



Amended Environmental Assessment – Terms of Reference

Hearst Waste Management System
Hearst, Ontario

Prepared for:

**Corporation of the Town of
Hearst**

925 Alexander Street
Hearst, Ontario P0L 1N0

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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained by Corporation of the Town of Hearst (the Proponent) to prepare an Environmental Assessment (EA) Terms of Reference (ToR) in support of the establishment of a Hearst Waste Management System.

Pinchin was previously retained by the Proponent to conduct two Waste Capacity Assessments (WCAs) for the Site. Based on the results of the WCAs, Pinchin identified that the Site is currently over the approved maximum volumetric capacity of 551,000 cubic metres (m³).

Through the pre-consultation meeting between the Proponent, Pinchin and the Ministry of the Environment, Conservation and Parks (MECP), it was identified that a ToR process is required to be initiated in order to provide a framework for carrying out the EA to guide the long-term waste management strategy for the Proponent.

An EA is a decision-making process used to promote good environmental planning. In Ontario, this process is defined and finds its authority in the Environmental Assessment Act (EAA). Proceeding with an undertaking under the EAA is a two-step process involving:

- Preparation of a ToR; and
- Preparation of the EA Study Report.

Public consultation and involvement of Indigenous communities is an integral part of both steps and extends over the duration of the entire EA planning process.

The Proponent's current waste generation rate is estimated at between 8,000 m³ and 10,000 m³ per year. Assuming a 30-year planning period, the proposed waste volume increase under the Hearst Waste Management EA will involve the evaluation of alternatives that consist of either the establishment of a new facility or the change to an existing landfill that would add more than 100,000 m³ to the total waste disposal existing volume, thus triggering the need for an EA. As a result, Ontario Regulation (O. Reg.) 50/24, Part II.3 Projects – Designations and Exemptions under the EAA, indicates that the project will be subject to Part II.3 of the EAA.

The preparation of this ToR provides the framework and requirements for preparation and review of the Hearst Waste Management EA. Upon completion, the ToR will be submitted to the MECP for review and a decision regarding approval. The ToR proposes that the EA will be prepared in accordance with subsection 17.4(2)(a) and 17.6(2) of the EAA, and the MECP's Code of Practice: Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario and the details are provided herein.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.



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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained by Corporation of the Town of Hearst (the Proponent) to prepare an Environmental Assessment (EA) Terms of Reference (ToR) in support of a Hearst Waste Management.

Pinchin was previously retained by the Proponent to conduct two Waste Capacity Assessments (WCAs) for the existing Hearst Waste Disposal Site (the Site). Based on the results of the WCAs, Pinchin identified that the Site is currently over the approved maximum volumetric capacity of 551,000 cubic metres (m³).

Through the pre-consultation meeting between the Proponent, Pinchin and the Ministry of the Environment, Conservation and Parks (MECP), it was identified that a ToR process is required to be initiated in order to provide a framework for carrying out the EA to guide the long-term waste management strategy for the Proponent.

An EA is a decision-making process used to promote good environmental planning. In Ontario, this process is defined and finds its authority in the *Environmental Assessment Act* (EAA). Proceeding with an undertaking under the EAA is a two-step process involving:

- Preparation of Terms of Reference; and
- Preparation of the Environmental Assessment.

Public consultation and involvement of Indigenous communities is an integral part of both steps and extends over the duration of the entire EA planning process.

The Proponent's current waste generation rate is estimated at between 8,000 m³ and 10,000 m³ per year. Assuming a 30-year planning period, the proposed waste volume increase under the Hearst Waste Management Capacity EA will involve the evaluation of alternatives that consist of either the establishment of a new facility or the change to an existing landfill that would add more than 100,000 m³ to the total waste disposal existing volume. As a result, Ontario Regulation (O. Reg.) 50/24, Part II.3 Projects – Designations and Exemptions under the EAA, indicates that the project will be subject to Part II.3 of the EAA.

Typically, a 25-year planning horizon is proposed for the EA Study; however, the proponent is proposing a 30-year planning horizon to consider years where the current landfill is over capacity.



1.1 Identification of the Proponent

The Corporation of the Town of Hearst is the Proponent for the proposed EA Study. The Town of Hearst is located in northeastern Ontario approximately 350 kilometres (km) north of Sault Ste. Marie and 300 km west of the Quebec border and inhabits 4,794 residents as per the 2021 Census data. The location of the Town is presented in Figure 1 in Appendix I (all figures are in Appendix I). The Town of Hearst was established through the arrival of the railway which was integral in the development of the agriculture and forestry industry between the early 1910's and the 1930's. The Town of Hearst is currently a single-tier municipality within the geographic region of the Cochrane District.

1.2 Background

The Town of Hearst currently has one existing waste disposal site for the disposal of domestic refuse and recycling of various materials. Domestic refuse and recycling is collected and managed by the Proponent for residential, commercial and industrial properties, including the surrounding unorganized Townships of Hanlan, Casgrain, Way, Kendall and Lowther. The Site is located approximately 1.6 km north of the Town of Hearst along Highway 583 North.

The Site was established in 1972 and was approved under the original Certificate of Approval (CofA) No. 7313903 issued by the MECP on April 23, 1980. This approved the existing landfill for an 8-hectare (ha) waste footprint within a total 60 ha Site area.

In 1994, a new CofA No. A612003 was issued to approve an additional waste fill area of 4 ha within a total site area of 185 ha. In 2007, the CofA was amended to incorporate the historical landfilling area in CofA No. 7313903 (8 ha) bringing the total fill area to 12 ha and introduced a total capacity limit of 551,000 m³ (Condition 22.1). In 2016, Environmental Compliance Approval (ECA) No. A612003, Notice 1 was issued to update the trigger mechanisms and contingency plans, as well as the annual reporting requirements.

In 2018, the Proponent retained Pinchin to perform a background review of available information, conduct a topographic survey and present the findings in a waste capacity assessment report entitled "*FINAL Waste Capacity Assessment, Hearst Waste Disposal Site, Town of Hearst, Ontario*", dated February 14, 2018 (Pinchin 2018 WCA Report).

The Pinchin 2018 WCA Report estimated a waste volume of over 600,000 m³ which exceeded the maximum approved capacity of 551,000 m³. Pinchin subsequently completed a letter report based on the findings of the Pinchin 2018 WCA Report, entitled "*Recommendations for Waste Management and Diversion Strategies*", dated February 14, 2018. These recommendations suggested that the Proponent seek approval from the MECP for the removal of the volumetric constraints allowing the Site to operate solely within the 12.0 ha area and follow the Site development criteria as per the MECP Landfill



Standards. The recommendations of this report also included various opportunities to limit the amount of refuse deposited to the landfill area, including the following:

- Burning of clean wood;
- Increasing the compaction ratio of the landfill;
- Increasing side slope design;
- Enhancing waste diversion; and
- Recycling programs and landfill mining.

In 2019, Pinchin was retained to conduct a topographic survey, volume estimate, disposal rate estimate and capacity study report to confirm Site conditions. As presented in a report entitled “*FINAL Waste Capacity Assessment, Hearst Waste Disposal Site, Town of Hearst, Ontario*”, dated January 20, 2020 (Pinchin 2020 WCA Report), the estimated total volume of buried domestic, commercial waste and non-stockpiled cover material was 621,302 m³ with an approximate annual volume increase of 7,302 m³. Given that the landfilled volume exceeded the maximum capacity, Pinchin recommended that the Proponent seek approval from the MECP to have the volume constraint of 551,000 m³ waived from the Hearst WDS to allow the WDS to operate based on the 12.0 ha area constraint instead of volumetric limit.

In further consultation with the MECP, it was determined that this approach would not be appropriate for the Site, and the MECP identified that Proponent would be required to amend the ECA to approve any additional landfilling capacity. Given that the Proponent requires a volumetric increase of greater than 100,000 m³, the project would be subject to an EA. As such, it was recommended that the Proponent engage in the EA process to further assess potential opportunities regarding the capacity requirements at the Hearst WDS. The EA process commences with the preparation and submission of a ToR which proposes activities and guidance for the evaluation of the preferred alternative to the status quo.

1.3 Historical Documentation

Pinchin reviewed the following historical reports associated with the Hearst WDS. Key reports have been included in Appendix II as supporting documents to provide additional context regarding waste capacity and recommendations for waste management strategies.

1.3.1 Groundwater and Surface Water Monitoring Reports

- Report entitled “*2015 Water Quality Assessment, Highway 583 North Municipal Landfill Site Hearst, Ontario*” issued by True Grit Consulting, dated March 31, 2016;
- Report entitled “*REVISED 2016 Monitoring Report, Hearst Waste Disposal Site, Town of Hearst, Ontario*” issued by Pinchin, dated May 5, 2016;



- Report entitled “*2017 Monitoring Report, Hearst Waste Disposal Site, Town of Hearst Ontario*” issued by Pinchin, dated February 12, 2018;
- Letter report entitled “*Trigger Level Contingency Plan*” issued by Pinchin, dated March 12, 2018;
- Report entitled “*The 2018 Monitoring Report, Hearst Waste Disposal Site, Town of Hearst Ontario*” issued by Pinchin, dated March 7, 2019;
- Report entitled “*2019 Monitoring Report, Hearst Waste Disposal Site, Town of Hearst Ontario*” issued by Pinchin, dated March 26, 2020 (the Pinchin 2019 Monitoring Report); and
- Report entitled “*2016 – 2020 Monitoring Report, Hearst Waste Disposal Site, Town of Hearst Ontario*” issued by Pinchin, dated April 29, 2021 (the Pinchin 2016 - 2020 Monitoring Report).

1.3.2 Waste Capacity Assessment Reports

- Report entitled “*FINAL Waste Capacity Assessment, Hearst Waste Disposal Site, Town of Hearst, Ontario*” issued by Pinchin, dated February 14, 2018; and
- Report entitled “*FINAL Waste Capacity Assessment, Hearst Waste Disposal Site, Town of Hearst, Ontario*” issued by Pinchin, dated January 20, 2020 (the Pinchin 2020 WCA Report).

1.3.3 Design and Operations, and Waste Management Reports

- Report entitled “*FINAL Design & Operations Plan, Hearst Waste Disposal Site, Town of Hearst, Ontario*”, issued by Pinchin, dated February 14, 2018 (the 2018 Pinchin D&O Plan);
- Letter report entitled “*Recommendations for Waste Management and Diversion Strategies*” issued by Pinchin, dated February 14, 2018; and
- Letter report entitled “*Waste Capacity Summary*” issued by Pinchin, dated March 31, 2020.



1.3.4 Other Supporting Documentation

In addition to the investigations completed by Pinchin, the following documents have been provided by the Proponent and have been reviewed in conjunction with Pinchin’s ongoing consultation and recommendations to the Proponent:

- Report entitled “*Hydrogeological Evaluation of the Hearst Sanitary Landfill and Adjacent Landfill*” issued by Dillon, dated May 6, 1988;
- Report entitled “*Town of Hearst Proposed Landfill Site Environmental Assessment Document*” issued by Dillon, dated March 11, 1994 (the 1994 Dillon EA Document);
- Report entitled “*Town of Hearst Proposed Landfill Site Operation and Development Plan*” issued by Dillon, dated March 11, 1994;
- Provisional Certificate of Approval No. A612003 issued by the Ministry of the Environment (MOE) to the Corporation of the Town of Hearst, dated January 1997;
- Document entitled “*Email-Volume of Closed Landfill*” issued by Luc Leonard, dated January 3, 2007;
- Letter Report entitled “*Technical Review of the Hearst 2010 Water Quality Assessment of CofA No. 700-6RDH4D*” issued by the Ministry of the Environment, dated March 27, 2013;
- Report entitled “*The Corporation of the Town of Hearst 2015 Water Quality Assessment*” issued by True Grit Consulting Ltd., dated March 31, 2016; and
- “*Amendment To Environmental Compliance Approval No. 612003*” issued by the Ministry of the Environment and Climate Change, dated July 4, 2016.

1.4 Initial and Refined Project Proposal

The Proponent issued a public notice to communicate the commencement of the ToR process for an EA in support of the Hearst Waste Management EA. The notice also included an invitation to a Public Open House event. Publication dates for the notice on the ToR and invitation to Public Open House are presented in Table 1.

Table 1: Public Notices and Publication Dates

Purpose for Public Notice	Newspaper	Community Mail
Notice of Commencement of ToR and Invitation to Public Open House	Thursday, November 23, 2023, Le Journal Le Nord	Thursday, November 23, 2023, delivered to community post office boxes



As part of the EA, the Proponent held an Open House on November 28, 2023, with the purpose to introduce the project and to discuss draft ToR for the environmental assessment. The proposed ToR was submitted to the MECP in April 2024.

The Proponent revised the initial draft ToR and project proposal based on responses obtained from stakeholders. Key changes relate to the public consultation process. The revised draft ToR proposes to provide presentation information for public review in both official languages.

The draft ToR was submitted to the Government Review Team (GRT) on July 25, 2024, and review of the draft ToR commenced on August 8, 2024. The GRT comments were received by October 3, 2024, and are presented in Appendix III. Pinchin has incorporated these comments into this final version of the ToR.

1.5 Provincial Environmental Assessment Process

An environmental assessment is a decision-making process used to promote good environmental planning. In Ontario, this process is defined and finds its authority in the EAA. Proceeding with an undertaking under the EAA is a two-step process involving:

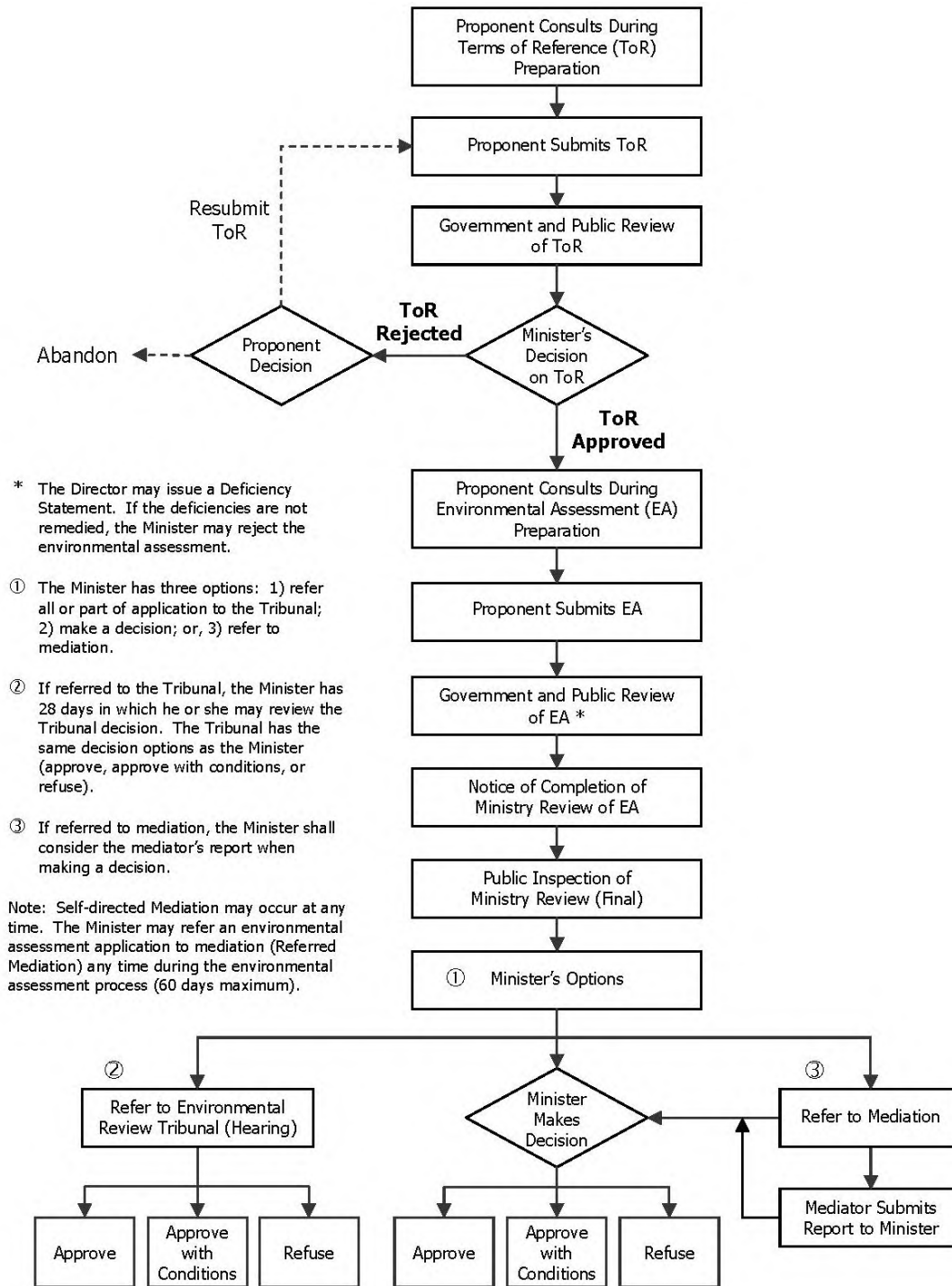
- Preparation of ToR; and
- Preparation of the EA Study Report.

This section includes a schematic flow chart of the EA process which outlines various milestones and requirements outlined by the MECP to be completed as part of the EA process. Public consultation and involvement of Indigenous communities is an integral part of both steps and extends over the duration of the entire EA planning process.

The Proponent's current waste generation rate is estimated at between 8,000 m³ and 10,000 m³ per year. Assuming a 30-year planning period, as well as the current exceedance of the approved volumetric limit of the existing landfill the proposed waste volume increase under the Proponent's New Waste Management Capacity EA will involve the evaluation of alternatives that consist of either the establishment of a new facility, or the change to an existing landfill that would require the management of more than 100,000 m³ (i.e., an EA trigger volume). As a result, O. Reg. 50/24, Part II.3 Projects – Designations and Exemptions under the EAA indicates that the project will be subject to Part II.3 of the EAA.

Throughout the Environmental Assessment process, the Proponent shall prepare the EA Study report in accordance with the requirements outlined in the EAA, subsection 17.6, "Preparation of Environmental Assessment". The Proponent shall also provide a comprehensive list of problems and opportunities that are further refined within the EA Study Report.

Environmental Assessment Process (Simplified) (Source MECP, 2009).





1.5.1 *Terms of Reference*

The preparation of the ToR provides the framework and requirements for preparation and review of the EA. Upon completion, the ToR will be submitted to the MECP for review and a decision regarding approval. The ToR proposes that the EA will be prepared in accordance with subsection 17.4(2)(a) and 17.6(2) of the EAA, and the MECP's Code of Practice: Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario (June 2022). As a result, this ToR includes the following:

- Identification of the Proponent;
- The purpose of the EA study;
- The description and rationale for the undertaking;
- Description of the existing environment and potential effects;
- The evaluation and selection of a preferred alternative(s) to the undertaking;
- The evaluation and selection of a preferred alternative method(s);
- A commitment to carry out compliance monitoring;
- A description of the consultation plan proposed for the Environmental Assessment;
- A discussion of flexibility to accommodate new circumstances during the planning process; and
- Activities following approval of the EA report and other approvals required.

The activities undertaken as part of the consultation on the ToR, as well as the results of these activities will be presented in a stand-alone compendium document Record of Consultation.

1.5.2 *Environmental Assessment*

The second step in the planning process, the EA itself, is prepared in accordance with the requirements set out in the ToR as approved by the MECP. In accordance with subsection 17.6(2) of the EAA, the EA for identifying additional waste management capacity to manage solid waste from the Town of Hearst is proposed to consist of:

- A description of the purpose of the project;
- A description of and a statement of the rationale for:
 - The Part II.3 project;
 - The alternatives to the Part II.3 project; and
 - The alternative methods of carrying out the Part II.3 project.



- A description of:
 - The environment that will be affected or that might reasonably be expected to be affected, directly or indirectly;
 - The effects that will be caused or that might reasonably be expected to be caused to the environment; and
 - 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.
- 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 and identified alternatives;
- A description of any consultation about the Part II.3 project by the Proponent and the results of the consultation; and
- Any maps or documents as required under the EAA or based on the provisions of O. Reg. 53/24, General and Transitional Matters under the EAA.

1.6 Federal Environmental Assessment Process

The federal *Impact Assessment Act* (IAA) details the federal IA process. Federal departments and agencies have to be consulted, if federal funding, land transfer and permitting are requested or applicable to the proposed undertaking.

At this point in time, the development of new waste management capacity is not expected to invoke any federal triggers listed under IAA. At this stage in the planning process, no federal funding or federal land is sought, and no permit is anticipated pursuant to federal legislation. As well, the requirement for a federal permit under Section 35 of the *Fisheries Act* is not anticipated.

As more details on the proposed project are developed, the Proponent intends to work in a coordinated way with the provincial and federal governments; both governments having formally agreed to coordinate their respective EA processes pursuant to the Co-operation Agreement between Ontario and Canada on Environmental and Impact Assessment (December 2025).

It is recognized by both the Impact Assessment Agency of Canada (IAAC) and the Proponent that ongoing dialogue on the information requirements is required throughout the EA process as more is learned about the specifics of the undertaking.



The Proponent's efforts to coordinate with the provincial and federal governments will further be based on the guidance document issued by MECP entitled "*Federal/Provincial Environmental Assessment Coordination in Ontario – A Guide for Proponents and the Public. Facilitating Implementation of the Canada – Ontario Agreement on Environmental Assessment Cooperation*" (MOE, 2007).

