officer Roy Hardy (rhardy@southhuron.ca)



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File No. 06034

December 1, 2009

**SOUTH HURON (SH) LANDFILL
STAGE 2 SERVICE AREA AMENDMENT APPLICATION
("Mid-Huron Group" = Goderich, Central Huron & Huron East)
UPDATE**

Background: Stages of Development

The SH Landfill (i.e., Exeter Landfill) is being developed in a number of stages as follows:

Stage 1: Initial landfilling operations (1956 to January 2000) – these activities have been completed.

Stage 2: Current **approved** landfilling operations, since January 2000. At current landfilling rates, Stage 2 will provide capacity for over 30 years for the current service area (which is the entire Municipality of SH). If the Mid-Huron Group is permitted to use the site until the Stage 2 capacity is exhausted, it has a site life of 12 years.

Stage 3: Future landfilling operations, upon completion of further site evaluations and submission of an application to the MOE for approval along with supporting documentation. This could provide SH with an additional 30 years of capacity for its own use. **Stage 3 is only available upon receipt of MOE approvals.**

Stage 2 History

- In October 2000, the MOE approved the current SH Landfill Stage 2 development and operations.
- Subsequent applications were made to the MOE (in 2001 & 2005) to fulfill conditions of approval, to incorporate the entire amalgamated Municipality into the landfill site's service area, and for use of stabilized sewage sludge which is stockpiled at the Exeter lagoon site as an alternate waste cover material.
- The currently-approved documentation includes various identified contingency systems, including the collection of landfill leachate - should unacceptable impacts occur - and their off-site treatment at the Exeter Sewage Treatment Plant (STP).

Proposed Stage 2 Service Area Amendment

- The Mid-Huron Group, with the support of the County, approached SH a number of years ago requesting access to the SH Landfill for disposal of their wastes because of the pending closure of the Mid-Huron Landfill.
- A February 2006 Public Meeting was held and the public were informed of the proposed changes to the service area along with other waste management matters.
- Pre-consultation began with the MOE's District and Regional offices in 2006
- In October 2007, additional work was requested by the MOE, and that was submitted to and reviewed with them in September 2008.
- The MOE then requested further clarification on a number of issues, in particular additional details to demonstrate the reasonableness of the previously-identified contingency for shallow groundwater impacts.
- By October 2009, pre-consultation with the MOE reached a satisfactory conclusion, and final documentation and an application form have, generally, been finalized in preparation for submitting a formal application to the Ministry's approval branch in Toronto, subsequent to Council's final direction.

Shallow Groundwater Contingency

- This was a key concern of the MOE during the pre-consultation period; they wanted additional information to show that unacceptable shallow groundwater impacts could be mitigated in a timely and environmentally acceptable manner.
- The original 2001 documentation for this site already identified on-site collection of impacted groundwater and its treatment at the Exeter sewage lagoon site as a contingency.
- However, a further evaluation was completed for this contingency to address the Ministry's concerns. That evaluation provided more details on how landfill leachate would be collected by a subsurface drain installed within the surficial sands around affected portions of the site, then transmitted to the Exeter STP through a sewage pumping station and forcemain, and then treated at the Exeter STP which has a large reserve capacity.

Note: The actual method for mitigating unforeseen shallow groundwater impacts would need to be evaluated and then selected by SH Council at the time such a contingency, if required, is to be implemented, and it may be different than treatment at the Exeter STP.

Status of Final Stage 2 Service Area Amendment Documentation & Application to the MOE

- Beatty's hydrogeologic evaluation report: This is now finished but copies will not be made until SH is ready to submit an application to the MOE.
- BMROSS' revised Design & Operations Report: This is, generally, completed but final revisions will need to be made (i.e., by Dec. 11/09) after receiving direction from Council.
- A supporting letter will be provided by the County.
- The above documentation will need to be submitted to the MOE along with a completed application to amend the service area to include the Mid-Huron Group.
- It may take three or more months for the MOE to approve the application.

Future Work

1. Evaluation of the potential for landfill gas migration towards the existing scale house (this is a recommendation that will be included in Beatty's final report).
2. Updating the SH Landfill's August 2005 Operations Manual: This is expected to be a condition of MOE approvals and will likely be required six months prior to the Mid-Huron Group's use of the site.
3. Bluewater Recycling Association (BRA) Waste Transfer Station (WTS) + residential drop-off area:
 - o BRA is interested in establishing a WTS at the Landfill site.
 - o A residential drop-off area would, at the same time, be constructed to improve site operations.
 - o Currently, Beatty & Associates are working on evaluating potential landfill gas issues based on the proposed locations of these works.
4. Proceeding with SH Landfill Stage 3 study, design and approvals work:
 - o The current Agreement with the Mid-Huron Group allows them 5 years of site use to commence as early as 2011 with a further 7 years of use if a Stage 3 site development is approved by the MOE.
 - o In advance of the end of the initial 5-year period (Yr. 2016), the Mid-Huron Group will need to know if it can continue landfilling at the SH Landfill for an additional 7 years because if it cannot they need to complete work to secure landfill capacity at a different site, and that could take them several years to complete.
 - o Stage 3 study, design & approvals work could take 2-3 or more years to complete.
 - o The first step would be pre-consultation with the MOE and ABCA in order to establish the scope of a Stage 3 study and the MOE criteria for a Stage 3 design. This step could take several months to complete.
 - o We recommend SH proceed to establish a draft Terms of Reference for a Stage 3 site development and to then commence with pre-consultation in early-2010. We could provide SH with a budget for preparing a Terms of Reference, for Council's approval.

Council resolutions are requested for the following:

1. **THAT the Municipality of South Huron Council agrees to the preferred option of accepting and treating South Huron Landfill leachate at the South Huron Sewage Treatment Facility in Exeter, if required.**
2. **THAT the Municipality of South Huron Council agrees to include this preferred option in a revised South Huron Landfill Stage 2 Design & Operations Report that will be submitted to the MOE as supporting documentation for a service area amendment application.**
3. **THAT the Municipality of South Huron Council direct BMROSS to submit an application to the MOE for approval of a service area amendment that will include the Municipalities of Goderich, Central Huron and Huron East.**