2.0 PURPOSE OF THE EA STUDY

2.1 Current Landfill Capacity, Landfill Practice, Waste Characteristics

The Hearst WDS was established in 1972 and is the only landfill that operates within the Town of Hearst. Based on the Pinchin 2020 WCA Report, the current waste disposal Site operates as an area fill type landfill (i.e. with no buried waste, all waste is piled above the original grade) with an estimated total volume of waste currently at the Site calculated to be 621,302 m³. The constrained volumetric capacity of the Site is prescribed by CofA No. A612003, Condition 22.1:

"The Site capacity is 551,000 cubic metres (including 360,000 cubic meters deposited in the closed landfill), including waste, daily cover and intermediate cover materials."

Based on a review of historic WCAs and the 2007 Amended CofA, Pinchin identified that the Site is currently considered to be over the approved maximum volumetric capacity of 551,000 m³. Given the previous waste capacity assessments and the estimated annual waste deposition rates it is assumed that the current volume of the Site is approximately 650,000 m³.

The Proponent's waste management system includes solid waste collection, solid waste disposal and waste diversion (i.e., recycling). A Solid Waste Management Policy, By-law No. 87-16, was adopted to permit and enforce the proper disposal of household solid waste through regular waste pickups (i.e., weekly) and a recycling program (March 2018) to encourage the diversion of recyclable materials.

2.1.1 Solid Waste Collection

The Proponent collects solid waste once every two weeks from all residential addresses and from commercial addresses twice every two weeks. Bulky items that are not able to be placed in approved containers are expected to be delivered to the landfill site during operating hours. Recyclables are collected once every two weeks and can be delivered to the transfer station at any time outside of bi-weekly pickup times free of charge. The waste collection system was enhanced in 2018 and has included public and cross-municipality consultation to develop a system that best represents the interests of the Proponent.



2.1.2 Solid Waste Disposal

The disposal of solid waste in the Town of Hearst is governed by the various policies, by-laws and programs passed by Council including the Solid Waste Management Policy, By-law No. 87-16 which was adopted in February 2017. The Solid Waste Management Policy was adopted to permit and enforce the proper disposal of household solid waste through regular waste pickups (i.e., weekly) and diversion of recyclable materials. The Town of Hearst does not permit the disposal of hazardous wastes; however, the Site permits the disposal of construction materials, some contaminated materials (pending approval) and residential waste oils (commercial waste oils prohibited).

2.1.3 Recycling/Waste Diversion

In March 2018, the Town of Hearst launched a recycling program to encourage waste diversion through the recycling of various materials. The recycling program includes the recycling of metal (i.e., aluminum) cans and containers, empty aerosol containers, polycoat and aseptic containers (i.e., polyethylene and aluminum-lined paper products), household papers and cardboard/boxboard, as well as plastic containers (i.e., plastic types 1 to 5 and 7). The Town of Hearst does not accept or process the recycling of glass containers (i.e., coloured or clear), empty aerosol containers typically found in commercial and/or industrial uses (i.e., paint containers, brake cleaner and lubricant containers) and/or polystyrene foam products.

2.2 Identified Need

Based on the Pinchin 2020 WCA Report, the estimated total volume of waste at the existing WDS at the time was calculated to be 621,301.99 m³. The Proponent's latest waste generation rate was estimated to be approximately between 8,000 m³ and 10,000 m³ per year. The Site is limited to a maximum volumetric capacity of 551,000 m³. Therefore, the Site was deemed to currently be over its volumetric capacity.

The quantification and characterization of future waste volumes will be reviewed and refined during the initial stages of the EA process and documented in the EA report. This will take into consideration the Proponent's current and future waste diversion (recycling) efforts.

This ToR proposes that the EA process looks beyond earlier studies to consider and evaluate a wide range of alternatives to address the identified need for more waste management capacity for the volume in excess of the approved limit, as well as for a 30-year planning period. The EA will be completed to:

- Determine the estimated waste generation rate through the completion of waste capacity assessments and calculation of annual waste generation by completing the following:
 - Review the total volume of waste and cover material currently at the Site and compare this volume with historical topographic surveys and volume estimates;

- Identify a disposal rate by comparing current and historic topographic surveys; and
- Use the information identified in the topographic surveys to determine the remaining life expectancy of the Site given the current regulatory constraints of the Site by the original Certificate of Approval (CofA), provisional CofA/Environmental Compliance Approval (ECA) and all amendments.
- Quantify and characterize future waste generation quantities through the completion of population and waste quantity projections for the 30-year planning period to determine the new landfill waste capacity;
- Consider the Proponent's current and future waste diversion / recycling efforts, and complete a population and recycling program analysis to determine potential improvements to the current recycling program; and
- Review relevant provincial and federal waste diversion and recycling policy, legislation and regulation that currently or may impact waste generation rates and diversion / recycling efforts for the proposed alternative. Relevant provincial and federal waste management policy includes but not limited to:
 - Resource Recovery and Circular Economy Act, 2016;
 - Waste Diversion Transition Act, 2016;
 - Environmental Protection Act;
 - Environmental Assessment Act;
 - Food and Organic Waste Policy Statement;
 - R.R.O. 1990, Reg. 347: General - Waste Management; and
 - Regulations under Regulation 347: General – Waste Management.

2.3 Summary of Purpose of EA Study

In summary, the purpose of the EA Study is to provide additional waste management capacity for the Hearst WDS. The existing WDS is currently exceeding the approved landfill capacity. The EA process has been initiated to find a solution to this impending waste management capacity limitation.

In particular, the EA Study will:

- Identify alternatives to and alternative methods of providing additional waste management capacity of non-hazardous solid municipal waste;
- Assess the environmental effects associated with the alternatives;



- Determine the overall preferred alternative and its environmental effects;
- Develop measures to avoid, minimize and/or mitigate adverse effect of the proposed undertaking; and
- Provide a detailed rationale for and description of the proposed undertaking resulting from the planning process.

Another goal of the EA is to provide transparency in the decision-making process and opportunities for public consultation and involvement of Indigenous communities in the planning process.

3.0 RATIONALE FOR AND DESCRIPTION OF THE UNDERTAKING

No specific undertaking has been defined at this point in the planning process. The potential options for managing the Town of Hearst's waste is discussed in Sections 5 and 6 of this ToR which provides the identification and evaluation of a wide variety of alternatives and the selection of the overall preferred alternative (the undertaking).

Upon completion of the assessment of alternatives, the EA Study Report will provide the rationale for the proposed undertaking together with a detailed description of its physical and operational components, associated schedules and an outline of other necessary approvals.

4.0 DESCRIPTION OF THE ENVIRONMENT AND POTENTIAL EFFECTS

For the purposes of this Study, the term "environment" reflects the definition in the EAA which includes natural, social, cultural and economic environments and features. The existing environmental conditions will be described in detail in the EA Study Report to the extent that they are relevant to the discussion and evaluation of the alternatives and the proposed undertaking.

The following description of the existing environmental conditions is considered preliminary. It addresses key components of the environment in the preliminary Regional Study Area (see below) with a focus on the Town of Hearst. A final detailed description of the existing environment will be provided in the EA document itself.

4.1 Preliminary Regional Study Area

The preliminary Regional Study Area (RSA) has been defined as outlined in Figure 2. The preliminary RSA illustrates an initial indication of the area in which alternatives will be considered as related to the identified need and the objectives of the EA Study (Sections 2.2 and 2.3). The preliminary RSA is subject to review and discussion during the ToR development process and the initial stages of the EA. It is anticipated that the preliminary RSA will be refined as the process evolves. Further, as specific options for



waste management are identified (e.g., waste export; development of a new landfill site; expansion of an existing site), the process is likely to develop one or more site-specific local study areas.

The preliminary RSA is currently defined with a buffer of 75 km to accommodate the considerations of various species at risk specifically the wolverine. The current study areas are based on a preliminary understanding of the required buffer to focus various studies during the EA Study; however, the Proponent is committed to further defining the study areas based on background studies that identify a need for the study areas to be redefined. The rationale for the refined RSA or delineation of local or site-specific study areas will be provided in the EA Study report and will be subject to consultation as part of the EA process.

4.2 Data Collection

Initially, existing studies and reports, as well as readily available information such as Official Plans from the Ministry of Natural Resources and Environment and Climate Change Canada, as well as Statistics Canada databases will be used to provide a description of the environment in the EA Report.

Once local or site-specific locations are identified in the EA Study, the Proponent's existing reports and field data (e.g., hydrogeological assessments) will be used if relevant for the subject locations. They will be examined to prepare the detailed description of the existing environment for the EA Study Report. If required for the evaluation of specific site locations, site-specific studies will be undertaken to supplement the description of the existing environment and to facilitate the effects assessment, the concept designs and to provide baseline data for comparison against future monitoring results. This could include, but is not limited to studies such as surface and groundwater investigations, vegetation and wildlife surveys, or air quality investigations. A list and explanation of the tools (i.e., studies, tests, surveys, mapping, etc.) that were used to provide a more detailed description of the environment will be finalized in the EA Study Report; however, a contingency plan should be developed at the same time as the effects monitoring plan (baseline sampling) to ensure that should unanticipated effects occur, a plan will already be in place to respond to and mitigate those effects thereby minimizing potential impacts.

In addition to general environmental baseline data collection noted above, field surveys specific to Species at Risk (SAR) will be undertaken at each Project alternative locations to inform the EA. These surveys will be designed in accordance with provincial guidance and will follow methods recommended by Ministry of Environment Conservation and Parks where available.

Surveys anticipated to be required include, but are not limited to:

- **Breeding bird surveys** following Ontario Breeding Bird Atlas point count methods adapted as appropriate for SAR species (e.g., Canada Warbler, Eastern Wood-pewee).



- **Marsh bird surveys** using the *Standardized North American Marsh Bird Monitoring Protocol* which incorporates call-playback surveys at fixed points during appropriate dawn/dusk windows
- **Amphibian call surveys** following Marsh Monitoring Program for Surveying Amphibians Participants Handbook 2008
- **Turtle basking and nesting surveys** along waterbodies and wetlands following Ontario turtle survey protocols.
- **Bat acoustic monitoring** using full-spectrum detectors deployed at suitable habitat features analyzed using MECP-approved bat call identification software.
- **Botanical inventories** during peak growing season to identify SAR flora (e.g., orchids, rare sedges).

The specific survey timing windows and methodologies will be refined in consultation with MECP and based on confirmed habitat presence at the Project alternative locations.

4.2.1 *Wolverine-specific surveys*

In alignment with MECP SARB recommendations (2025), Wolverine surveys will be undertaken within an 8 km radius of the site to establish baseline presence and potential female density. The following survey methods are proposed:

- **Aerial transect surveys:** One flight per month between January 15 and March 15 (3 total per year) with 500 m transects covering an 8 × 8 km block centered on the site flown under recommended conditions (snow depth ≥25 cm, 12–72 hrs since snowfall, clear/hazy skies, between 10:00 and 14:30 hrs).
- **Hair snag/camera trap surveys:** Implementation of motion-detection camera and hair snag stations at a density of one trap per 100 km² consistent with Magoun et al. (2011) and Koen et al. (2008). These methods are intended to identify individuals, territories and denning females potentially affected by the Project.

A Data Collection and Monitoring Work Plan will be included in the EA and will summarize the SAR survey methodologies, timing and protocols used.



It is also noted that determining future waste generation and waste diversion/recycling is important to understanding the preferred alternative and a proposed waste capacity. The EA will be completed to:

- Determine the estimated waste generation rate through the completion of waste capacity assessments and calculation of annual waste generation by completing the following:
 - Review the total volume of waste and cover material currently at the Site and compare this volume with historical topographic surveys and volume estimates;
 - Identify a disposal rate by comparing current and historic topographic surveys; and
 - Use the information identified in the topographic surveys to determine the remaining life expectancy of the Site, given the current regulatory constraints of the Site by the original Certificate of Approval (CofA), provisional CofA/Environmental Compliance Approval (ECA) and all amendments.

Pinchin also notes the importance of including an assessment of current and future climate change impacts on the proposed alternatives to the undertaking with respect to various components of the natural environment (i.e., aquatic environment, terrestrial environment, atmospheric environment, groundwater, surface water and geology). Various resources should be consulted while providing an assessment of potential climate impact on the natural environment, including:

- Ontario Climate Change Data Portal;
- Environment and Climate Change Canada Climate Atlas of Canada; and
- Canadian Climate Data and Scenarios.

4.3 Natural Environment

4.3.1 Geological Setting

According to the Ontario Geological Survey (2000) Quaternary geology, seamless coverage of the Province of Ontario; Ontario Geological Survey, Data Set 14 – Revised, the quaternary geology at the current Site is made up of glacial till consisting of undifferentiated, predominantly sandy silt to silt matrix, commonly rich in clasts, often high in total matrix carbonate content; gravel and sand, minor till, including esker, kame, end moraine, ice-marginal delta and subaqueous fan deposits; silt and clay, minor sand, basin and quiet water deposits; undifferentiated igneous and metamorphic rock.

4.3.2 *Hydrogeological Setting*

The Town of Hearst is surrounded by surface water bodies ranging from lakes, rivers, ponds, streams and creeks. Major water bodies within the Town of Hearst area include Johnson's Lake, the Mattawishkwia River, Hearst Creek, Ste-Therese Creek, Kendall Creek, Nelles Creek, McIlwrath Creek, Craignavie Lake and Ryland Creek amongst many other unnamed water bodies. Surface water and groundwater at the Site is monitored annually for water levels, as well as chemical parameters outlined in Schedule 5 of Ontario Regulation 232/98. There are various water well records in the vicinity of the Site that are intended for both water supply and observational purposes. The EA should include a hydrogeological study of the proposed alternative to and its effect on local hydrogeological conditions, especially considering neighbouring land uses and domestic water supply wells.

4.3.3 *Aquatic Environment (Fish and Fish Habitat)*

The Hearst area provides a range of warm and cold-water fish habitat. Common fish species identified within the various rivers and lake include: Burbot, Northern Pike, Smallmouth Bass, Yellow Perch, White Sucker and Walleye (Fish On-Line, 2022). The Mattawishkwia River, Kendall Creek, Nelles Creek and Johnson's Lake have been identified as fish spawning habitats surrounding the Town of Hearst. The Hearst area contains one lake (Johnson's Lake) and a tributary of the Mattawishkwia Lake (Mattawishkwia River) that also provide fish habitat.

4.3.4 *Terrestrial Environment (Flora and Fauna)*

Vegetation

Mixed wood forest communities represent the most dominant forest type in the Hearst area and tend to have a more or less equal representation of coniferous and deciduous trees. Deciduous forest communities occurring in the area are typically comprised of Aspen. The predominant tree populations are coniferous which are typically dominated by species such as Black Spruce and can be found with White Spruce, Jack Pine and Balsam Fir.

As a result of the various historic and present-day land use practices (e.g., mining, forestry, urban development), these forests are present in a wide range of successional stages, including early pioneer/regenerating communities as well as mature communities and all stages in between.

Wildlife

This diverse landscape offers a number of different habitats available for a wide range of flora and fauna species including large game species such as moose and black bear. This northern region of Ontario is also inhabited by many species of birds including a variety of owls, sandpipers, flycatchers, bald eagles, loons, gulls, grouse, woodpeckers and different kinds of waterfowl.



4.3.5 Species at Risk

Studies to be undertaken as part of the EA process will include a review of federal and provincial records on sensitive features, species and associated habitats which may overlap with the RSA (e.g., a raptors nest, deer wintering areas, Species at Risk, etc.). Field work will be undertaken to document existing conditions. This will be based on such approaches as the Ecological Land Classification system or the Forest Ecosystem Classification System.

Desktop and field studies will provide for a description of vegetation communities, wildlife, significant wildlife habitat (including species of special concern), wetland areas and species at risk (endangered and threatened). Special attention will be placed on species at risk (SAR), potential SAR habitat in the subject lands and SAR occurrences.

In evaluating Project alternatives, the EA will explicitly assess potential adverse effects on SAR and their habitats. For each alternative, the assessment will identify baseline conditions, evaluate potential impacts, consider avoidance and mitigation measures (including recognized Best Management Practices), assess likely residual effects following mitigation, and propose monitoring measures. This approach will be undertaken in alignment with the *Endangered Species Act, 2007, S.O. 2007, c. 6, as amended* and the forthcoming *Species Conservation Act, 2025* to ensure compliance with provincial requirements and minimize potential delays should authorizations be required subsequent to EA approval.

Some notable species at risk that should be considered during the EA include, but are not limited to, the following:

- Wolverine (THR);
- Little brown myotis (END);
- Northern myotis (END);
- Short-eared owl (THR);
- Lesser yellowlegs (THR);
- Bank swallow (THR);
- Eastern red bat;
- Hoary bat; and
- Silver-haired bat.

The Town of Hearst acknowledges that this list is not definitive and that other species at risk may occur in the vicinity of the Project. Species on the Species at Risk in Ontario (SARO) list receive protection under section 9(1) and 10(1) of the Endangered species Act, 32007 amended. The amended Act also includes



revised definition of “habitat: and lo longer includes “harass” under the prohibitions regarding harming species.

In addition, The MECP has the responsibility for species of special concern on the SARO list. The Town of Hearst will contact the MECP’s Species at Risk Branch to discuss potential species of concern within the Project area and address any comments or concerns they may have.

4.3.6 Other

Other natural environmental components such as climate characteristics and air quality will be presented in the context of the EA (see Sections 6 and 7). Various resources should be consulted during the consideration of climate change and its impact on the proposed alternative to. Some of these resources include, but are not limited to:

- MECP guide on “*Considering climate change in the EA process*”, 2021 to integrate considerations of climate change in identifying environmental components, identifying consideration of alternatives and describing potential effects of the undertaking; and
- “*Ontario Provincial Climate Change Impact Assessment, Technical Report*” prepared by the Climate Risk Institute, dated January 2023. This report is a regional and sector-based climate change impact assessment to support informed decisions that address regional and sector-specific impacts of climate change.

4.4 Social, Economic and Cultural Environment

4.4.1 Communities and Demographics

The Town of Hearst was first colonized in the early 1920’s with the development of the railway system and quickly became an important railway centre for the movement of good and services. Since the development of the Town of Hearst, settlers from various regions of Canada contributed to the diverse range of ethnicity and cultural background that is still prevalent today. French Canadians were the largest group of individuals who were present in the region since the start of development and have since been influential in the culture and heritage of the Town of Hearst.

Contributing to the francophone heritage and culture is the Le Conseil des Arts de Hearst, which showcases art and culture by the influence of French-speaking artists in Ontario.

Mission

Le Conseil des Arts de Hearst, fil conducteur d'une communauté active, développe un intérêt pour les arts et la culture francophone sous toutes ses formes et favorise le rayonnement d'artistes de la langue française en Ontario par l'entremise d'une programmation variée.



The Conseil des Arts de Hearst, the thread of an active community, develops an interest in francophone arts and culture in all its forms and promotes the influence of French-speaking artists in Ontario through a varied program.

The sharing of interests, culture and creativity through collaboration is the priority of Le Conseil des Arts de Hearst.

4.4.2 Land Use

Land use is defined throughout Section 6 of the Proponent's Official Plan, relating to many areas that are situated around the Town of Hearst. The Hearst Planning area spans approximately 60 km from the east boundary of the Village of Mattice to the west boundary of Hanlan Township, approximately 45 km from the north boundary of Hanlan Township to the south boundary of Lowther Township, and 15 km from north to south boundary of the Township of Mattice-Val Côté. This Planning area is broad but permits varying zoning regulations in each community surrounding the Town of Hearst. This planning approach allows the Proponent to assess development throughout the Town of Hearst and surrounding areas and encourages good planning practices at the community level. Various land uses are permitted within the Hearst Planning area, which are defined through districts within each community. Some of these districts include "Urban Residential District", "Downtown and Main Street District", "Institutional District", "Industrial District", "Rural Residential District", "Natural Resource District", "Environmental Constraint District", and "Waste Management District". Some of these areas are further defined as areas such as "Village" and "Hamlet" which relate to the Village of Mattice and the community of Val Côté. These districts include provisions for industrial, residential, institutional, environmental protection, natural resources, and waste management practices.

The Site is situated along Highway 583, north of Highway 11, and located within a district that is designated specifically for landfilling operations. The area is zoned as "Waste Management Site", which has land, which is predominantly private, public or provincially owned and operated. These zones include active waste management sites, including waste disposal landfill sites for domestic or industrial waste and recycling facilities. The areas designated as the waste management site also includes space for landfill expansion and facilities, as well as additional land required as attenuation zones.

4.4.3 Transportation

The Official Plan for the Hearst Planning Area includes specific street information and a region-wide transportation plan of street networks and their typologies. These streets are categorized as "Provincial Highway", "Arterial Roads", "Collector Roads", "Local Roads", and "Summer Roads". The provincial highways that surround the Hearst region include Highway 11 and Highway 583. Highway 11 connects many of these communities to allow transportation throughout the area from east to west, and Highway

583 connects the communities of Casgrain and Lowther Township to the Town of Hearst and surrounding areas from north to south. Arterials (other than Provincial Highways) are the largest right of way in the transportation network and provide the most traffic flow. Collector roads and local roads help provide traffic flow from residential areas to the rest of the Hearst area.

4.4.4 Indigenous Communities

The Indigenous community located in the general region (Chiefs of Ontario 2023) is Constance Lake First Nation.

Constance Lake First Nation is located off of Highway 663 approximately 32 km northwest of the Town of Hearst and has a population with 900 members on reserve and 900 members off reserve (www.constancelake.ca/our-people/).

In 2018, the Constance Lake landfill site was closed by the Ministry of Natural Resources and Forestry. At that time, Constance Lake First Nation engaged in a partnership with the Proponent to collaborate on solid waste management to improve the environment, reduce costs, cooperate, and establish a base for future relations. This collaborative effort helped engage Constance Lake First Nation with the Proponent for joint management of solid waste and future initiatives between communities.

Additional Indigenous communities include Metis Nation of Ontario and Moose Cree First Nation, who should be included in future consultations to ensure full participation in this environmental assessment.

4.4.5 Cultural Heritage Resources

Cultural heritage resources may be present in the study area and technical cultural heritage studies may be required to identify them, determine any potential impacts, and recommend appropriate avoidance and mitigation measures. Cultural heritage resources include archaeological resources, built heritage resources, and cultural heritage landscapes that can be assessed and incorporated into the final EA report in support of the proposed alternative to.

4.4.5.1 Archaeological Resources

During the identification of the preferred *Alternative To* (refer to Section 6.0), if a new landfill site is to be developed or an existing landfill is to be expanded, as opposed to waste export, the “*Criteria for Evaluating Archaeological Potential*” screening checklist, developed by the Ministry of Citizenship and Multiculturalism (MCM), will be completed.

The screening checklist shall be completed for each facility location identified under the Site Selection Process (refer to Section 6.4.1) to assist with the description of the existing conditions and potential effects on archaeological resources. The completed screening checklist will be included with supporting documentation in the EA report.



Should the completed screening checklist indicate that a preferred facility location has archaeological potential, then, at minimum, a Stage 1 Archaeological Assessment (AA) will be undertaken by an archaeologist licenced under the *Ontario Heritage Act* (OHA), who is responsible for submitting the report directly to MCM during the planning phase of the EA and prior to any ground disturbing activities (e.g., geotechnical drilling). The completed screening checklist and findings of the Stage 1 AA will inform the potential effects and criteria as described in Table 4 (refer to Section 6.3).

Further archaeological assessments (e.g., Stage 2 – 4), if recommended, will be undertaken as early as possible during detailed design and prior to any ground disturbing activities.

Note that archaeological concerns are not considered to have been addressed until the AA report(s) are found to be compliant and are entered into the Ontario Public Register of Archaeological Reports. MCM will issue a letter to the licensed archaeologist copying the proponent and the approval authority when the report is entered into the Ontario Public Register of Archaeological Reports.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. In this case, alteration of the site would cease

immediately, and a licensed consultant archaeologist would be engaged to carry out an archaeological assessment, in compliance with Section 48(1) of the *Ontario Heritage Act*. The licensed archaeologist will be responsible for submitting the report directly to MCM for review. If, following an archaeological assessment, an archaeological site is identified and found to be associated with an Indigenous community, they will be notified.

In the case of the discovery of human remains, 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 human remains are associated with archaeological resources, MCM will be notified to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

4.4.5.2 Built Heritage Resources and Cultural Heritage Landscapes

During the identification of the preferred *Alternative To* (Section 6.0), if a new landfill site is to be developed or an existing landfill is to be expanded – as opposed to waste export – the [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) screening checklist, developed by MCM, will be completed.



The screening checklist shall be completed for each facility location identified under the Site Selection Process (refer to Section 6.4.1) to assist with the description of the existing conditions and potential effects on known or potential built heritage resources and cultural heritage landscapes. The completed screening checklist will be included with supporting documentation in the EA report.

Should the completed checklist indicate that a preferred facility location has low potential for built heritage resources and cultural heritage landscapes, then no technical cultural heritage studies (i.e., cultural heritage evaluation report (CHER) or heritage impact assessment (HIA)) will be undertaken. Should the completed screening checklist indicate that a preferred facility location has potential for built heritage resources and cultural heritage landscapes, a CHER will be undertaken by a qualified person to determine the cultural heritage value or interest of the property. If the property is determined to be of cultural heritage value or interest, an HIA, prepared by a qualified person, will be completed to assess potential project impacts.

Technical cultural heritage studies undertaken (i.e., CHER, HIA) will be submitted to MCM, Indigenous communities, and other interested parties for review and comment during the planning phase of the EA.

4.4.6 *Economy*

Hearst Economic Development is the mandatory body of local economic development for the Town of Hearst, Ontario. The mission is to facilitate local growth, support individual and collective entrepreneurship and to attract new businesses. The overall goals of the Hearst Economic Development are to:

- Promote local involvement;
- Foster collaboration among stakeholders;
- Ensure the reception, referral, and accompaniment of Proponents;
- Act as an agent of economic development;
- Implement services adapted to the needs of businesses and Proponents; and
- Foster a sense of belonging and identification to the Town of Hearst.

The Hearst Community Improvement Plan (CIP) has outlined options for economic development regarding the further development of the Town of Hearst and surrounding area. A CIP is a planning tool that is used by municipalities in Ontario to help guide economic, community-based decision-making in accordance with local and provincial goals and priorities. This CIP has overall goals and priorities that are

guided towards rehabilitation and revitalization of project areas within the municipality. Other economic development initiatives and strategies have been generated throughout the years, including:

- Perspective 2020 Insight (2003);
- 2012 Annual Report;
- Sports Tourism in Hearst: Strategies for Successful Development;
- 2017 Hearst Economic Development Corporation Action Plan;
- 2018 Community Profile; and
- Community Improvement Plan (2021).

4.4.7 *Other*

All strategies and economic development are completed with core values, goals and priorities all while considering the community and their best interests. The Hearst Economic Development has invested in regarding economic, social and cultural development with the following goals:

- Support and promote general, industrial, and commercial development;
- Support and promote the development of tourism;
- Attract and retain the workforce and businesses; and
- Promote the territory of the Town of Hearst.

4.5 **Potential Environmental Effects and Mitigation**

The development of new waste management capacity for the Proponent has the potential to adversely affect the natural environment (e.g., groundwater resources; air quality, habitat), as well as the socio-economic environment (e.g., cultural heritage resources, employment, property values). The type and extent of potential effects would depend on a number of factors in particular the type of management approach and technology to be applied and the location at which this is to be implemented. The options for additional waste management capacity may include such approaches as waste export to an existing site, development of a new landfill site, a thermal waste treatment facility and an energy-from-waste (EFW) facility (see discussion herein). No matter which option will be selected as the preferred, its potential adverse effects will be determined as part of the EA process and measures developed to avoid and minimize adverse impacts to the extent possible and to ensure compliance with all applicable regulatory requirements.

Typical concerns associated with a landfill operation, for example, relate to possible adverse effects on groundwater resources and effects such as odours, noise, dust and/or vermin. A landfill operation could represent an issue near residential areas and homes that depend on their own well for water supply.



Primary environmental concerns related to thermal treatment of waste either through a thermal waste treatment facility or employing certain EFW technologies that rely on incineration, typically focus on the effects on air quality and human health. This is particularly the case if such a facility is proposed for a location close to built up areas, hospitals, or in the vicinity of outdoor recreation areas.

From a socio-economic perspective, the effects of developing new waste management capacity can be both adverse as well as beneficial. Adverse socio-economic effects could be caused by increased road traffic due to waste haulage. This could affect road safety and noise levels and therefore could, indirectly and adversely, affect property values along the haul route. Beneficial effects would be expected if the new capacity contributes to the long-term economic viability of the Town of Hearst.

For each of the above discussed approaches, a range of measures is available that is suitable to avoid or minimize the adverse effects. For example, to minimize odours from a landfill operation, daily (non-odorous) cover material can be applied on newly landfilled material. To minimize a landfill's adverse effects on groundwater, leachate management systems can be installed and operated. Air pollutant control systems can be utilized in thermal or EFW facilities to reduce the environmental effects from air emissions. To minimize the effects of any truck-based waste haulage (or recycled materials) scheduling of the truck traffic outside of peak traffic periods (rush hour) and routing the traffic away from sensitive receptors (e.g., schools, hospitals) are potential measures. An example for enhancing the beneficial economic effects of the provision of new landfill capacity could be the Proponent's commitment to the use of local and regional services during construction and procurement. This would maximize benefits for local labour and service markets.

In addition, the EA will be undertaken with consideration of the requirements of the *Endangered Species Act, 2007, S.O. 2007, c. 6, as amended* (ESA) and the proposed Species Conservation Act (SCA). The net effect assessment will identify baseline condition for all SAR and their habitat, evaluate potential project impacts, propose mitigation measures, assess likely residual effect after mitigation, an outline monitoring requirements. This approach will ensure alignment with ESA requirements and minimize potential delays should the ESA authorization be required.

The following table provides a few examples of the typical concerns and associated management/mitigation measures for the four options outlined above.

Table 2: Waste Management Alternatives and Typical Concerns

Waste Management Alternative	Typical Concerns	Examples for Impact Management/Mitigation Measures
Waste disposal in landfill	Loss of habitat and/or effects on Species at Risk	<ul style="list-style-type: none"> • Siting of landfill away from significant habitat; • Minimize facility size/footprint; and • Develop and implement mitigation measures in accordance with the Endangered Species Act, 2007 (as amended) and the proposed Species Conservation Act (e.g., avoidance, timing restrictions, habitat restoration); • Follow Best Management Practices (BMPs) to avoid or minimize impacts to SAR (e.g., Best Management Practices for the Protection, Creation and Maintenance of Bank Swallow Habitat in Ontario);and • Undertake compensation plantings or habitat enhancement where residual impacts remain.
	Odours and vermin	<ul style="list-style-type: none"> • Siting of landfill away from built up areas; • Daily application of (non-odorous) cover material; • Good housekeeping; and • Separate collection and composting of organic wastes.
	Adverse effects on surface water	<ul style="list-style-type: none"> • Siting of landfill away from open water (e.g., lakes, creeks); and • Implement/maintain surface water and stormwater management systems to divert non-contact surface water around landfill or collect and treat surface water contacting the Site
	Adverse effects on groundwater	<ul style="list-style-type: none"> • Siting of landfill away from groundwater wells; and • Install and operate leachate management systems.
	Noise levels at nearby receptor locations	<ul style="list-style-type: none"> • Siting of landfill away from noise sensitive land uses; • Establishment of noise abatement measures (noise barriers, perimeter plantings); and • Limitations on operating hours.
	Waste haul and effects on dust, noise, and traffic safety	<ul style="list-style-type: none"> • Selection of haul route away from sensitive land uses; • Prescribed haul routes; and • Scheduling of haul operations.
	Landfill gas generation	<ul style="list-style-type: none"> • Design and operation of a landfill gas management system.
	Dust	<ul style="list-style-type: none"> • Implement dust abatement measures such as wetting unpaved roads.



Waste Management Alternative	Typical Concerns	Examples for Impact Management/Mitigation Measures
Thermal waste treatment facility	Adverse effects from air emissions	<ul style="list-style-type: none"> • Siting of facility away from sensitive land uses; and • Install and operate air pollutant control systems.
	By-products need to be landfilled at an off-site facility – increase local truck traffic, potential groundwater impacts from leachate	<ul style="list-style-type: none"> • Schedule truck traffic outside of peak traffic periods (rush hour); • Route traffic away from sensitive receptors (e.g., schools, hospitals); and • Dispose of by-products in an engineered landfill site.
	Noise levels at nearby receptor locations	<ul style="list-style-type: none"> • Siting of treatment facility away from noise sensitive land uses; • Implementation of noise abatement measures (equipment mufflers, noise barriers, perimeter plantings); and • Limitations on operating hours.
Energy from waste (EFW) facility	Adverse effects from air emissions	<ul style="list-style-type: none"> • Siting of facility away from sensitive land uses; • Install and operate air pollutant control systems.
	By-products need to be landfilled at an off-site facility – increase local truck traffic, potential groundwater impacts from leachate	<ul style="list-style-type: none"> • Schedule truck traffic outside of peak traffic periods (rush hour); and • Route traffic away from sensitive receptors (e.g., schools, hospitals).
	Noise levels at nearby receptor locations	<ul style="list-style-type: none"> • Siting of EFW facility away from noise sensitive land uses; • Implementation of noise abatement measures (equipment mufflers, noise barriers, perimeter plantings); and • Limitations on operating hours.
Waste export	Truck traffic for hauling waste materials to receiver location outside of the Town of Hearst	<ul style="list-style-type: none"> • Development of a prescribed haul route (away from sensitive receptors such as schools, hospitals etc.); • Scheduling of truck traffic outside of peak traffic periods (rush hour); and • Development of one or more transfer stations to maximize efficiency of waste haulage.
Waste import	Truck traffic for hauling waste materials to receiver location within the Town of Hearst	<ul style="list-style-type: none"> • Concerns are dependent on what type of facility will be used to process the imported materials (see text above); and • For haul related management/mitigation measures see above notes on waste export.



Pinchin also notes the importance of including an assessment of current and future climate change impacts on the proposed alternatives to the undertaking, with respect to various components of the natural environment (i.e., aquatic environment, terrestrial environment, atmospheric environment, groundwater, surface water and geology). Various resources should be consulted while providing an assessment of potential climate impact on the natural environment, including:

- Ontario Climate Change Data Portal;
- Environment and Climate Change Canada's Climate Atlas of Canada; and
- Canadian Climate Data and Scenarios.

The EA process evaluates the potential environmental effects of a proposed undertaking. This includes the identification and evaluation of alternatives. The EA process ensures that the identified need is addressed in such a way that it causes, from an overall perspective, minimal environmental effects. The proposed approach to the consideration and evaluation of such alternatives is discussed in the subsequent sections.

Once the evaluation of alternatives is complete, the preferred approach (i.e., the proposed undertaking) will be defined in detail. This includes the establishment of mitigation measures that aim at further avoiding and/or minimizing adverse effects, maximizing beneficial effects and ensuring regulatory compliance. The proposed approach to the development of mitigation measures is discussed in Sections 6.3 and 6.4.

5.0 ALTERNATIVES TO THE UNDERTAKING

The EA process will identify and evaluate "*Alternatives To*" that could address the identified need, as well as "*Alternative Methods*" for the implementation of the preferred *Alternative To* (the undertaking).

Alternatives To are defined as functionally different ways of addressing the identified problems and opportunities. For this EA, this includes waste management approaches like waste recycling programs, waste export, thermal treatment of waste and landfilling. The proposed approach to the identification of these *Alternatives To* and a preliminary list are presented below.

Once the preferred *Alternative To* is determined, *Alternative Methods* will be identified and evaluated and the preferred method determined. For example, should landfilling be identified as the preferred *Alternative To*, the options for locating and designing the landfill represent *Alternative Methods*. The proposed approach to the identification of *Alternative Methods* and a preliminary list is presented in the subsequent Section 6.0.

A preliminary exception to the *Alternative To* the undertaking includes all proposed alternatives that are located on or near the neighbouring Hydro One property. Any proposed alternative that is within the 115/230/500 kV transmission line corridor is not permissible under and the circumstance; especially considering regulatory guidelines and safety concerns associated with the operations conducted in these areas.

5.1 Evaluation of *Alternatives To*

The preferred *Alternative To* will be determined based on a comparative evaluation as each *Alternative To* is proposed to be examined on a broad set of criteria. Table 3 provides evaluation criteria which will be finalized in the EA and will include the rationale for each criterion, the applicable indicators and the data sources to be used.

Table 3: Evaluation of *Alternatives To* – Preliminary List of Criteria

Category	Example of Criteria
Environmental considerations	<ul style="list-style-type: none"> • Natural environment (e.g., air, water, land, species); • Species at Risk (SAR) and SAR Habitat (including adverse impacts when comparing <i>Alternatives To</i> scenarios); • Social Environment (e.g., transportation, other infrastructure, noise); • Cultural environment (e.g., built heritage resources, cultural heritage landscapes, and archaeological resources); and • Economic environments (e.g., land use, land values).
Economic considerations	<ul style="list-style-type: none"> • Relative approval cost (cost implications of required planning and approval processes and associated time implications); and • Relative cost (construction and operating cost).
Technical considerations	<ul style="list-style-type: none"> • How well does the alternative address the stated problem or need?
Considerations related to Municipal Policies	<ul style="list-style-type: none"> • How well does the alternative meet relevant municipal policies (e.g., with respect to the environment, sustainable development policies, long-term operating principles and objectives)?

Evaluation criteria used for identifying the preferred *Alternative To* will be developed in consultation with the public, government agencies, Indigenous communities and other interested stakeholders. Two principally different approaches can be distinguished, the qualitative evaluation (reasoned argument method) and the numeric evaluation (arithmetic evaluation method). The qualitative approach involves the assessment of *Alternatives* through a mainly qualitative evaluation (e.g., high, medium, low) of each *Alternative To* with respect to each evaluation criterion. In the numeric evaluation system, each *Alternative To* is assigned a numeric score under each of the evaluation criteria. Subsequently, the



individual scores are summed up to an overall numeric score. The arithmetic process may also involve a weighting scheme that expresses the relative significance of the criteria by assigning criteria a numeric weight prior to the totaling of the individual scores.

There are advantages and disadvantages to each one of the two evaluation approaches. Typically, the reasoned argument method works well when there are clear and distinct differences between the *Alternatives* that are being evaluated and the number of evaluation criteria is small. The arithmetic evaluation method is often better suited where the *Alternatives* are numerous, the differences between the options not immediately apparent, and the number of evaluation criteria high.

When selecting the preferred *Alternative To*, each alternative will be evaluated for their overall environmental effects and their advantages and disadvantages based on the evaluation criteria. The assessment and evaluation process will be documented in the EA and will provide for each *Alternative To* and include:

- A clear rationale for the selection;
- Potential effects on the environment;
 - Groundwater;
 - Surface water; and
 - Cumulative impacts on the environment.
- Impact management measures;
- Net effects; and
- Advantages and disadvantages.

Pinchin also notes the importance of including an assessment of current and future climate change impacts on the proposed *Alternatives To* with respect to various components of the natural environment (i.e., aquatic environment, terrestrial environment, atmospheric environment, groundwater, surface water and geology). Various resources should be consulted while providing an assessment of potential climate impact on the natural environment, including:

- Ontario Climate Change Data Portal;
- Environment and Climate Change Canada's Climate Atlas of Canada; and
- Canadian Climate Data and Scenarios.

In selecting the preferred *Alternative To*, each *Alternative* will be evaluated on the respective net environmental effects, advantages and disadvantages based on the criteria established for the evaluation.



6.0 ALTERNATIVE METHODS

Following the identification of the preferred *Alternative To*, a reasonable range of *Alternative Methods* will be established.

Alternative Methods represent different ways of implementing the preferred *Alternative To*. Should landfilling be identified as the preferred *Alternative To*, *Alternative Methods* could include such aspects as various landfill site locations and different landfill site designs.

Since the preferred *Alternative To* has not been determined at this point in the planning process, the ToR outlines the general approach to the identification of a reasonable range of *Alternative Methods* and the subsequent approach to their evaluation and the determination of the overall preferred *Alternative Method*. The process involves the following steps:

- Refining the study area;
- Identification of *Alternative Methods*;
- Assessing *Alternative Methods* and selecting the preferred *Alternative Method*; and
- Concept design for the *Preferred Alternative* (the Undertaking), including potential effects and mitigation measures.

6.1 Refining the Study Area

Prior to the identification of *Alternative Methods*, the preliminary study area will be reviewed. The preliminary study area was established to facilitate the identification of the preferred *Alternative To*. The area may need to be refined to better accommodate the identification and evaluation of *Alternative Methods*. For example, the study area may be reduced to a smaller area that focuses on the location of the preferred *Alternative To* and its potential zone of influence. This will allow focussing the study and to apply a greater level of detail in the analysis. The refined study area will not limit the possibility of examining environmental effects outside of its boundaries should the need for such investigations be identified during the assessment process.

The study area will be refined on the basis of the location and characteristics of the preferred *Alternative To*, stakeholder input and the study team's experience with the study area and the implementation of similar projects. The preliminary RSA is currently defined with a buffer of 75 km to accommodate the considerations of various species at risk, specifically the wolverine. Should new information become available during the EA Study that suggests further refinement of the study area to accommodate the development of reasonable alternatives or the assessment of effects, these adjustments will be made. The current study areas are based on a preliminary understanding of the required buffer to focus various studies during the EA Study; however, the Proponent is committed to further defining the study areas

based on background studies that identify a need for the study areas to be redefined. The rationale for the refined RSA or delineation of local or site-specific study areas will be provided in the EA Study Report and will be subject to consultation as part of the EA process.

6.2 Identification of Alternative Methods

Alternative Methods will be developed specifically for the identified preferred *Alternative To*. In general terms, these *Alternative Methods* are typically developed with respect to such aspects as:

- Alternative facility locations;
- Alternative facility designs;
- Alternative processing technologies;
- Alternative operational approaches; and
- Alternative methods for material transport (including haul routes).

The identification of specific *Alternative Methods* will be based on the existing environment, input from interested stakeholders, including Indigenous communities and government agencies, previous experience with waste management projects and the anticipated environmental effects and mitigation measures. The EA will document the process followed to establish the *Alternative Methods* and the rationale for their selection.

6.3 Evaluation of Alternative Methods

It is envisaged that the evaluation of *Alternative Methods* will likely involve a site selection process and the evaluation of alternative facility designs, technologies and operational approaches. These are further discussed below (Sections 6.4.1 and 6.4.2).

Similar to the evaluation of *Alternatives To* (Section 6.4), the evaluation of *Alternative Methods* will involve the assessment of:

- Potential effects on the environment, including:
 - Groundwater;
 - Surface water; and
 - Cumulative impacts on the environment.
- Impact management measures;
- Net effects; and
- Advantages and disadvantages.

The specifics of the evaluation process for *Alternative Methods*, in particular the evaluation method, evaluation criteria and indicators, impact scoring, criteria ranking and weights (if applicable) will be developed in consultation with the public, Indigenous communities, government agencies and other interested stakeholders (see also Section 8).

Emphasis will be placed on applying a process that is clear, logical, traceable and participatory. It is proposed that a public meeting will be held to discuss with all interested parties the approach to and specifics of the evaluation process for the *Alternative Methods*. The evaluation method applied for the selection of the *Alternative Methods* will be documented in the EA together with the information on how it was developed and the rationale for its application.

Table 4 presents a set of preliminary evaluation criteria which will be finalized in the EA. This will specifically include the provision of the rationale for each criterion, the indicators to be applied and the data sources to be used.

Table 4: Preliminary Criteria for Evaluation of Environmental Effects

#	Environmental Components	Criteria (Preliminary)	Indicators (Preliminary)
1	Natural Environment		
1.1	Aquatic environment	Fish habitat	<ul style="list-style-type: none"> Ministry of the Environment Conservation and Parks Ministry of Natural Resources Conservation Authorities Construction and Rehabilitation: Publication NPC-115 “Construction Equipment” and Publication NPC-118 “Motorized Conveyances” Noise Guidelines for Landfill Sites (i.e., landfilling operations, pest control devices and off-site vehicles) and Stationary Sources: Publication NPC-300
		Fish community/species	
		Aquatic Species at Risk	
1.2	Terrestrial environment	Habitat, vegetation communities, plant life	
		Protected areas	
		Wetlands	
		Birds	
		Other wildlife	
1.3	Groundwater	Quality	
		Quantity (i.e., watercourses in the study area) and flow	
1.4	Surface water	Quality	
		Quantity (i.e., watercourses in the study area) and flow	
1.5	Atmospheric environment	Air quality (e.g., landfill gas emissions)	
		Greenhouse gas emissions	



#	Environmental Components	Criteria (Preliminary)	Indicators (Preliminary)
1.6	Geology, soils	Surficial geology	<ul style="list-style-type: none"> Ontario’s Natural Heritage Information Centre (NHIC) eBird.org iNaturalist.ca
		Soil contamination	
1.7	Climate	Climate change impacts on aquatic environment, terrestrial environment, atmospheric environment, groundwater, surface water and geology	
2	Social Environment		
2.1	Land use & resources	Existing land uses (residences, businesses)	<ul style="list-style-type: none"> Official plans Zoning by-laws Community improvement plans
		Planned land uses and land use policies	
		Land resources (e.g., aggregate resources, agriculture, forestry)	
2.2	Noise	Noise levels	<ul style="list-style-type: none"> Acoustic assessment reports Environmental Noise Guideline - Stationery and Transportation Sources
		Sensitive receptor locations	
2.3	Public health and safety	Water wells/ drinking water supplies (incl. consideration of effects on well head protection areas, private and municipal groundwater supply wells; future supply potentials)	<ul style="list-style-type: none"> Porcupine Health Unit Local Conservation Authorities MECP well record database Freedom of Information requests for nuisance odours, dust and public complaints <i>Ontario Highway Traffic Act</i>
		Effects related to litter, odours, and dust	
		Road safety	
2.4	Indigenous communities	Traditional uses of land and resources	<ul style="list-style-type: none"> Statistics Canada Indigenous Communities in Ontario (online resource) Ontario First Nations Maps
		Known or potential built heritage resources and cultural heritage landscapes	
		Archaeological sites resources and areas of archaeological potential	
		Cemeteries, burial grounds	



#	Environmental Components	Criteria (Preliminary)	Indicators (Preliminary)
2.5	Recreation	Trails	<ul style="list-style-type: none"> • Hearst Ontario website • Ontario Parks • Ontario Trails Council • Parks Canada
		Parks and other designated recreation areas	
2.6	Transportation	Road infrastructure	<ul style="list-style-type: none"> • <i>Ontario Highway Traffic Act</i> • Local by-laws and regulations
		Air traffic	
2.7	Visual aesthetics	Visual landscape quality	<ul style="list-style-type: none"> • Ontario Regulation 232/98 (Part III)
2.8	Municipal and community services	Municipal infrastructure & services (except roads included in transportation)	
3	Cultural Environment		
3.1	Cultural Heritage Resources	Known or potential built heritage resources and cultural heritage landscapes	<ul style="list-style-type: none"> • Criteria for Evaluating Archaeological Potential screening checklist • <i>Ontario Heritage Act (OHA)</i> • Ministry of Citizenship and Multiculturalism (MCM)
		Archaeological sites resources and areas of archaeological potential	
3.2	Cemeteries and Burial Sites	Archaeological sites resources and areas of archaeological potential	<ul style="list-style-type: none"> • Criteria for Evaluating Potential for Built Heritage • Resources and Cultural Heritage Landscapes screening checklist • Previous technical cultural heritage studies (e.g., archaeological assessment, cultural heritage evaluation report, heritage impact assessment)
4	Economic Environment		
4.1	Local economy	Labour market, local employment	<ul style="list-style-type: none"> • Business and property owners • Municipal agencies • Ratepayer groups
		Local businesses	
4.2	Municipal finances	Revenues and expenses	



The evaluation method that is to be applied for the evaluation of *Alternative Methods* will be determined during the EA and in consultation with stakeholders including Indigenous communities. Input will be solicited in particular during the above-mentioned Public Meeting.

Two principally different approaches can be distinguished, that being the qualitative evaluation (reasoned argument method) and the numeric evaluation (arithmetic evaluation method). The qualitative approach involves the assessment of alternatives through a mainly qualitative evaluation (e.g., high medium, low) of each alternative with respect to each evaluation criterion. In the numeric evaluation system, each *Alternative Method* is assigned a numeric score under each of the evaluation criteria. Subsequently, the individual scores are summed up to an overall numeric score. The arithmetic process may also involve a weighting scheme that expresses the relative significance of the criteria by assigning criteria a numeric weight prior to the totaling of the individual scores.

There are advantages and disadvantages to each one of the two evaluation approaches. Typically, the reasoned argument method works well when there are clear and distinct differences between the alternatives that are being evaluated and the number of evaluation criteria is small. The arithmetic evaluation method is often better suited where the alternatives are numerous, the differences between the options not immediately apparent and the number of evaluation criteria high.

6.4 Identification of Alternatives To

A reasonable range of *Alternatives To*, (i.e., potentially suitable approaches to the identified problem) will be established based on the study team's experience with waste management and based on input obtained through stakeholder consultation and involvement of Indigenous communities.

At this point in time, the study team has established a preliminary list of *Alternatives To* for consideration in the EA that includes, but is not limited to:

- Alternative 1 – “*Do Nothing*”;
- Alternative 2 – Thermal technology (waste incineration);
- Alternative 3 – Energy from waste approach;
- Alternative 4 – Waste export;
- Alternative 5 – Waste import; and
- Alternative 6 – Landfill expansion.

Waste diversion has not been listed as an *Alternative To* as it is already in place and will continue to be pursued by the Proponent regardless of which option for management of residual waste will be chosen. The Proponent's waste diversion efforts, however, will be considered in the EA process in the quantification and characterization of future waste volumes.



The general characteristics of the preliminary *Alternatives To* and the rationale for their selection are presented in the following.

Alternative 1 – “Do Nothing”: The “Do Nothing” scenario is considered the status quo where waste from the Town of Hearst is continued to be landfilled at the Site. This scenario is proposed to be considered for the purpose of providing a comparison to any other *Alternative To*.

Alternative 2 – Thermal technology (waste incineration): This alternative involves the development and operation of a waste incinerator where waste would be incinerated at a high temperature in a controlled facility using fossil fuel (e.g., natural gas). This type of facility would be equipped with air emission controls and closely monitored with respect to its compliance with applicable air quality standards. Typically, this alternative involves a small landfilling component as residues from the incineration process are typically disposed of at a landfill. This *Alternative To* has been included as it offers a potential approach to future waste management that minimizes the need for additional landfill capacity.

Alternative 3 – Energy from waste approach (EFW): There are numerous approaches to dispose of waste and at the same time, obtain energy from the waste management process. This is typically associated with waste streams high in organic content. It is included as an *Alternative To* as it potentially offers an economically attractive approach for managing the waste in combination with the utilization of its value as an energy source.

Alternative 4 – Waste Export: This involves the export of waste into another jurisdiction outside of the Town of Hearst. In this scenario, the waste would be disposed of or processed in a facility that is licensed to manage the various types of waste generated by the Proponent. The Proponent would ensure long-term acceptance of its waste in a contractual agreement with the facility's owner. This *Alternative To* has been included as it has the potential to address the need for additional waste management capacity without the Proponent becoming owner/operator of an existing or new management facility.

Alternative 5 – Waste Import: This involves the import of waste by the Proponent and its management together with the Town of Hearst's own residual waste. For a small community to develop and operate certain waste management facilities is often economically not feasible. This is typically due to low waste generation rates and rather small overall waste volumes. When evaluating alternatives to managing its own needs for waste management, the Proponent, therefore, may want to consider waste imports in order to take advantage of additional revenue streams from processing fees (e.g., tipping fees) and economy of scale considerations. The additional funds that such a program could provide may cover the cost for the development and operation of a new management facility for the Proponent's own residual waste at least to a degree that such a facility would be economically viable.

Alternative 6 – Landfilling: This involves the orderly disposal of waste in an engineered landfill facility designed and operated to handle the various types of waste generated by the Town of Hearst in accordance with O. Reg. 232/98, Landfilling Sites. This includes the development of a new landfill site or the expansion of an existing site. Typical landfill design features include measures to collect and manage gas and leachate generated in the landfill and monitoring of groundwater and surface water within the vicinity of the landfill. Operational features would involve daily cover, groundwater monitoring and the implementation of a capping and closure scenario when the approved capacity is reached. This *Alternative To* has been included as it would represent a continuation of the management of the Town of Hearst's waste as is currently successfully practiced (i.e., including comprehensive waste diversion).

6.4.1 Site Selection Process

A site selection process will be required if the preferred *Alternative To* involves the development of a facility (e.g., thermal treatment facility; landfill site) in a specific location. Details of the approach will be developed in consultation with stakeholders, including Indigenous communities (Section 6.3 and Section 8). The site selection is envisaged to be conducted in a stepwise fashion involving a screening exercise for the delineation of potentially suitable areas and the establishment of a long list of candidate sites. This will be accomplished based on the application of minimum site requirements (e.g., minimum site size), as well as the consideration of constraints and opportunities to any facility siting (e.g., constraints could include designated natural areas, nature reserves, flood plains; opportunities could encompass existing facility sites with expansion capacity).

The Provincial Planning Statement (2024), and if the site search relates to the development of a landfill site, the MECP Guideline D-4, Land Use On or Near Landfills and Dumps (D-4 Guideline), 1994 will be of particular importance, and the selection process will need to ensure that these guidelines and policies are met. The D-4 Guideline is a direct application of D-1 Land Use and Compatibility Guideline (D-1 Guideline) which regulates separation distances and areas of influence that the Ministry of the Environment, Conservation and Parks (MECP) outline as a sensitive use to protect encroachment of incompatible land uses. Additionally, the D-1 Guideline is utilized to prevent or minimize adverse effects from the encroachment of incompatible land uses where a facility either exists or is proposed. The EA will require the consideration of various environmental land use planning guides to assess the potential for landfill-derived impacts at nearby sensitive receptors, including but not limited to:

- D-1 Land Use Compatibility Guideline;
- D-4 Land Use on or Near Landfills and Dumps; and
- D-6 Compatibility between Industrial Facilities.



With the help of a comprehensive list of criteria (Table 4 provides an example list), all candidate sites will be evaluated to identify a short list of sites and subsequently, to determine the preferred site. This list is preliminary and will be finalized in the EA in consultation with interested stakeholders. The final list and the underlying rationale will be presented in the EA together with the description of and rationale for the applied site selection evaluation method.

It is envisaged that the evaluation of the long-list and the short-list of sites will be based primarily on existing information (air photos, planning documents, technical reports, government data bases, stakeholder input, etc.). As the number of candidate sites is reduced from the long list to the short list and ultimately to the preferred site, the study team may need to apply a larger set of criteria to enable a more differentiated analysis and evaluation. In general, the proposed site selection process will employ a greater level of detail in the evaluation as the number of sites decreases. Upon identification of the preferred site, detailed site investigations will be conducted to facilitate the development of a concept design (Section 6.4) and the detailed description of potential environmental effects of the undertaking.

As discussed at the beginning of Section 6.3 the specifics of the evaluations involved in the site selection process (i.e., evaluation method, criteria, indicators, impact scoring, criteria ranks and weights) will be developed in consultation with the public, Indigenous communities, government agencies and other interested stakeholders. The details of the evaluations involved in the site selection process and consultation results will be documented in the EA Study Report.

6.4.2 Evaluation of Alternative Designs, Operational Approaches

With the determination of the preferred site for the development of a waste management facility, *Alternative Methods* with respect to facility design and operations will be identified (Section 6.2) and evaluated. This may include the evaluation of differing site lay outs and/or engineering or operational approaches and will be developed as part of the EA following the same principles as outlined at the beginning of Section 6.3. The process will include the involvement of stakeholders and documentation within the EA Study Report of the approaches followed and the underlying rationale and evaluation results.

6.5 Concept Design, Environmental Effects of the Undertaking

Upon determination of the preferred *Alternative Method(s)*, the undertaking will be advanced to a concept design. If applicable, the concept design will describe the physical attributes of the proposed undertaking, as well as operational characteristics. In addition, the construction phase will be presented together with schedule information. Where appropriate, the concept design will be supported by conceptual design drawings. Should the proposed undertaking be a landfill (new or expansion of an existing), the concept design will be based on Landfill Standards: A Guide to the Regulatory and Approval Requirements for



New and Expanding Landfills (MECP, 2012) and the various standards referred to within. In addition, the EA should include consideration of O. Reg. 406/19 and the ministry's current guidance document titled "*Management of Excess Soil – A Guide for Best Management Practices*" (2014) and "*Rules for Soil Management and Excess Soil Quality Standards*" (2022), to adequately assess how to manage soil on Site and identify a potential reuse site for excess soil.

The potential environmental effects of the concept design will be detailed based on a comprehensive set of criteria and address potential effects on the natural, social, cultural and economic environments (Table 2). To facilitate the concept design, the detailing of potential environmental effects and specific designs of mitigation measures technical studies will be undertaken for various environmental components (e.g., comprehensive hydrogeological drilling program and assessment, noise modelling and assessment, air quality dispersion modelling) to supplement existing data, reports and preliminary field work that may have been conducted at earlier stages in the process. In particular, the data collection will need to ensure that comprehensive baseline data will be available for comparison with future monitoring results (see Section 7).

In addition, the EA should include a hydrogeological study of the proposed *Alternative To* and its effect on local hydrogeological conditions, especially considering neighbouring land uses and domestic water supply wells. A hydrogeological assessment is required as part of the environmental assessment to satisfy the proposed alternative to and the requirements outlined in the MECP "*Landfill standards: A guideline on the regulatory and approval requirements for new or expanding landfilling sites*", section 4.1.1, subsection 6 (2)(a)(iv).

Mitigation measures will represent technically and economically feasible measures to avoid or reduce adverse effects of the undertaking. They will be developed for specific characteristics and sensitivities of the environmental components and include recommendations for monitoring. The significance of the potential effects that remain after the application of mitigation measures (i.e., the significance of the net environmental effects) will be determined based on:

- Magnitude of the effect;
- Frequency/duration of the effect; and
- Likelihood of its occurrence.

Advantages and disadvantages of the concept will be summarized for each of the environmental components.

As part of the concept design development, approval requirements, mitigation or compensation measures, as well as enhancement opportunities will be discussed with government agencies, stakeholders, and Indigenous communities.



7.0 COMMITMENTS AND MONITORING

The Proponent is committed to include in the EA Study Report a comprehensive list of commitments made during the ToR process including a reference to where and how these have been addressed in the EA Study. It is anticipated that this will be accomplished through a compliance list in table format.

The Proponent is equally committed to include in the EA Study Report, a comprehensive listing of commitments, to the extent that these will have been made during the preparation of the EA. These commitments are expected to be related to:

- Impact management measures (including mitigation measures and contingency planning);
- Additional works and studies to be carried out subsequent to the EA;
- Monitoring, documentation and reporting;
- Public consultation and contingency planning; and
- Documentation and reporting.

The EA Study Report will include a comprehensive listing of all impact management and mitigation measures. If applicable, additional works and studies (e.g., further hydrogeological drilling programs) will be outlined as part of the description of the implementation of the undertaking.

During the EA, a monitoring framework will be developed that will consider all phases of the proposed undertaking (i.e., construction, operation, and decommissioning) and to achieve baseline monitoring of the existing site conditions to help in the alternative to evaluation. Baseline monitoring and sampling will be completed to develop a conceptual site model to aid the alternative to and potential site selection process. The baseline monitoring and sampling includes both compliance monitoring and effects monitoring to determine the existing and potential impact on downgradient/ nearby receptors. The compliance monitoring will aim at monitoring the compliance of the project with the commitments made during in the EA and the conditions of EA approval. The effects monitoring will help determine the environmental effects of the undertaking and attempt to verify the impact predictions made in the EA Study Report and the effectiveness of impact management and to develop proposed mitigation measures. As such, monitoring is expected to address the criteria listed in Table 4 to the extent that these are relevant to the performance of the undertaking.

All monitoring programs proposed for the undertaking will be summarized in the EA Study Report, including a strategy for program implementation, reporting and communication.



8.0 CONSULTATION PLAN

8.1 Introduction and Background

The Consultation Plan (Plan) outlines the Proponent’s consultation and engagement program that will support the development of the EA. This program was also used to support the development of the ToR.

Specifically, the Plan outlines:

- Principles and benefits of engagement;
- Plan objectives and purpose;
- Identification of project participants and interested parties;
- Consultation approach;
- Consultation activities;
- Indigenous community consultation;
- Schedule and key decision-making points;
- Documentation of consultation;
- An issues resolution strategy; and
- Evaluation and modification of the Plan.

8.2 Principles and Benefits of Engagement

The following principles will guide consultation on the project:

Early Notification: Information about the project will be provided to interested parties in a timely manner to facilitate the consultation process.

Honest, Open, and Transparent Communication: All pertinent information about the project will be shared with the public, government agencies and Indigenous communities. Input will be sought, documented and will be addressed in the EA. If comments or concerns are not addressed, justification will be provided in the EA. Outstanding concerns will be clearly stated in the EA Study Report.

Accessibility: A variety of consultation techniques and methods will be used to distribute information about the project and to gather stakeholder and Indigenous community feedback.

Flexibility: Feedback on the consultation process will be sought from interested parties to ensure that sufficient opportunities for meaningful input are provided. Throughout the process the approach will remain flexible and responsive to the needs and concerns of participants. An evaluation of the consultation process will be conducted, and changes will be made to the program as needed to address stakeholder needs and preferences.



Mutual Respect: Respect will be given to the differing values and constraints of each party and to project timelines. There will be follow-through on commitments made.

Efficiency: The consultation process will be designed to make the most effective use of existing planning and proposed environmental assessment processes and resources while optimizing the contributions of all participants. The approach will be specifically tailored to the needs of the project and the community.

Timely: Consultation is most effective if initiated as early as possible before decisions are made. Therefore, clear and reasonable timelines will be established for input and comments and these timelines will be communicated clearly.

The implementation of the Plan based on the above principles is envisaged to generate the following overall benefits:

- The provision of firsthand information to all interested parties;
- Recognition and integration of stakeholder issues and concerns (including those of the GRT and Indigenous communities);
- Better informed environmentally sound decisions; and
- Compliance with permits, licences and regulatory requirements and guidelines.

8.3 Plan Objectives and Purpose

The purpose of this Plan is to outline:

- The general objectives and methods proposed for involvement;
- How input from interested persons will be obtained;
- A description of key decision-making milestones during the EA when consultation will occur; and
- An issues resolution strategy.

The Plan will provide a guide for the exchange of information between the project team, the public, government agencies and Indigenous communities. This will enable participants the identification of important environmental interests and issues early in the decision-making process and will ensure that these issues are given appropriate consideration in the EA process.

The following is a list of objectives for the public, GRT and Indigenous community involvement during the development of the EA:

- Inform interested persons about the proposed project;
- Identify project-related interests and concerns;



- Gather feedback on the EA;
- Provide opportunities for public, stakeholder, Government Review Team and Indigenous community involvement;
- Document the consultation process, issues and concerns and how stakeholder views have been incorporated in project decision making throughout the EA; and
- Show how feedback from the public, GRT and Indigenous communities has been used to influence the EA.

These objectives also pertained to public, GRT and Indigenous community involvement during the development of the ToR.

8.4 Identification of Project Participants and Interested Parties

8.4.1 General Approach

Project participants and interested parties will be identified using the following criteria:

- Reference to the MECP GRT list;
- Proximity to the project; if the interested persons were residing in, had jurisdiction over, or an interest in the area in which the project is proposed (i.e., residents within approximately 500 m were automatically considered);
- Past or current interest in similar projects or developments in the Town or region;
- The interested persons were potentially impacted by possible biophysical and socio-economic environmental effects of the project; and
- Indigenous communities that historically used or are currently using lands and/or resources potentially affected by the project.

A Distribution List will be created and regularly updated and used during the EA process to conduct the mail/email distributions. An initial contact list was used for distributions of the Notice of Commencement of the ToR and was established based on input received from:

- Consultation with MECP Environmental Assessment Branch;
- The Corporation of the Town of Hearst Council and staff; and
- Pinchin experience with industry professionals, previous EA work in the region and stakeholder involvement.



A preliminary project information distribution list is presented in Appendix IV and will be further developed throughout the EA process to include:

- Provincial government ministries;
- Federal government departments;
- First Nation and Métis communities;
- Local interest groups (business, economic development, heritage, etc.);
- Local Member of Parliament and Member of Provincial Parliament;
- Adjacent landowners; and
- Non-government (environmental) groups.

All notices and mail/email distributions during the EA process will include an invitation to interested parties to have their contact information added to or removed from the mailing list. Mail/email distributions will be based on the most recent contact list.

The number of interested parties involved in the project is dynamic. Interests and concerns may be addressed, and a stakeholder may choose to drop out of a process; conversely, interests or concerns may arise, or individuals move, and new stakeholders may enter the process at any time. To reflect and manage this dynamism, a record of stakeholders and individuals involved in the project will be maintained and updated regularly during the EA process.

Follow-up steps (such as letters, emails or phone calls) to notices and correspondence will be undertaken in particular with members of the GRT and Indigenous communities. The objective is to verify the correspondence was received and has been forwarded to the appropriate person for review and to obtain written comments or statements of no concern. Contacts made and the study team's follow-up steps will be recorded and documented as part of the EA (Section 8.9). The same approach was used during the ToR process and documented as part of the Record of Consultation on the ToR (Section 8.9.1).

8.4.2 Indigenous Communities

Indigenous rights and treaty rights are protected by Section 35 of the *Constitution Act, 1982*. Indigenous rights stem from the practices, customs and traditions which are integral to the distinctive culture of the Indigenous community claiming the right. Treaty rights stem from the signing of treaties by Indigenous communities with the Crown.

The Crown may have a duty to consult with Indigenous communities in order to satisfy the Crown's responsibilities with potential adverse impacts of undertakings on asserted or established Indigenous or treaty rights. However, the Crown may delegate the procedural aspects of consultation to Proponents and



recognizes a corresponding responsibility of Indigenous communities to participate in this process, make their concerns known, and respond to efforts to address their concerns.

While the duty to consult rests with the Crown, the Proponent will seek to engage Indigenous communities in a manner that provides those communities with an opportunity to receive information about the EA and advances their meaningful input in the development of the EA process. Indigenous community engagement will be undertaken in accordance with the consultation plan as outlined. It should be noted that whether or not the Crown has a constitutional duty to consult with an Indigenous community, the community may be an interested person for the purposes of consultation.

Potentially interested Indigenous communities may be identified through:

- Discussions with the Proponent;
- Consultation with the MECP or the Ministry of Indigenous Affairs and Indigenous Northern Affairs Canada to assist in identifying those Indigenous communities who have Indigenous or treaty rights that may be potentially impacted by the project; and/or
- Review of information provided by the Métis Nation of Ontario and individual Indigenous communities.

The following Indigenous community may have an interest in the project:

- Constance Lake First Nation;
- Metis Nation of Ontario;
- Moose Cree First Nation;
- Brunswick House First Nation; and
- Taykwa Tagamou Nation.

The focus of Indigenous engagement and consultation activities will be with those Indigenous communities who have asserted Indigenous or treaty rights, and/or potentially impacted by the proposed undertaking. Contact will be made with the highest levels of decisions-making within the Indigenous communities (i.e., the Band Chief and Council) and correspondence will include a personally addressed cover letter. Subsequent Indigenous community engagement activities will involve persons identified in consultation with the respective government agencies. Follow up steps will be undertaken, including up to two or three phone calls, if necessary, to verify the correspondence was received and has been forwarded to the appropriate person for review. The objective is to obtain written comments on the project or a statement of no concern. Dates and results of these follow up steps will be documented in the EA. Once an Indigenous community indicates it is not interested in the project, they will not be sent further



notices unless a significant time lapse in the EA process occurs, or if the preferred undertaking changes and potentially impacts the Indigenous community.

8.5 Consultation Approach

The Proponent considers consultation an integral component of the EA process and has prepared and will implement this Plan to meet the requirements and objectives of the EAA and the MECP's Code of Practice documents (MECP, 2014). As such, the public, Indigenous communities and government agencies will be encouraged to participate through various consultation activities in the development of the draft EA and final EA.

The approach to be followed aims at a two-way communication between the project team and interested parties. All involvement activities will be documented and issued as part of the EA report.

During the development of the ToR, the public, Indigenous communities and government agencies were encouraged to participate through various consultation activities. All involvement activities were documented and issued as part of the Record of Consultation on the ToR.

Through involvement in the preparation and review of the ToR, interested parties had an early opportunity to participate in the EA process and to obtain information about and comment on the project proposal that may affect them. It also allowed them to decide early in the planning process about the level of their concern and their need for continued participation in the process.

Consequently, the Plan has been designed to remain flexible and responsive to feedback obtained throughout the EA process. Plan elements can be expanded, supplemented and/or altered, if required, and identified via participant feedback.

8.6 Consultation Activities

8.6.1 Public Notices

Public notices will be issued throughout the EA process to communicate opportunities for participation and engagement in the study to solicit stakeholder feedback and to announce milestones in the decision-making process. At this point in time, the following public notices have been issued and/or are foreseen (see also schedule/milestones) for the following activities:

- Commencement of ToR Process, issued on July 21, 2022;
- Invitation to the first Open House event, issued on November 23, 2023;
- Opportunity to review the draft ToR, issued on November 22, 2023;
- Submission of the draft ToR to the GRT on August 8, 2024;



- Receipt of external and GRT comments on October 3, 2024;
- Submission of final ToR to MECP in November 2024;
- MECP approval of ToR;
- Commencement of the EA;
- Invitation to the second open house;
- Invitation to the third open house;
- Submission of EA Study Report; and
- MECP approval of EA.

The approval notices will be issued by the MECP. All other notices are issued by the Proponent and communicated via mail/email distributions, newspaper advertisements and the project website. All notices identify the project, the planning process, contact information, opportunities for involvement and when applicable, associated timelines.

The MECP approval notices will communicate the MECP Minister's decision on the ToR and EA respectively. This includes an updating of the environmental assessment page of the Ministry's Environmental Assessment website to reflect the Minister's decision.

8.6.2 Mail/Email Distributions

Mail/email distributions will be used throughout the EA process to communicate public notices, milestone events, and public meetings and to solicit feedback on the project, documents and decision making. The distribution will be directed to all addresses identified on the contact list. Where email addresses are available, these will be used in lieu of regular mail.

Correspondence with Indigenous communities will be via letter unless the community in response to the Proponent's initial engagement discussions explicitly requests that communication be conducted via email or other such format. The format for correspondence with the GRT will follow the preferences of individual team members as communicated on the MECP Master GRT list.

The mail/email distributions will occur at the same time as the publication of notices in local newspapers and on the project website. All mail/email distributions provide the opportunity to request a removal from the mailing list or for the addition of a new party, not yet included in the contact list. The preliminary project information distribution list is presented in Appendix IV.

The same approach was used for mail/email distributions during the ToR process.



8.6.3 Newspaper Advertisements

All notices (see Section 8.6.2) issued during the EA process will be advertised in one or more local newspapers. If possible, the notices will be published in the issues with the largest circulation. The same approach was used for all notices issued during the ToR process.

8.6.4 Project Website

To facilitate the information exchange over the course of the EA planning process and to complement the MECP's information on EAs in the province, the Proponent will establish and maintain a page on their existing website to house information about the project. The webpage is exclusively dedicated to the proposed undertaking and associated EA approval process. The website will be user-friendly and easy to navigate. It will contain the following key information sections:

- Project description;
- Notices;
- Documents;
- Schedule/events; and
- Contact information.

The address of the project website will be included in all published notices and mail/email distributions. The website provides an interactive tool for disseminating information and soliciting feedback from website visitors.

To maintain manageable file sizes, figures and photographs may be posted in separate files rather than integrated within the document files.

The content on the website and the system architecture will be reviewed on an on-going basis throughout the life of the EA to ensure that the information provided, and technical functions remains timely and up to date.

The team recognizes that not all potentially interested parties have access to the internet and may prefer traditional, non-internet-based ways of communicating. Therefore, the consultation program ensures that all notices and milestone events are also communicated through the above-mentioned notices and mail/email distributions. Timelines for review periods will take into account the increased time requirements for the use of these traditional media. No key information on the project, schedule, and decisions will be communicated exclusively via the project website. However, the website will serve as the fastest medium for obtaining and reviewing up-to-date project information.



Information related to the ToR will be made available during the ToR process via the project website. Reports will be posted in PDF format to ensure ease of access.

8.6.5 Review of Documents and Reports

During the planning process, the EA Study Report will be made available for public review and comment. A draft EA Study Report will be issued for stakeholder and public review prior to submission of the EA to the MECP for the regulated review period.

The draft and final EA Study Reports will be made available for review on the project website. Hard copies of these documents will also be accessible for review in at least two public locations (e.g., local library, the Town of Hearst City Hall, MECP District Office). The MECP Client Services and Permissions Branch office (located at 2 St. Clair Avenue West, Floor 12A, Toronto, ON) will also provide access to hard copies of the draft and final EA Study Report. The completion of the documents and the locations where these reports can be accessed and reviewed will be communicated via the public notices, mail/email distributions and the project website (see above).

The final EA Study Report will be circulated to Indigenous communities and government agencies in addition to the public.

The same approach was used for the review of ToR documents.

8.6.6 Public Meetings and Stakeholder Workshops

Public meetings and stakeholder workshops are considered an effective tool for disseminating information, soliciting feedback, and discussing issues, concerns and the proposed undertaking. It is proposed that three public meetings are held during the ToR and EA process. A public meeting will occur once during the ToR process and will occur twice during the development of the EA (one during the EA preparation and one upon completion of the draft EA Study Report). Depending on the level of interest and feedback, part of the public meetings may be held in a workshop format for the general public and/or specific to stakeholder groups and Indigenous communities.

The public meetings are envisioned to be held in an “Open House” format, but with a different focus for the discussion:

The first public meeting (ToR process) discussion will focus on:

- Project description;
- EA and ToR process;
- Draft ToR;
- Approach to EA; and



- Consultation Plan.

The second public meeting (EA process – general approach) discussion will focus on:

- Project update;
- EA process;
- Identification and evaluation of *Alternatives To*; and
- Potential environmental effects and mitigation measures.

The third public meeting (EA process – preliminary results) discussion will focus on:

- Project update;
- Preliminary results on identification and evaluation of *Alternatives To*;
- Preferred alternative (the undertaking); and
- Potential environmental effects and mitigation measures.

Input received during the first public meeting was used to prepare the ToR for MECP submission. Similarly, issues, concerns and other comments received on the EA during the second public meeting will be applied in the decision making on such issues as alternative waste management approaches, alternative sites, etc. The study team will incorporate feedback obtained during the third meeting into the detailing of the undertaking (design, operation, impact management, mitigation etc.) of the draft EA Study Report and the finalization of the EA Study Report.

The public meetings will be advertised via public notice and mail/email distribution as presented in Section 8.6.1 and will be conducted in an easily accessible venue in the Town of Hearst.

The decision on whether or not to hold further public meetings and in what format (e.g., open house, workshop, stakeholder group-specific meeting, or any combination thereof) will be subject to a review of stakeholder feedback and the outcome of each of the public meetings. The decision will depend on the level of stakeholder interest, the nature of the concerns raised and the comments obtained on the proposed undertaking.

Should the stakeholder interest be limited or focused on a specific issue or stakeholder group, issue-specific meetings with one or more stakeholder groups or individuals may be preferred over a public Open House meeting. In this event, the specific format would be discussed and implemented in direct consultation with the affected stakeholder/individuals.

Although not a requirement under the EAA, given the large Francophone population with the community it is recommended that the public consultation information be provided in both French and English to encourage a higher rate of participation and engagement.



8.7 Indigenous Community Consultation

The project team intends to provide opportunities for involvement of Indigenous communities throughout the EA planning process. All notices and mail/email distributions will be sent to the leadership of each potentially interested Indigenous community unless other forms of engagement are arranged, or the Proponent is informed by the community that such an involvement is not desired.

Provided the interest is expressed, the project team will also engage the Indigenous communities expressing an interest in the project to discuss:

- Project proposal;
- Indigenous community interests, issues and concerns; and
- Preferred ways and level of participation in the EA process.

The extent and format of the subsequent involvement will be determined in consultation with the individual Indigenous communities. This may include meeting(s), site visit(s) and dissemination of written information.

The program for involvement of Indigenous communities will remain flexible over the course of the EA planning process to permit adjustments should the needs of the participants change. It is expected that, as a minimum, Indigenous communities will be included in all mail/email distributions and the review process for documents and reports pertaining to the EA process. The mail/email distributions will be followed up with a phone call to determine interest in further participation in the EA process.

8.8 Schedule and Key Decision-Making Points

The implementation of the Plan will run in parallel to other activities of the planning process. This process is expected to extend over approximately one and a half to two years. Consultation formally commenced with the publication of the Notice of Commencement of the ToR process. The following general timelines are anticipated:

- Consultation on the ToR: Winter 2023 to Spring 2024;
- Consultation on the EA: To be determined.

This schedule will be reviewed and refined as the project unfolds. Milestone events are reflected by the planned public notices. Key decision-making points are associated with the:

- Public Open House on the draft ToR;
- Public review of draft ToR;
- Submission of proposed ToR to MECP;



- Finalization of the ToR (based on the Minister’s decision);
- Public Open House on the draft EA Study Report involving the evaluation of alternatives and the selection and assessment of the preferred alternative;
- Finalization of the EA Study Report (based on the Minister’s decision) and
- Submission of final EA to the MECP.

8.9 Documentation of Consultation

8.9.1 ToR Consultation Documentation

The consultation activities undertaken during the development of the ToR are documented in a letter report entitled “*Terms of Reference Record of Consultation, Hearst Waste Management System, Hearst, Ontario*” prepared by Pinchin, dated April 4, 2024 (Record or Record of Consultation). This Record is presented under a separate cover and submitted to the MECP with the Proposed ToR. The Record of Consultation is an integral part of the Proposed ToR document and includes information on the:

- Parties consulted during ToR preparation (no personal names);
- Process used to identify consulted parties;
- Consultation activities which took place (methods, schedule of events);
- Public notices issued;
- Approach applied to identify interested Indigenous communities and how they were consulted;
- Comments (summary) made by all interested parties;
- Proponent’s response and how concerns were considered in the development of the terms of reference; and
- Outstanding concerns.

The Record of Consultation further documents the minutes of any meetings held with interested parties and copies of written comments received from interested parties.

The summary of the comments received and the Proponent’s responses to those comments are presented in table format. The comments from the general public are arranged by subject or issue (e.g., water quality). For the GRT and Indigenous communities, the comments are organized by agency and community.

8.9.2 EA Consultation Documentation

The same approach as described in Section 8.9.1 is proposed for the documentation of the consultation activities and results related to the EA process itself. Instead of a Record of Consultation presented under a separate cover, a section on consultation will be included in the EA report.

8.10 Issues Resolution Strategy

The Proponent is committed to making every reasonable effort to respond to concerns and conflicts that may arise during the planning process. Should the activities described in this Plan not be sufficient to identify agreeable solutions and alleviate concerns, additional steps will be considered involving such strategies as one-on-one meetings with those individuals with specific concern. Another approach that will be considered is the initiation of smaller working sessions for interested persons to attend to provide an opportunity for everyone to hear the views of all sides. Also, if required, third party involvement may be utilized to provide a degree of neutrality to the discussions and to employ conflict resolution techniques as per MECP’s Code of Practice entitled “*Preparing and Reviewing Environmental Assessments in Ontario*” (January 2014).

8.11 Evaluation and Modification of the Consultation Plan

The study team will evaluate the Plan periodically and make adjustments/updates as needed. The first review takes place upon the completion of the first public meeting of the draft ToR. The meeting together with the written responses to the Notice of Commencement of the ToR process, provided the study team with feedback on the adequacy of the:

- Consultation Plan specifically on the ToR; and
- Consultation Plan proposed (as part of the ToR) on the subsequent EA process.

An evaluation of the consultation program will be made using such criteria as outlined in Table 5.

Table 5: Evaluation Criteria for the Consultation Plan

Type of Evaluation Criteria	Criteria (Examples) The consultation activity was a success if...
Results-based	The engagement activity involved a wide cross-section of citizens living in the region or the stakeholders, Indigenous communities, or organizations that the Proponent was meant to engage.
	Information reached the intended audience.
	Community, stakeholder, and Indigenous communities’ feedback was heard and influenced the outcome.



Type of Evaluation Criteria	Criteria (Examples) The consultation activity was a success if...
Process-based	Information and project information resources were broadly accessible; information to make informed decisions was made available in a number of different accessible formats and methods.
	There was early involvement; information and activities occurred early enough to allow for meaningful participation.
	Methods used to engage the target stakeholders and Indigenous communities were culturally appropriate.
	The information and decision-making process was clear and understandable to the participants (plain language).
	The community’s feedback on how they would like to be engaged in the ToR and EA were considered and implemented.

As the planning process and consultation activities unfold, adjustments will be made as a result of continuous process improvement efforts by the project team. Feedback on the consultation efforts will be captured through comment forms and from informal dialogue with participants during the EA process on a continuous basis and used to improve future activities and standards.

Changes to the communication process may be proposed by any participant. Requests for changes to the program will be reviewed by the project team and implemented, if appropriate. Feedback on the consultation program and activities will also be captured as part of the record on stakeholder comments together with the team response.

9.0 FLEXIBILITY TO ACCOMMODATE NEW CIRCUMSTANCES

The EA will be prepared in accordance with the approved ToR. It is possible, that during the preparation of the EA, adjustments from this ToR may be required to accommodate new circumstances that may be identified as the EA study progresses. Therefore, this ToR permits a certain degree of flexibility to provide for a responsive planning process. For instance, the study area and the range of *Alternatives* discussed are considered preliminary since these may change as information on the study area, potential effects, and stakeholder interest and concerns are gathered. It should be noted that although some aspects of the ToR are preliminary and may be flexible, the requirements outlined in the ToR provide the minimum requirements for the preparation of the EA. In addition, it is noted that should a significant amount of time pass between the ToR and EA Study, a review of previous planning work may be required to understand the requirements outlined within the ToR. Adjustments to the ToR will be undertaken in consultation with the MECP.



10.0 OTHER APPROVALS REQUIRED

As part of the EA Study, the Proponent will identify other environmental approvals that will be required to implement the proposed undertaking. This will involve consultation with approval agencies during the course of the EA to obtain information on approval requirements, timing of approvals and whether or not approvals are ultimately obtainable.

Other approvals that may be required include approvals pursuant to the *Ontario Environmental Protection Act* (EPA), the *Ontario Water Resources Act* (OWRA), and the *Crown Forest Sustainability Act* (CFSA); however, a more detailed list of other required approvals is dependent on the preferred alternative and will be identified in the EA Study Report.

In the context of development of waste management facilities and programs, environmental approvals typically required include, but are not limited to:

- Environmental Compliance Approval pursuant to Section 27 of the EPA (administered by the MECP) for waste disposal activities;
- Environmental Compliance Approval pursuant to Section 53 of the OWRA for sewage works to manage leachate and stormwater runoff (administered by MECP);
- Ministry of Natural Resources under the authority of the *Public Land Act*, for the disposal of land for utilization in the event that additional lands are to be acquired to accommodate the proposed alternative to. In addition, the Crown Land Use Policy Atlas online mapping tool should be consulted in conjunction with the *Public Land Act*; and
- Authorization under the *Endangered Species Act* may be required prior to commencement of the project.

11.0 EA REPORT PREPARATION AND SUBMISSION

The EA process and its results will be presented in a comprehensive EA Study Report. The EA Study Report will be prepared in accordance with subsection 17.4(2)(a) and 17.6(2) of the EAA and based on the provisions of O. Reg. 53/24 under the EAA. Further, the EA Study Report will comply with the requirements and commitments established by this ToR.

Upon completion, the EA Study Report and its supporting documents will be submitted to the MECP for review and approval.



12.0 REFERENCES

The following documents or organizations provided information used in this report:

1. *Environmental Assessment Act*, R.S.O. 1990, Chapter E.18, last amended 2021, c. 34, Schedule 10.
2. *Planning Act*, R.S.O. 1990, c. P.13, last amended 2022, c. 21, Sched. 9.
3. Provincial Planning Statement issued October 20, 2024, under Section 3 of the Planning Act.
4. The Town of Hearst.
5. The Town of Hearst Economic Development Corporation.
6. The Town of Hearst Zoning By-law 76-19, November 2019.
7. Official Plan of the Hearst Planning Area, March 2017.
8. Hearst Community Improvement Plan, Adopted Bylaw No. 04-09 on January 13, 2009, amended July 10, 2019.
9. The Hearst EcoMuseum, 2023.
10. Le Conseil des Arts de Hearst, 2023.
11. The Atlas of Canada – Surficial Materials:
<http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1>
12. The Atlas of Canada – Bedrock Geology:
<http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12>.
13. Toporama – Topographic Maps: <http://atlas.gc.ca/site/english/maps/topo/map>.
14. Barnett, P.J., Henry, A.P. and Babuin, D. 1991. Quaternary geology of Ontario, east-central sheet; Ontario Geological Survey, Map 2555, scale 1:1,000,000.
15. Barnett, P.J., Cowan, W.R. and Henry, A.P. 1991. Quaternary geology of Ontario, southern sheet; Ontario Geological Survey, Map 2556, scale 1:1,000,000.
16. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2016.
17. Ministry of the Environment, Conservation and Parks.
18. MECP Brownfields Environmental Site Registry.
19. Google Earth™.



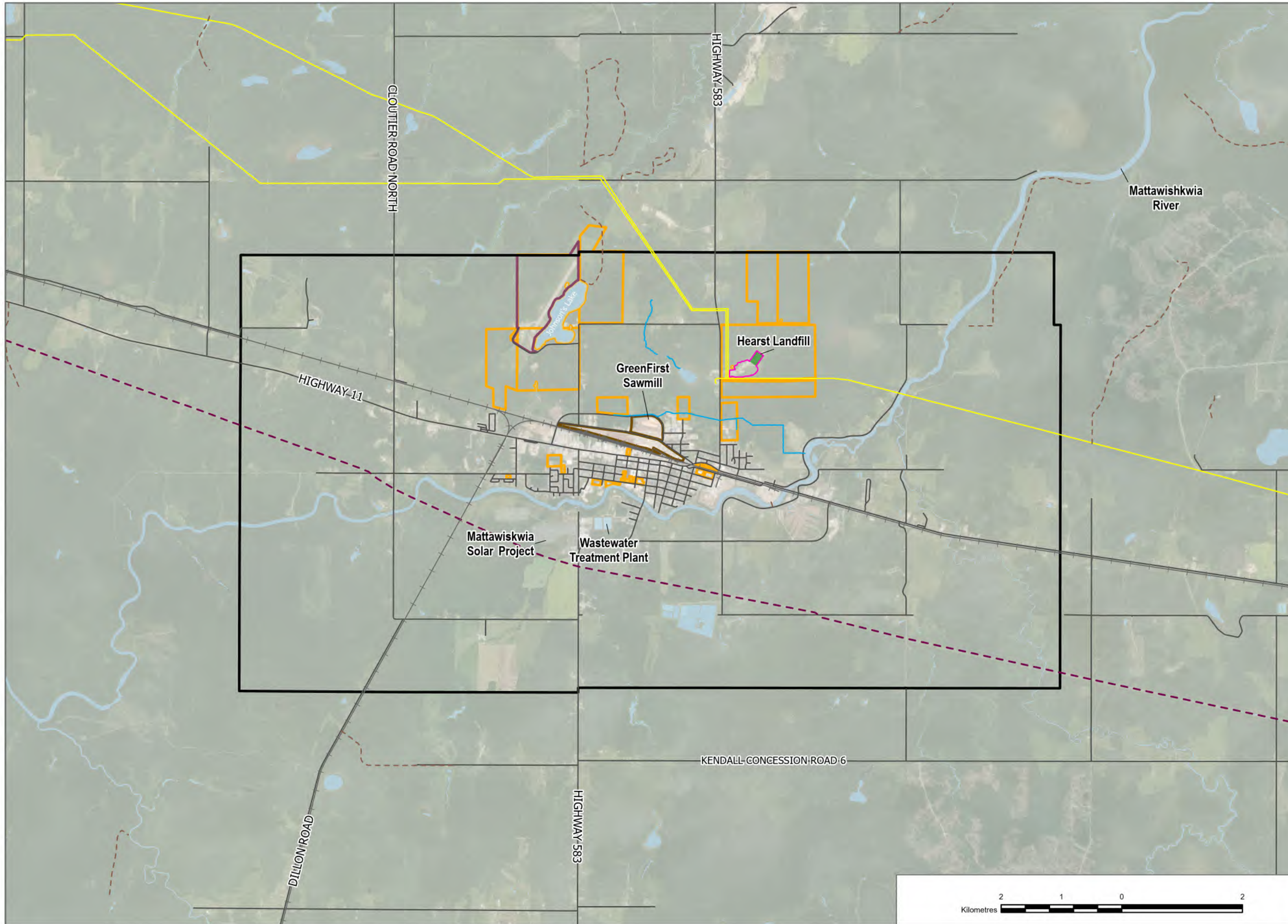
20. Report entitled Hydrogeological Evaluation of the Hearst Sanitary Landfill and Adjacent Landfill issued by Dillon, dated May 6, 1988.
21. Report entitled Town of Hearst Proposed Landfill Site Environmental Assessment Document issued by Dillon, dated March 11, 1994.
22. Report entitled Town of Hearst Proposed Landfill Site Operation and Development Plan issued by Dillon, dated March 11, 1994.
23. Expired Provisional Certificate of Approval No. A612003 issued by the Ministry of the Environment to the Improvement District of Hearst, dated October 21, 1994.
24. Document entitled Email-Volume of Closed Landfill dated January 3, 2007, provided by Luc Leonard.
25. Letter Report entitled Technical review of the Hearst 2010 Water Quality Assessment of CofA No.700-6RDH4D issued by the Ministry of the Environment, dated March 27, 2013.
26. Amendment To Environmental Compliance Approval No. 612003 issued by the Ministry of the Environment and Climate Change to the Corporation of the Town of Hearst, dated July 4, 2016.
27. Report entitled The Corporation of the Town of Hearst 2015 Water Quality Assessment issued by True Grit Consulting Ltd., dated March 31, 2016.
28. Report entitled 2015 Water Quality Assessment, Highway 583 North Municipal Landfill Site Hearst, Ontario issued by Pinchin, dated March 31, 2016.
29. Report entitled REVISED 2016 Monitoring Report, Hearst Waste Disposal Site, Town of Hearst, Ontario issued by Pinchin, dated May 5, 2016.
30. Report entitled 2017 Monitoring Report, Hearst Waste Disposal Site, Town of Hearst Ontario issued by Pinchin, dated February 12, 2018.
31. Report entitled FINAL Waste Capacity Assessment, Hearst Waste Disposal Site, Town of Hearst, Ontario issued by Pinchin, dated February 14, 2018.
32. Report entitled FINAL Design & Operations Plan, Hearst Waste Disposal Site, Town of Hearst, Ontario issued by Pinchin, dated February 14, 2018.
33. Letter report entitled “eommendations for Waste Management and Diversion Strategies issued by Pinchin, dated February 14, 2018.
34. Letter report entitled Trigger Level Contingency Plan issued by Pinchin, dated March 12, 2018.
35. Report entitled 2018 Monitoring Report, Hearst Waste Disposal Site, Town of Hearst Ontario issued by Pinchin, dated March 7, 2019.



36. Report entitled FINAL Waste Capacity Assessment, Hearst Waste Disposal Site, Town of Hearst, Ontario issued by Pinchin, dated January 20, 2020.
37. Report entitled 2019 Monitoring Report, Hearst Waste Disposal Site, Town of Hearst Ontario issued by Pinchin, dated March 26, 2020.
38. Letter report entitled Waste Capacity Summary issued by Pinchin, dated March 31, 2020.
39. Report entitled 2016 - 2020 Monitoring Report, Hearst Waste Disposal Site, Town of Hearst Ontario issued by Pinchin, dated April 29, 2021.

Template: Master Report for Phase II ESA - Stage 2 PSI, EDR, January 30, 2024

APPENDIX I
Figures



LEGEND

	WATERCOURSE
	TRAIL
	RAILROAD
	TRANSMISSION LINE
	UTILITY CORRIDOR
	ROAD
	HEARST LANDFILL BOUNDARY
	MUNICIPAL BOUNDARY (12ha)
	HEARST/RENE FONTAINE MUNICIPAL AIRPORT
	LUMBERYARD OR SAWMILL
	LANDFILL OPERATING BOUNDARY
	WATERBODY
	TOWN OF HEARST, OWNED PROPERTY

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 3) Legend is color dependent. Non-colour copies may alter interpretation.
 4) Coordinate system: NAD 1983 CSRS UTM Zone 17N.
 5) Source: Pinchin Ltd., Maxar.
 6) Contains information licensed under the Open Government Licence - Ontario.



PROJECT NAME
ENVIRONMENTAL ASSESSMENT - TERMS OF REFERENCE

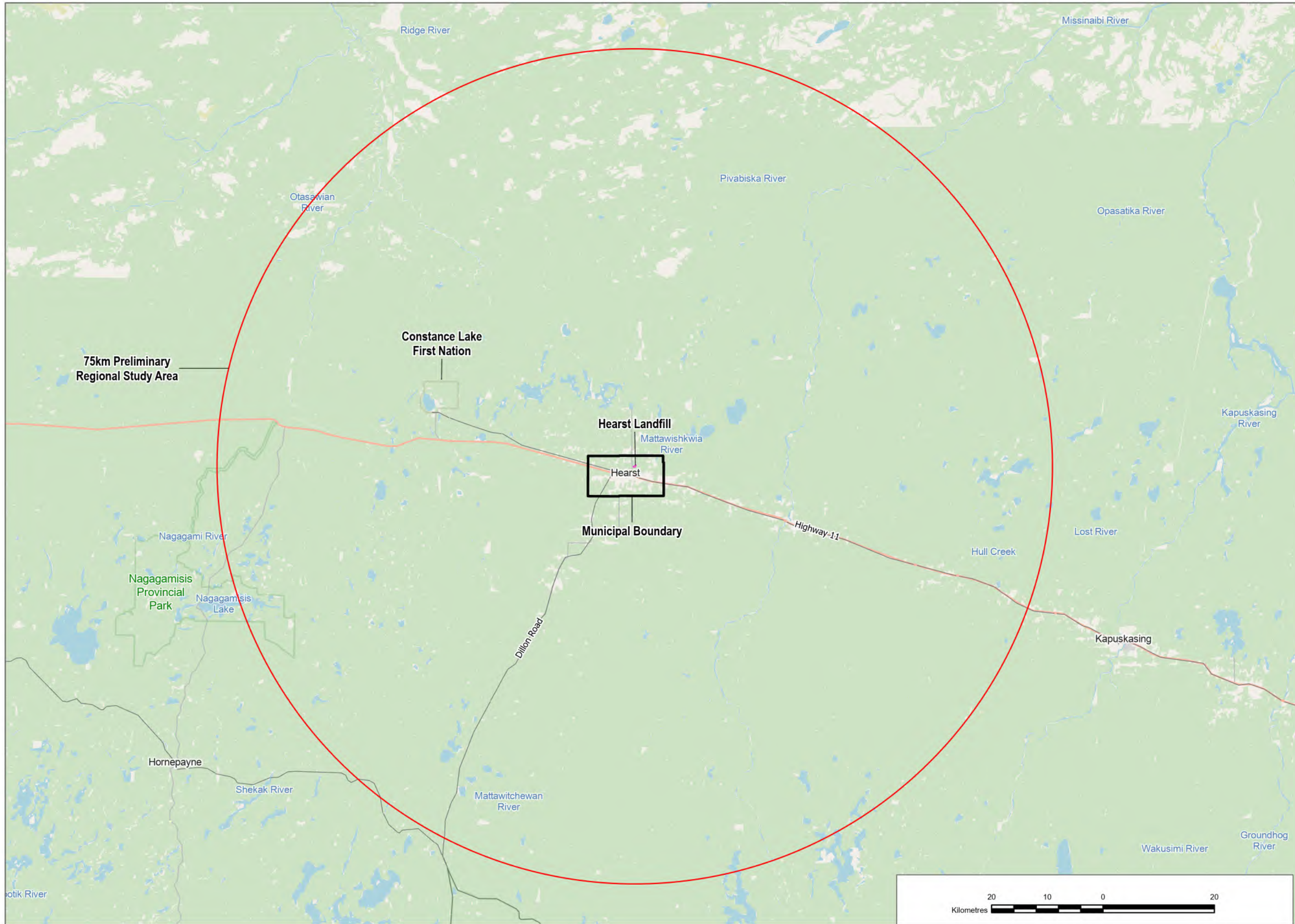
CLIENT NAME
THE CORPORATION OF THE TOWN OF HEARST

PROJECT LOCATION
TOWN OF HEARST, HIGHWAY 11, HEARST, ONTARIO




FIGURE NAME
KEY MAP

PROJECT NUMBER: 270417.001	SCALE AS SHOWN
DRAWN BY CF	REVIEWED BY TM
DATE JULY 2025	FIGURE NUMBER 1





LEGEND

	HEARST LANDFILL BOUNDARY (12ha)
	MUNICIPAL BOUNDARY
	75KM PRELIMINARY REGIONAL STUDY AREA

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PROJECT NAME	
ENVIRONMENTAL ASSESSMENT - TERMS OF REFERENCE	
CLIENT NAME	
THE CORPORATION OF THE TOWN OF HEARST	
PROJECT LOCATION	
TOWN OF HEARST, HIGHWAY 11, HEARST, ONTARIO	
FIGURE NAME	
PRELIMINARY REGIONAL STUDY AREA	
PROJECT NUMBER:	SCALE
270417.001	AS SHOWN
DRAWN BY	REVIEWED BY
CF	TM
DATE	FIGURE NUMBER
JULY 2025	2



APPENDIX II
Supporting Documents

APPENDIX II-A
Certificate of Approval



Ontario

Ministry
of the
Environment

OLD
SITE

Provisional Certificate No. A 7313903

PROVISIONAL CERTIFICATE OF APPROVAL WASTE DISPOSAL SITE

Under The Environmental Protection Act, 1971 and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

Corporation of the Town of Hearst
P.O. Box 490
Hearst, Ontario
POL 1N0

for the use and operation of an 8.0 hectare landfilling site within a total area of 60.0 hectares.

all in accordance with the following plans and specifications:

Township map showing site A 7313903 location

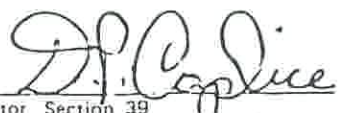
Located: Lot 24, Concession 12
Township of Kendall
District of Cochrane

which includes the use of the site only for the disposal of the following categories of waste (NOTE: Use of the site for additional categories of wastes requires a new application and amendments to the Provisional Certificate of Approval) domestic and commercial waste, 5% non-hazardous solid industrial waste.

and subject to the following conditions:

1. No operation shall be carried out at the site after sixty days from this condition becoming enforceable unless this Certificate including the reasons for this condition has been registered by the applicant as an instrument in the appropriate Land Registry Office against title to the site and a duplicate registered copy thereof has been returned by the applicant to the Director.

Dated this 23rd day of April 1980.


Director Section 39



TO: Corporation of the Town of Hearst
P.O. Box 490
Hearst, Ontario
POL 1N0

You are hereby notified that Provisional Certificate of Approval No. A 7313903 dated April 23, 1980 issued to you, is being amended of a Condition No. 2, as follows:

Condition 2:

A waste oil transfer facility may be located on the site in accordance with the plans and operations as outlined in following documents:

- Application for a Certificate of Approval for a Waste Disposal Site (Transfer) dated May 2, 1996;
- Letter and attachments from Mr. F.V. Marcotte, P.Eng, to Mr. L. Lefebvre of the Ministry of Environment and Energy, dated June 7, 1996.

The reason for this change is to allow the installation and use of a waste oil transfer station on the site. Operation of a waste oil transfer station is an important part of waste diversion activities and its proper installation and operation is beneficial to the environment.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, you may by written notice served upon me, the Environmental Appeal Board and the Environmental Commissioner, Environmental Bill of Rights, S.O. 1993, Chapter 28, within 15 days after receipt of this Notice, require a hearing by the Board. Section 142 of the Environmental Protection Act, as amended provides that the Notice requiring a hearing shall state:

1. *The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;*
2. *The grounds on which you intend to rely at the hearing in relation to each portion appealed.*

In addition to these legal requirements, the Notice should also include:

3. *The name of the appellant;*
4. *The address of the appellant;*
5. *The Certificate of Approval number;*
6. *The date of the Certificate of Approval;*
7. *The name of the Director;*
8. *The municipality within which the waste disposal site is located;*

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary,
Environmental Appeal Board,
112 St. Clair Avenue West,
Suite 502,
Toronto, Ontario,
M4V 1N3

The Environmental Commissioner,
1075 Bay Street,
Suite 605
6th Floor
Toronto, Ontario
M5S 2W5

The Director,
Section 39, Environmental Protection Act,
Ministry of the Environment and Energy,
250 Davisville Avenue, 3rd Floor,
Toronto, Ontario.
M4S 1H2

This instrument is subject to Section 38 of the Environmental Bill of Rights, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek to appeal for 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry, you can determine when the leave to appeal period ends.

DATED AT TORONTO this 22nd day of January, 1997.

THIS IS A TRUE COPY OF
THE ORIGINAL NOTICE
SIGNED BY

A. DOMINSKI, P. ENG.

MAILED ON Jan 28/97

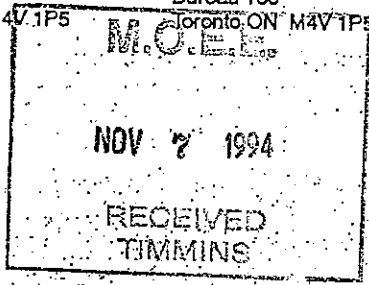
BY Am

Ministry of Environment and Energy

Ministère de l'Environnement et de l'Énergie

135 St. Clair Avenue West Suite 100 Toronto ON M4V 1P5

135, avenue St. Clair ouest Bureau 100 Toronto, ON M4V 1P5



APPROVALS BRANCH 3rd Floor Tel. (416) 440-3544 Fax (416) 440-6973

October 31, 1994

The Corporation of the Town of Hearst 925 Alexandra Street Hearst, Ontario POL 1N0

Attention: Mr. Claude Laflamme Chief Administrative Officer

Dear Mr. Laflamme:

Re: Town of Hearst Landfill Site Provisional Certificate of Approval No. A 612003

Enclosed is the Certificate of Approval for the Town of Hearst Landfill Site.

Should you have any questions or wish clarification on any matter pertinent to this certificate please contact Mr. John McNeely of the Ministry's Approvals Branch (tel: (416) 440-3727).

Yours truly, ORIGINAL SIGNED BY A. Dominski

A. Dominski P. Eng. Supervisor Industrial Approvals Waste Sites and Systems



Under the Environmental Protection Act and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

The Corporation of the Town of Hearst
925 Alexandra Street
Hearst, Ontario
POL 1N0

for the use and operation of a 4.0 hectare landfill site within a total site area of 185.0 hectares all in accordance with the following plans and specifications as specified in Schedule "A" attached.

Location: Lot 22, 23, 24
Concession 12
Township of Kendall
Town of Hearst

which includes the use of the site only for the disposal of the following categories of waste (Note: Use of the site for additional categories of wastes requires a new application and amendments to the Provisional Certificate of Approval) domestic, commercial and non-hazardous solid industrial wastes subject to the following conditions.

DEFINITION OF TERMS:

For the purpose of this Provisional Certificate of Approval:

- 1.1 "This Certificate" means Provisional Certificate of Approval No. A-612003 dated October 31, 1994.
- 1.2 "Director" means any one or more of the persons who from time to time are so designated for the purpose of Section 30 of the Environmental Protection Act;
- 1.3 "Design and Operations Report" means the March 1994 report titled "Town of Hearst Proposed Landfill Site Operation and Development Plan" prepared by M.M. Dillon Limited. (Item 2 of Schedule "A").
- 1.4 "District Manager" means the District Manager of the Timmins District Office of the Ontario Ministry of Environment and Energy or such other official of the Ministry as may be assigned the duties of the District Manager of the Timmins District;
- 1.5 "EPA" means The Environmental Protection Act, chapter E.19, R.S.O. 1990;

PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE

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- 1.6 "Incident" means an abnormal event or occurrence which may endanger health, cause a nuisance or adversely affect the environment;
 - 1.7 "Ministry" or "MOEE" means the Ontario Ministry of Environment and Energy;
 - 1.8 "Owner" means the Corporation of the Town of Hearst;
 - 1.9 "Regional Director" means the Regional Director of the Northern Ontario Region, Ontario Ministry of Environment and Energy or such other official of the Ministry as may be assigned the duties of the Regional Director, Northern Ontario Region;
 - 1.10 "Site" means the landfill site located on Lots 22, 23 and 24, Concession 12, Township of Kendall.
2. The Owner shall comply with the Conditions and schedules in this Certificate as modified or supplemented by the Director in accordance with the Director's mandate under the EPA. The requirements specified in this Certificate are minimum requirements and do not abrogate the need to take all reasonable steps to avoid violating the provisions of other applicable legislation. If the Director, Regional Director or District Manager identifies an unacceptable environmental problem associated with the Site, the Owner, once aware of the problem, shall immediately take all necessary steps to mitigate or remedy the resulting impacts. Nothing in this condition affects any right of appeal the Owner may otherwise have under the EPA.
 3. The requirements of this Certificate are severable. If any requirement of this Certificate to any circumstances is held invalid, the application of that requirement to other circumstances and the remainder of this Provisional Certificate of Approval shall not be affected.
 4. The Site shall be operated and maintained in accordance with the plans and specifications contained in the documents listed in Schedule "A". Should there be any discrepancy between the conditions on this Certificate and the documents in Schedule "A" the conditions shall take precedence. Should there be discrepancies between documents in Schedule "A", the document bearing the most recent date shall prevail.
 5. The Owner shall provide training to all on-site personnel relating to all legal requirements for the operation of the Site.
 6. Only wastes generated within the boundaries of the Town of Hearst and the Townships of Hanlan, Way, Casgrain, Kendall and Lowther shall be accepted for disposal at the Site.

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7. The Owner shall place a sign at the main entrance to the Site on which is displayed in prominent letters the following information:

- the name of the Site
- the operating authority
- the approved hours of operation
- the hours the Site is open to accept waste from the public
- the telephone number for reporting emergency situations occurring at the Site during non-operating hours

8. The approved hours of operation for the Site are:

Monday through Friday: 10:00 a.m. - 8:00 p.m.

Saturday: 10:00 a.m. - 5:00 p.m.

The above hours of operation may be amended with the written approval of the District Manager.

Should it be necessary, due to circumstances, to temporarily change the hours of operation of the landfill for a short period, the Owner shall notify the District Manager in writing of the change and the reasons for it.

On-site equipment may operate one hour beyond the Site's closing time to complete daily maintenance operations at the Site.

9. During non-operating hours the Site is to be secured against access by unauthorized persons.

10. The following conditions must be complied with subject to any variations agreed to or issued by the Director, in writing:

10.1 No waste shall be received from the public for disposal at the Site except during operating hours when the Site is under the supervision of the site attendant or his alternate.

10.2 Weather permitting, deposited waste shall be covered weekly in a manner acceptable to the District Manager so that no waste is exposed to the atmosphere. If an alternative material to soil is to be used as cover it must qualify as a non-hazardous waste under R.R.O. 1990 Reg. 347. A minimum of 30 cm. of temporary cover shall be applied to areas where no further landfilling will occur for a period of 30 days or more.

10.3 The burning of wastes at the Site is prohibited.

10.4 Scavenging is prohibited.

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11. By April 30, 1995 the Owner shall construct a fire break, 30 metres in width, around the perimeter of the landfill area. The centre 6 metres of the firebreak shall consist of mineral soil.
12. By April 30, 1995 the Owner shall mark the corners of the landfill area with corner posts which shall be maintained so as to be visible throughout the year.
13. The Owner shall record the following information on waste loads refused access to the Site for disposal purposes:
 - The vehicle licence plate number;
 - The company name on the vehicle;
 - The reason(s) for refusing to accept the waste for disposal.
14. On-site roads shall be treated with water or a dust suppressant as required to minimize dust generation.
15. An inspection of the Site's perimeter and access road shall be carried out as required to ensure that litter is being adequately controlled on site. Litter from the Site shall be picked up as needed along the Site's perimeter and access roads.
16. Should an outbreak of vermin or vector occur at the Site, the Owner shall take all steps within the Ministry guidelines to control the outbreak, including the services of a licensed exterminator. Control measures used shall be appropriate for the vermin or vector in question.
17. Within ninety days of the date of this Certificate the Town shall submit to the Director for approval a groundwater and a surface water monitoring program. The monitoring program upon acceptance by the Director shall be incorporated into this Certificate as Schedule "B".
18. Any groundwater monitoring wells that are damaged or whose integrity is in doubt shall be repaired or replaced forthwith.
19. All monitoring wells which form part of any monitoring program shall be properly capped and locked.
20. Wells no longer required for monitoring purposes shall be abandoned in accordance with R.R.O. 1990, Reg. 903.

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21. An annual report on the development and operation of the Site, including the monitoring programs, shall be submitted to the Regional Director by April 30th of the year following the calendar year covered by the report. The report shall include, but not be limited to, the following:
- progressive use of the landfill Site
 - quantity waste deposited on-site
 - placement and integrity of final cover
 - conformance with development and operation plans
 - remaining site capacity
 - operational problems encountered and/or complaints received and the remedial action taken
 - monitoring program results, data interpretation and recommendations
 - the occurrence of any unexpected incident negatively impacting on the Site, describing the nature of the incident, how it was managed and what action has been taken to avoid a recurrence.
 - waste deposition locations for the next 12 month period.
22. The Owner shall encourage and support the creation of a Hearst Landfill Public Advisory Committee (PAC) to review and provide recommendations on annual operational and monitoring reports, landfill site protocols, proposed end use of the Site and any other information which is pertinent to landfilling operations at the Site. These recommendations, along with any minority positions, may be forwarded to the Owner or the Director for their consideration. The PAC shall not exercise any supervisory, regulatory or approval roles with respect to the operation of the Site. The Owner shall maintain a list of current documents which govern the operation of the Site. The PAC shall be entitled upon request to examine copies of records and documents in the Owner's possession relevant to the Site, except for such information as the Council of the Owner is entitled to withhold from the public at law.
23. Twelve (12) months before the Site's expected closure the owner shall submit to the Regional Director for approval a site closure plan. The site closure plan shall include, but shall not be limited to, the following matters:
- fencing security and access control;
 - final contours, cover and vegetation;
 - post closure after use;
 - long-term maintenance and monitoring of the Site;
 - updated contingency plans to mitigate unacceptable environmental impacts.

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24. The Owner shall take all necessary steps to conclude the purchase of Crown lands comprising the Site, and shall within 60 days of the date on this Certificate submit to the Director a copy of the documentation submitted to the Ministry of Natural Resources to effect the purchase.

Within 60 days of purchasing the land for the Site from the Ministry of Natural Resources, the Owner shall register in the appropriate Land Registry Office this Certificate, including the reasons for these conditions, as an instrument against title of the Site and a duplicate registered copy shall be submitted to the Director.

The reasons for the imposition of these conditions are as follows:

1. Condition 1 is to clarify the meaning of terms used in this Provisional Certificate of Approval to avoid future misunderstandings.
2. Condition 2 is to clearly indicate to the Owner that compliance with the conditions of this Certificate does not relieve it of the obligation to take all reasonable steps to avoid violating the provisions of other applicable legislation relative to the Site.
3. Condition 3 is to make it clear to the Owner that should one of the conditions of this Certificate in any circumstance be found to be invalid it will not invalidate the application of that condition to other circumstances or affect the validity of the other conditions on the Certificate.
4. Condition 4 confirms that the terms and conditions in this Certificate will be used to judge the operation of the Site for compliance and attempts to avoid future misunderstandings by stating the precedence to be given documents should there be discrepancies between them.
5. Condition 5 is to ensure that personnel involved in the management and operation of the Site are familiar with the conditions on this Certificate and the documents in schedule "A", as well as other pertinent information necessary to operate the Site in a legal and environmentally safe manner.
6. Condition 6 is to clearly define to the Owner the Site's approved service area.
7. Condition 7 provides information about the Site to the public so that they may monitor the Site for compliance and report any violations or unauthorized activities to the Owner or the Ministry.

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8. Conditions 8, 9, 10, 14, 15, 16, 17, 18, 19 and 20 are to ensure that the Site is operated in such a manner that public health and the natural environment are protected.
9. Condition 11 is to limit any fires that may occur at the landfill site to the site itself.
10. Condition 12 is to facilitate the placing of waste within the approved fill area by marking the limits of the area with markers which will be visible to field staff.
11. Condition 13 is to discourage the illegal dumping of loads refused entry to the Site by recording information which could be useful in identifying an offending hauler.
12. Condition 21 is to provide the Ministry with an annual report on the operation of the Site upon which the Ministry may make an assessment of the Site's compliance with the terms and conditions on this certificate and, if necessary, make recommendations for improvements in the Site's operation.
13. Condition 22 provides a means for public concerns about the Site to be brought to the attention of the authorities for appropriate action. It also states the limits of the Public Advisory Committee's authority with respect to the operation and control of the Site.
14. Condition 23 is to provide the Ministry with sufficient time prior to the Site's closure to evaluate the Site Closure Plan in order to ensure it will be carried out in an environmentally safe manner and that the post closure monitoring and site maintenance programs are acceptable to the Ministry.
15. Condition 24 is to ensure that future owners of the land on which the Site is located are made aware of the fact that the land has been used as a landfill and that no use may be made of the land within twenty five years from the year in which the land ceased to be so used unless the approval of the Minister for the proposed use has been obtained.

SCHEDULE "A"

1. Application for a Certificate of Approval for a Waste Disposal Site (Landfill) dated March 4, 1994.
2. The March 1994 M. M. Dillon Limited report titled "Town of Hearst Proposed Landfill Site -Operation and Development Plan".
3. The March 1994 M. M. Dillon Limited report titled "Town of Hearst Proposed Landfill Site -Hydrogeological Investigations".
4. The March 1994 M. M. Dillon Limited report titled "Town of Hearst Proposed Landfill Site -Environmental Assessment Document"

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990 c. E-19, you may by written notice served upon me and the Environmental Appeal Board within 15 days after receipt of this Notice, require a hearing by the Board. Section 142 of the Environmental Protection Act, as amended provides that the Notice requiring a hearing shall state:

1. *The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;*
2. *The grounds on which you intend to rely at the hearing in relation to each portion appealed.*

In addition to these legal requirements, the Notice should also include:

3. *The name of the appellant;*
4. *The address of the appellant;*
5. *The Certificate of Approval number;*
6. *The date of the Certificate of Approval;*
7. *The name of the Director;*
8. *The municipality within which the waste disposal site is located;*

And the Notice should be signed and dated by the appellant.

APPENDIX II-B
Design and Operations Plan Report



FINAL

Design & Operations Plan

Hearst Waste Disposal Site
Town of Hearst, Ontario

Prepared for:

Town of Hearst
925 Alexandra Street,
P.O. Box 5000
Hearst, ON P0L 1N0

Attn: Mr. Luc Léonard
Director of Public Works and
Engineering Services

February 14, 2018

Pinchin File: 211236



Issued to: Town of Hearst
Contact: Mr. Luc Léonard
Director of Public Works and Engineering Services

Issued on: February 14, 2018
Pinchin file: 211236
Issuing Office: 126 Queen Street East, Suite 3, Sault Ste. Marie, ON
P6A 1Y5

Primary Pinchin Contact: Jake Rebellato
Senior Project Manager

Author:

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bguzzoFoliaro@pinchin.com

Reviewer:

Tim McBride, B.Sc., P.Geo. QP_{ESA}
Director, Landfill & Municipal Services
1-705-521-0560 Ext. 3416
tmcbride@pinchin.com



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1.0 INTRODUCTION

The following Design and Operations (D&O) Plan was prepared for the Hearst Waste Disposal Site (Site). The Site is owned and currently operated by the Town of Hearst (Hearst). The Site located at Universal Transverse Mercator (UTM) coordinates Zone 17T, 309,716 metres (m) Easting and 5,509,221 m Northing (North American Datum 1983). The Site is located approximately 1.6 kilometres (km) north of the intersection of Highways 17 and 583 North in Hearst, Ontario. It is located along the east side of Highway 583 North, in Lots 22, 23 and 24, Concession 12, Kendall Township, in the Town of Hearst, Ontario. Access to the Site is provided by a gravel road that extends south off Highway 583, approximately 2.72 km northeast of Hearst, Ontario. A key map of the Site is included in Figure 1 (All Figures are provided in Appendix I).

The Site is currently accepting waste and disposing it using an active tipping face progressing along the northeast face of the waste mound. The purpose of this D&O Plan is to provide a proposed landfill design which will maximize the life of the landfill Site while enabling landfilling to be carried out in an environmentally sound manner. The Site is neither new nor expanding and as such Ontario Regulation 232/98 (O.Reg 232/98) does not apply. However, the MOECC document "*Landfill Standards – A Guideline on the Regulatory and Approval Requirements for New and Expanding Landfill Sites*" has been used as a guide with respect to the landfill design and operational items outlined herein.

1.1 Background

The Site was established in 1972 and was approved under the original Certificate of Approval (CofA) No. 7313903 issued by the MOECC on April 23, 1980. This approved the existing landfill for an 8 hectare (ha) waste footprint within a 60 ha Site. Throughout the early 1990s, the Town completed environmental investigations of the Site in order to construct and operate a new long-term waste disposal Site to serve the residents of the town of Hearst, as well as the surrounding unorganized Townships of Hanlan, Casgrain, Way, Kendall and Lowther. As a result, on October 31, 1994 the Site was issued Provisional CofA No. A612003 which approved for the use and operation of a 4.0 ha landfill site with a total site area of 185.0 ha, subject to the conditions identified within Schedule "A" of the CofA. Domestic, commercial and non-hazardous solid industrial waste were approved to be disposed at the Site. It should be noted that the approved 4.0 ha was to be an additional 4.0 ha footprint to the originally approved 8.0 ha footprint. In other words, a total of 12.0 ha footprint was approved within the 185 ha Site.

On March 21, 2007, Amended CofA No. 9700-6RDH4D was issued which included detailed terms and conditions with regards to the environmental compliance and legal obligations. This Amended CofA outlined such requirements including but not limited to groundwater monitoring, implementing trigger mechanisms and contingency plans, covering requirements and annual reporting. In addition, the



Amended CofA constrained the volumetric capacity of the Site, outlined in Section 22.1 and 22.2 of the Amended CofA:

22.1 The Site capacity is 551,000 cubic metres (including 360,000 cubic meters deposited in the closed landfill) including waste, daily cover and intermediate cover materials.

22.2 The Owner shall submit to the Director within ninety (90) days from the date of this Certificate for approval a Design Report, prepared and stamped by a Professional Engineer, that reflect approved capacity of 551,000 cubic meters for the combined landfill.

On July 4, 2016, the MOECC issued an Amendment to Environmental Compliance Approval (ECA) No. A612003, which revoked Condition 29 and Condition 30. The revoked Conditions were replaced with the requirements to develop groundwater and surface water trigger mechanisms and contingency plans. Furthermore, the Annual Reporting frequency was extended from once a year to once every six years. Copies of the original CofA, provisional CofA/ECA's and all Amendments are provided in Appendix II.

1.2 Previous Documents

Pinchin was provided with the following documents in relation to the Site:

- “Expired Provisional Certificate of Approval No. A612003” issued by the Ministry of the Environment to the Improvement District of Hearst dated October 21, 1994;
- Report entitled “Hydrogeological Evaluation of the Hearst Sanitary Landfill and Adjacent Landfill” issued by Dillon. dated May 6, 1988 (The 1998 Monitoring Report);
- Report entitled “Town of Hearst Proposed Landfill Site Environmental Assessment Document” issued by Dillon. dated March 11, 1994 (The 1994 Environmental Assessment Report);
- Report entitled “Town of Hearst Proposed Landfill Site Operation and Development Plan” issued by Dillon. dated March 11, 1994 (The 1994 D&O Plan);
- Document entitled “Email-Volume of Closed Landfill” dated January 3, 2007 provided by Luc Leonard;
- “Amendment To Environmental Compliance Approval No. 612003” issued by the Ministry of the Environment and Climate Change to the Corporation of the Town of Hearst dated July 4, 2016;
- Report entitled “2015 Water Quality Assessment, Highway 583 North Municipal Landfill Site Hearst, Ontario” issued by Pinchin Ltd. dated March 31, 2016 (The 2015 Water Quality Assessment);



- Report entitled “*The Corporation of the Town of Hearst 2015 Water Quality Assessment*” issued by True Grit Consulting Ltd. dated March 31, 2016 (The 2015 Water Quality Assessment Report);
- Report entitled “*2016 Monitoring Report, Highway 583 North Municipal Landfill Site Hearst, Ontario*” issued by Pinchin Ltd. dated April 11, 2017 (The 2016 Monitoring Report); and
- Letter Report entitled “*Technical review of the Hearst 2010 Water Quality Assessment of CofA No.700-6RDH4D*” issued by the Ministry of the Environment dated March 27, 2013 (The 2013 Technical Review).

1.3 Scope of Work

The scope of work included the preparation of the D&O Plan in accordance with applicable MOECC guidelines and legislation.

This D&O Plan describes Site design and development, environmental control measures, daily operations and maintenance, contingency measures, Site closure, and post closure monitoring and maintenance. It is required that the D&O Plan be maintained current at all times.

The scope of work completed by Pinchin included the following:

- Preparation of a checklist and submission to the Client responsible for the Site. The checklist was used to obtain the background information necessary to fulfill the understanding of the Site history and development, and complete a thorough background information research on the waste disposal Site’s servicing requirements, operational needs and history;
- Consolidate all of the information gathered from the background research, Site walkthrough and prepare this D&O Plan. The D&O Plan includes, but is not be limited to, the following:
 - Drawings of the general Site layout with property boundaries, licensed waste footprint boundary, buffer zone, and main Site features;
 - Waste Site and waste cell development, waste acceptance and placement, stages, phasing, final contours, and cover material;
 - Waste Site hours of operations, and any special waste management including asbestos, liquids, household hazardous waste (HHW);
 - Environmental controls and monitoring including monitoring locations;
 - Record keeping and reporting; and

- Emergency response procedures.

1.4 Objectives

The objectives of the D&O Plan are to assess the existing conditions at the waste disposal site, the current methodology by which waste is received and to establish a development plan, which will maintain and optimize the development capacity of the waste disposal Site within the approved 12.0 ha waste footprint. The development and operation of the Site were assessed in terms of sound engineering principles, good management practices, cost effectiveness, and minimization of both short and long term risk to public health and the environment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The Site located at Universal Transverse Mercator (UTM) coordinates Zone 17T, 309,716 m Easting and 5,509,221 m Northing (North American Datum 1983). The Site is located approximately 1.6 km north of the intersection of Highways 11 and 583 North in Hearst, Ontario. It is located along the east side of Highway 583 North, in Lots 22, 23 and 24, Concession 12, Kendall Township, in the Town of Hearst, Ontario. The Site location is shown in Figure 1, with the existing conditions presented as Figure 2.

2.2 Adjacent Land Use

The land use within 600 m of the Site is predominantly vacant forested Crown land. Highway 583 is located approximately 700 m west of the Site. A low lying wetland area is located approximately 600 m west of the Site. An unnamed pond is located approximately 1.3 km west of the Site.

2.3 Waste Disposal History

This Site is operated for the disposal of domestic and commercial wastes with operational conditions outlined in the CofA. The Site was originally approved for The Corporation of the Town of Hearst issued under the CofA number A612003 on October 31, 1994. The CofA was amended on July 4, 2016 to the Improvement District of Cochrane for the use of a 12.0 ha Site. It should be noted that the Site was originally governed under two separate CofA's. The former existing Site was governed under approval number A7313903, issued April 1980, while the new expansion Site fell under A612003, issued October 31, 1994. The two Sites were later combined resulting in a total landfill footprint of 12.0 ha, within a total area of 185.0 ha, owned by the corporation.

On March 21, 2007, Amended CofA No. 9700-6RDH4D was issued which included detailed terms and conditions with regards to the environmental compliance and legal obligations. The maximum approved Site capacity was approved for 551,000 cubic metres (m³) including the 360,000 m³ deposited in the



closed landfill which also includes waste, daily and intermediate cover. This Amended CofA also outlined such requirements including but not limited to groundwater monitoring, implementing trigger mechanisms and contingency plans, covering requirements and annual reporting.

2.4 Topography and Surface Drainage

As per the details provided in The 2015 Water Quality Assessment Report, the topography of the Site slopes gently to the east-northeast. Surface water run-off at the Site is expected to mimic the topography and flow overland toward a surface water channel located north of the closed and active landfill areas. Surface water in the channel flows east to a low-lying marshy area and ultimately discharges to the Mattawishkwia River, located approximately 5 km north-east of the Site. There are no surface water bodies within the landfill confines, however an unnamed pond is located approximately 1.05 km west of the Site.

2.5 Geology

An intrusive subsurface investigation was not included in the scope of work involved with the development of this D&O Plan; however based on the review of the water quality assessment report from True Grit Consulting Ltd in 2015, the surficial geology consists of glaciolacustrine deposits of silt and clay with minor sand. The bedrock geology is characterized as muscovite-bearing granitic rocks, muscovite-biotite and cordierite-biotite granite, granodiorite-tonalite (Ontario Geological Survey, 2000).

2.6 Hydrogeological Setting

Formal hydrogeological studies have not been completed for this Site. It is inferred that groundwater flow across the Site is in an easterly direction, based on topography and the proximity of the Mattawishkwia River located east of the Site. This assumption has been confirmed via The 2016 Monitoring Report.

In situ hydraulic conductivity tests were conducted during the field investigations completed as part of the preparation of the 1994 Operation and Development Plan (Dillon). Results for monitoring wells screened in the silts and clays ranged from 2×10^{-6} cm/s to 8×10^{-5} cm/s. For the till unit, hydraulic conductivity values from 5×10^{-7} cm/s to 4×10^{-5} cm/s were measured. The silt and sand unit has a hydraulic conductivity of 2×10^{-6} cm/s. At the time the available Ministry of Environment and Energy well records in the study area indicated that only the bedrock aquifer is used for domestic water supply. A door-to-door survey confirmed that nearby property owners obtain their water from the bedrock.



2.7 Land Use and Zoning

The Site is located on Private Land where the Crown Land Use Policies do not apply. The Site is located within the District of Cochrane and is classified under land use designation G1727. The Site is currently identified in the Official Plan as a Waste Disposal Site and the zoning is “M2” General Industrial.

2.8 Service Area

Based on the information provided to Pinchin by the Town of Hearst and a number of adjacent unorganized Township, the Site is utilized by approximately 5,000 residents from the surrounding area.

2.9 Constraints to Development

The Site was established in 1972 and was approved under the original Certificate of Approval (CofA) No. 7313903 issued by the MOECC on April 23, 1980. This approved the existing landfill for an 8 ha waste footprint within a 60 ha Site. On October 31, 1994 the Site was issued Provisional CofA No. A612003 which approved for the use and operation of an additional 4.0 ha landfill Site with a total Site area of 185.0 ha, subject to the conditions identified within Schedule “A” of the CofA.

On March 21, 2007, Amended CofA No. 9700-6RDH4D was issued which included the following volumetric constraints:

22.1 The Site capacity is 551,000 cubic metres (including 360,000 cubic meters deposited in the closed landfill) including waste, daily cover and intermediate cover materials.

22.2 The Owner shall submit to the Director within ninety (90) days from the date of this Certificate for approval a Design Report, prepared and stamped by a Professional Engineer, that reflect approved capacity of 551,000 cubic meters for the combined landfill.

On July 4, 2016, the MOECC issued an Amendment to Environmental Compliance Approval (ECA) No. A612003, which required the development of groundwater and surface water trigger mechanisms and contingency plans. Furthermore, the Annual Reporting frequency was extended from once a year to once every six years.

Copies of the original CofA, provisional CofA/ECAs and all Amendments are provided in Appendix II.

Currently the Site has a maximum volumetric capacity of 551,000 m³ as stipulated in the March 21, 2007, Amended CofA No. 9700-6RDH4D. At this time, this is considered to be the primary constraint to development. In addition, the Site is also constrained by the 12 ha area footprint approved under the 1994 CofA No. A612003. The Site currently utilizes an active tipping face method consisting of a tipping face which enables disposal to continue within the approved footprint. As the Site develops, the volume capacity will be constrained to the sloping requirements outlined in Section 3.15.



Based on the above, it should be noted that the 551,000 m³ volume was granted based on the estimation conducted during previous investigations that approximately 360,000 m³ of waste and cover material existed at the Site at the time. The estimated 360,000 m³ was provided in email correspondence between Hunt and the MOECC on January 3, 2007. The Client has provided Pinchin with this correspondence; however there is limited detail and methodology provided to determine how the existing in place volume was calculated/estimated. Based on the topographic survey completed by Pinchin in 2017 as well as the results of the Waste Capacity Assessment (WCA) completed by Pinchin, it is Pinchin's opinion that the volume of the closed landfill is greater than the previously estimated 360,000 m³. The WCA conducted by Pinchin at the Site in 2017 is provided in Appendix IV.

3.0 SITE OPERATIONS

3.1 Site Management and Supervision

The *General Waste Regulation* (O. Reg. 347) states that access to a landfilling Site shall be limited to such times as an attendant is on duty and shall be restricted to use by persons authorized to deposit waste in the fill area. The role of a Site attendant is to monitor all Site activities, which should help ensure that best practices are carried out by Site users, reduce the potential for unauthorized types of waste to be deposited, and keep the Site cleaner. The operating hours chosen should reflect the size of the local population, volume of waste typically deposited, seasonal variations in waste generation (e.g. summer peak periods, etc.) (Ontario Ministry of the Environment, 2009).

The Site is currently under the management and supervision of the Site Owner. A Site attendant is stationed on site during all operational hours. A lockable gate is located at the front entrance during closed hours.

The following sections will outline the duties and responsibilities generally assigned to Site Owners, Site Operators, and Site Attendants:

3.1.1 Duties and Responsibilities of the Site Owner

The Site Owner is the legal owner of the Site meaning the individual, company or organization to which a waste disposal site ECA has been issued. The Owner of this Site is the Town of Hearst.

The Site Owner retains legal responsibility, overall authority, and responsibility for the Site, its' operations, and compliance with this D&O Plan, the ECA conditions, any applicable Acts and Regulations (e.g. the *Environmental Protection Act (EPA)*, Ontario Regulation 347 – General Waste Management (O. Reg. 347), etc.), and any direction from the MOECC. Failure to abide by the Site's ECA, requirements of the EPA or O. Reg. 347, could result in enforcement action by the MOECC.



The Site Owner is also responsible for ensuring the Site Operator operates the Site in compliance with this D&O Plan, the Site's ECA and all applicable Acts and Regulations and the Service Agreement and that the Site is operated in a safe manner, both for employees and users, at all times, and that all applicable workplace health and safety requirements are followed.

The Site Owner is responsible for some or all of the following items outlined within the original CofA, or is responsible for assigning the responsibility to the Site Operator:

- Arranging for and applying proper waste covering and compaction;
 - Conducting litter clean-up around the site away from the main working face; and/or
 - Repairing road surfaces, signage, fencing, gates, etc. away from the main working area.
1. The Owner shall place a sign at the main entrance to the Site on which is displayed in prominent letters the following information:
 - The name of the site the operating authority;
 - The approved hours of operation;
 - The hours the Site is open to accept waste from the public; and
 - The telephone number for reporting emergency situations occurring at the Site during non-operating hours.
 2. The Owner shall provide training to all on-site personnel relating to all legal requirements for the operation of the Site.
 3. The Owner shall record the following information on waste loads refused access to the Site for disposal purposes:
 - The vehicle licence plate number;
 - The company name on the vehicle; and
 - The reason (s) for refusing to accept the waste for disposal.
 4. The Owner shall encourage and support the creation of a Hearst Landfill Public Advisory Committee (PAC) to review and provide recommendations on annual operational and monitoring reports, landfill Site protocols, proposed end use of the Site and any other information which is pertinent to landfilling operations at the Site. These recommendations, along with any minority positions, may be forwarded to the Owner or the Director for their consideration. The PAC shall not exercise any supervisory, regulatory or approval roles with respect to the operation of the Site. The Owner shall maintain a list of current documents which govern the operation of the Site. The PAC shall be entitled upon request to examine copies of records and documents in the

owner's possession relevant to the Site, except for such information as the Council of the Owner is entitled to withhold from the public at law.

5. The Owner shall take all necessary steps to conclude the purchase of Crown lands comprising the Site, and shall within 60 days of the date on this Certificate submit to the Director a copy of the documentation submitted to the Ministry of Natural Resources to effect the purchase.
 - Within 60 days of purchasing the land for the Site from the Ministry of Natural Resources, the Owner shall register in the appropriate Land Registry Office the CofA, including the reasons for these conditions, as an instrument against title of the Site and a duplicate registered copy shall be submitted to the Director.

3.1.2 Duties and Responsibilities of the Site Operator

The Site Operator is the individual, company or organization that is in charge of operating a waste disposal Site on a day-to-day basis under an agreement with the Town of Hearst.

The Site Operator has overall authority and responsibility for day-to-day Site operations, and must ensure that the Site is operated in accordance to this D&O Plan, the conditions of the Site's ECA, and all applicable Acts and regulations. Failure to operate the Site in accordance with the above mentioned documents and the service agreement for the Site could result in enforcement action by the MOECC.

The Site Operator is responsible for:

- Retaining a Site Attendant(s) and ensuring that the person(s) is(are) appropriately trained;
- Ensuring a trained Site Attendant is on duty whenever the Site is open for the deposition of wastes, and that they carry out their duties as described in this D&O Plan, the ECA and all applicable Acts and Regulations and the Service Agreement; and
- Ensuring that the Site is operated in a safe manner, both for employees and users, at all times, and that all applicable workplace health and safety requirements are followed.

The Site Operator may also be assigned the responsibility for:

- Arranging for and applying proper waste covering and compaction;
- Conducting litter clean-up around the Site away from the main working face; and/or
- Repairing road surfaces, signage, fencing, gates, etc. away from the main working area.

3.1.3 Duties and Responsibilities of the Site Attendant

The Site Attendant is the on-Site supervisor who is in charge of all waste disposal activities while on duty.



The on-duty Site Attendant ensures that this D&O Plan, the ECA and all other requirements related to waste disposal activities are followed on a day to day basis. The Site Attendant is instrumental in ensuring that:

- Site operations do not negatively impact the local environment;
- Authorized users are provided with a convenient and safe facility for waste disposal; and
- The Site is operated as efficiently as possible.

At a minimum, the Site Attendant should be responsible for carrying out the following duties:

- Opening and closing the Site according to posted hours of operation;
- Ensuring that only authorized users deposit waste at the Site;
- Ensuring that only authorized wastes are deposited at the Site by conducting a visual inspection of wastes brought to the Site;
- Ensuring that scavenging does not occur at the Site;
- Ensuring that no refrigeration appliance (e.g. fridges, freezers, and air conditioners) is accepted at the Site unless it has an official tag certifying that all the refrigerants have been removed as required in O.Reg. 189/94;
- Ensuring that wood, metal, and any other Site-specific waste types are deposited in their appropriate areas, segregated from domestic refuse;
- Ensuring that refuse is only deposited at the current working face or tipping face of the Site;
- Employing appropriate emergency response procedures as required; and
- Notifying the Site Operator if conditions at the Site are deteriorating. This is especially important when conditions, if not corrected, may deteriorate to the point where they threaten to violate the operational requirements listed in this D&O Plan, the ECA, and/or the applicable Acts and Regulations.

3.2 Site Access and Security

The Site is accessed via a gravel access road running east from Highway 583. It is located approximately 2.51 kilometres northeast of Hearst, Ontario.

3.2.1 Authorized Site Users

The Site is authorized to accept waste only from surrounding communities within the Town of Hearst.



3.2.2 Hours of Operation

The Site is open to the public during the summer months Monday to Friday and Saturday between 9:00 am and 8:00 pm. During the winter months, the Site is open Monday to Friday between 9:00 am and 7:00 pm and on Saturday between 9:00 am and 5:00 pm.

3.3 Site Facilities

3.3.1 Signs

The Site must be properly signed with clearly visible and understandable signs. The following signage is required:

- A sign or signs located at the Site entrance that includes the following:
 - Operating Hours including special hours for holidays and seasonal differences, if applicable;
 - Only authorized users are permitted;
 - The Site is to be used at own risk and that bears or other animals may be present on Site;
 - No Scavenging;
 - A list of Acceptable and Unacceptable Wastes;
 - The vermin and insect infestation control measures (if any) that are being employed on Site;
 - The speed limit for on-Site roads (e.g. 20 km/h);
 - Waste is to be segregated and deposited only in their appropriate area(s);
 - A statement that refrigeration appliances are accepted only if they are tagged by a person with an Ozone Depletion Prevention Certificate confirming that all refrigerants have been removed in compliance with O.Reg. 189/94; and
 - The contact information (names and phone numbers) for the Site Operator and Owner for routine questions and in case of emergencies.
- Signs within the Site that direct users to the appropriate disposal areas (e.g., wood waste, scrap metal, household waste, no dumping zones).

3.3.2 Fencing and Gates

The entrance to the on-Site road at its intersection with the gravel access road is equipped with a lockable gate, to prevent unauthorized access to the Site.



Fencing, other than that already in place is not considered necessary due to the remoteness and size of the Site, and the surrounding forest.

3.3.3 *On-Site Roads*

Access to the Site is provided by a gravel access road leading off Highway 583. The on-Site road is an all-weather gravel laneway which can accommodate two-way traffic. The on-Site access road will enable users to dispose waste in the proper disposal areas (i.e., segregated areas for metal, wood and tires). In compliance with the standards for landfilling under Regulation, the onsite access road will provide all weather access to the landfill.

3.3.4 *Visual Screening*

The Site has a natural visual buffer of trees and brush between the Site and Highway 583 and between the Site and the gravel access road that leads passed the Site.

3.4 **Buffer Zones**

There must be a minimum of 30 m buffer zone cleared of trees surrounding the fill area. This 30 m buffer zone provides adequate space for vehicle entry, exit, and access to all areas of the Site, in addition to acting as a fire break. It also buffers the Site from surrounding land use, and for the attenuation of contaminants in the ground and surface water regimes.

3.5 **Inclement Weather**

The Site can be used in all weather conditions as the soils are well drained. Snow is plowed within the Site boundary and from the gravel access road starting at the highway.

3.6 **Site Drainage**

The Site is located in an area with relatively flat topography with the highest elevations in the south west and the lowest elevations along the north and northwest sides. Surface water drainage from the Site is inferred to flow to the south of the Site. Surface water is anticipated to dissipate into the ground as a result of the well-drained soils. No drainage ditches or other storm water management structures are located on-Site. Surface water bodies were not noted to exist within the landfill confines.

3.7 **Emergency Response**

The Site Attendant should be equipped with some form of reliable communications (e.g. radio, cellular phone if service is available, or satellite phone) while on duty. The procedures that should be followed depending on the emergency are stated below. If the Site is operated without an attendant, the first person (Site Owner, Operator, or User) to detect the emergency should implement the procedures outlined below.



3.7.1 *Fire Control*

Fire is a continual risk at the landfill Site due to decomposition of waste, disposal of smouldering waste, vandalism, and generation of landfill gases.

If a fire is detected at the landfill Site, the Site Attendant must ensure his or her own safety then immediately contact the following phone numbers:

Fire Department	911;
MNRF Report a Forest Fire	1-888-863-3473; and
MOECC Spills Action Centre	1-800-268-6060.

In case of fire, the preferred method of extinguishing a fire involves smothering the fire with sand cover material. The sand should be pushed over the burning area in a thickness of 1 to 2 m. Water should be used as a last resort, since water will accelerate leachate production. A stockpile of sand cover material should be maintained near brush/wood piles in case of fire, and the brush/wood piles should be no larger than 25 m³ and 5 to 6 m high.

3.7.2 *Medical*

Should the Site Attendant or a user be in need of emergency medical care, the Site Attendant should immediately contact the following phone numbers:

Emergency Medical Services	911; and
Site Owner	705-362-4341.

3.7.3 *Environmental Spill*

Should a spill of hazardous materials occur, or any other situation develops that poses an immediate threat to the environment, the Site attendant should contact the following phone numbers:

MOECC Spills Action Centre:	1-800-268-6060; and
Site Owner	705-362-4341.

3.7.4 *Personal Safety/Site Security*

Should the Site attendant fear for personal safety due to threat of physical violence by any person, he or she should avoid physical confrontation at all cost, and contact the following phone numbers:

Ontario Provincial Police	911; and
Site Owner	705-362-4341.

3.8 Inspections, Record Keeping and Reporting

Records of waste disposal activities are needed to properly assess the effectiveness and efficiency of Site design and operation, their effect or relationship to any nuisance and environmental impacts, and the occurrence of any public complaints or concerns. Record keeping helps maintain high operational standards, and is needed for the annual operations report, where required by MOECC, and to plan for future Site activities.

The Site Owner is responsible for ensuring that records of the activities undertaken at the Site are kept. The Site Operator is responsible for keeping the required records. The Site Attendant (if applicable) is responsible for recording the required information.

Records should be kept and include the following information as outlined in the MOECC document Landfill Standards Guidelines (Ontario Ministry of the Environment, 2010):

- The type, date and time of arrival, hauler and quantity (estimated volume as received) of all waste and cover material received at the Site;
- The area of the Site in which waste disposal operations are taking place;
- Any complaints from the public received by the owner (and its sub-contractors) and a description of the action taken by the owner in response;
- A daily log which includes the type, date and time of arrival, hauler, and quantity (tonnes) of all industrial and commercial material received at the Site;
- A record of litter collection activities and the application of dust suppressants;
- A record of inspections of any control, treatment, disposal or monitoring facilities; and
- A description of any out-of-service period of any control, treatment, disposal or monitoring facilities, the reasons for the loss of service, and action taken to restore and maintain service.

3.8.1 Annual Report

A written report on the development, operation and monitoring of the Site, shall be completed every six years (the "Annual Report"). The Annual Report shall be submitted to the District Manager, by April 30th. The Annual Report shall include but not limited to the following deliverables outlined in the Amended ECA:

- A written report on the development, operation and monitoring of the Site, shall be completed every six years and submitted to the District Manager, by April 30th. The Annual Report shall include but not limited to the following deliverables outlined in the Amended ECA;

- The results and an interpretive analysis of the results of all leachate, groundwater surface water and landfill gas monitoring, including an assessment of the need to amend the monitoring programs;
- An assessment of the operation and performance of all engineered facilities, the need to amend the design or operation of the Site, and the adequacy of and need to implement the contingency plans;
- Site plans showing the existing contours of the Site; areas of landfilling operation during the reporting period; areas of intended operation during the next reporting period; areas of excavation during the reporting period; the progress of final cover, vegetative cover, and any intermediate cover application; previously existing Site facilities; facilities installed during the reporting period; and Site preparations and facilities planned for installation during the next reporting period;
- Calculations of the volume of waste, and intermediate cover, and final cover deposited or placed at the Site during the reporting period and a calculation of the total volume of Site capacity used during the reporting period;
- A calculation of the remaining capacity of the Site and an estimate of the remaining Site life;
- A summary of the quantity of any leachate or pre-treated leachate removed from the Site or leachate treated and discharged from the Site during each operating week;
- A summary of the weekly, maximum daily and total annual quantity (tonnes) of waste received at the Site;
- A summary of any complaints received and the responses made;
- A discussion of any operational problems encountered at the Site and corrective action taken; and
- Any changes to the Design and Operations Report and the Closure Plan that have been approved.

3.9 Accepted and Prohibited Wastes

This Site is authorized to accept Municipal waste and waste oil. Waste oil may only be received and stored on-Site, as it is to be transferred off-Site for further processing. Municipal waste is defined in O. Reg. 347 as any waste except hazardous waste, liquid industrial waste, gaseous waste; and solid fuel. It generally includes but is not limited to:

- Non-toxic solid domestic waste such as table scraps, product packaging, etc.;



- Similar non-hazardous commercial waste;
- Yard waste;
- Wood waste;
- Metal waste;
- Appliances that are certified refrigerant-free by way of an official tag attached to the appliance; and
- Fuel contaminated soil that is not leachate toxic (if approved by the MOECC).

The following waste types shall prohibited from deposition at this Site:

- Household hazardous wastes. A brief list of household hazardous wastes that are prohibited at this landfill include, but are not limited to:
 - Pharmaceuticals;
 - Household cleaners;
 - Ammonia and bleach;
 - Corrosive chemicals and cleaners;
 - Aerosol cans containing hazardous substances;
 - Fluorescent lamps;
 - Paints and paint cleaners (solvents);
 - Wood preservatives;
 - Driveway sealers;
 - Adhesives & polishes;
 - Bug sprays and pesticides;
 - Poisons;
 - Pool chemicals;
 - Antifreeze;
 - Fuels;
 - Batteries (automotive & household);
 - Lawn care products (herbicides);
 - Propane tanks; and
 - Syringes/needles/sharps that are properly contained in a rigid walled container with lid.

- Corrosive, toxic, reactive and flammable materials are generally deemed hazardous and thus, not accepted at the landfill;
- Liquid waste; and
- Refrigeration equipment (e.g. refrigerators, freezers, air conditioners) containing refrigerants and those that have not be certified as refrigerant-free.

3.10 Material Segregation and Special Storage Areas

Material segregation directly affects the lifespan and operating costs of the landfill Site. Segregation of recyclable material for sale and off-Site recycling minimizes the volume of waste that must be landfilled, thus increasing the lifespan of the facility. The segregation of clean wood and brush for annual burning also reduces the demand for landfill space.

It appears that special storage areas were defined for metals including white goods, tires, demolition waste, and clean wood waste at one time. These areas must be re-established and well-marked.

3.10.1 Metal Waste

All metal wastes brought to the Site should be placed in a segregated waste pile designated exclusively for metal. Metal waste included refrigeration appliances that have been tagged to certify them as refrigerant-free. The tag must state: the date of the removal, the name of the person who removed the refrigerant, their certificate number with expiry date, and a statement that the equipment no longer contains any refrigerant.

A scrap metal dealer should be periodically asked to remove the metal waste from the Site as needed.

3.10.2 Tires

Used tires disposed of at the Site, can be stored in a designated area for recycling. Environmentally and financially, it would be advantageous to register as a Tire Collector with the “*Used Tires Program*” of the Ontario Tire Stewardship (OTS) organization (<http://rethinktires.ca/program-participants/collector/>). The 2002 Waste Diversion Act made tire manufacturers and first importers (Stewards) responsible for developing, operating and funding a used tire diversion program. Under the program, the Stewards sign agreements with Tire Collectors to provide them with financial incentives to:

- Accept used passenger light truck tires, medium truck tires and tires from off-road vehicles free of charge;
- Store the tires in accordance with MOECC and Ontario Fire Marshall Regulations and in a manner that ensures they remain free of foreign materials and excessive moisture;



- Arrange for free pick-up of the tires with an OTS registered Hauler when the minimum number of tires agreed to with OTS (usually 75 in northern Ontario) have accumulated; and
- Record and report on the types and quantities of tires collected.

The used tires are hauled to processors that convert them into recycled rubber that is then used to manufacture new products.

3.10.3 *Clean Wood Waste and Brush*

Clean wood waste and brush shall be burned as needed in accordance with the MOECC's "*Guidance Manual for Landfill Sites Receiving Municipal Waste*" dated 1993. Clean wood waste is defined as wood that has not been painted or treated (Ontario Ministry of the Environment, 2009). Composite wood materials are not considered clean wood waste as they contain wood and non-wood materials that have the potential to release toxic compounds when burnt.

The area designated for clean wood and brush should be located away from the main fill area, the active trench and fill areas, the areas designated for other types of waste and the Site boundaries to reduce the risk of fire spreading (Ontario Ministry of the Environment, 2009). The designated wood area should be surrounded by a 0.5 m high soil berm on all sides except for a portion of one side large enough to allow for single vehicle access to the pile.

Clean wood and brush should be burned periodically. All burning:

- Must be completed in compliance with a burning permit, to ensure compliance with Ontario Regulation 207/96 under the *Forest Fires Prevention Act*;
- Must be controlled and supervised;
- Must be conducted within the bermed clean wood and brush area;
- Means to extinguish the fire if the need arises must be available; and
- Must be done during daylight hours.

3.10.4 *Contaminated Soil*

The Site Owner or Operator may occasionally receive a call to accept contaminated soil at the Site. If the Site Operator receives a call, he or she must refer it to the Site Owner. The Site Owner is not obligated to accept contaminated soil, however, they may wish to accept it use it a future cover material.

The Site Owner must contact the MOECC for approval as the acceptance of the contaminated soil must, in all cases, be approved by the MOECC and the soil must not be considered "leachate toxic waste" by meeting the criteria as prescribed by Schedule 4 Leachate Quality Criteria, established by Ontario Regulation 558/00.

If the soil meets the leachate criteria and is approved by MOECC, it must be handled as follows:

- Soil should be deposited outside of any existing fill area, in an empty area segregated from other wastes and active fill areas of the Site, while remaining inside the approved fill area boundary;
- The soil should be spread out as much as practical to facilitate in the breakdown/off-gassing of any remaining contaminants; and
- When sufficient time, as recommended by the MOECC on a case-by-case basis, has elapsed, the soil should be collected, and reserved for use as cover material at the Site (Ontario Ministry of the Environment, 2009).

3.11 Material Placement and Compaction

3.11.1 Placement

An area fill operation is described in the “*Operating Manual for Small Waste Disposal Sites*” (Ontario Ministry of the Environment, 2009) is a process in which a certain thickness of waste is added above ground level over a specified area. Rather than filling the entire area at once, waste is deposited into cells, which are smaller sized areas. The use of cells minimizes the amount of exposed waste, resulting in better litter, animal, and vermin control than is observed at less organized area fill operations. One cell should be completely built up with waste to the desired height and covered with appropriate covering material before another cell is started. Generally, cells are initially built up against a raised soil berm or the side of an excavated area with a 5% to 25% slope and new cells should be built against the previous one(s), until the entire area is filled to the same level with waste. The recommend slope angle is to ensure safety for the public and equipment operators working at the bottom of the active face. Examples of the recommended side and three-dimensional profiles are included as Figures 3, 3.1, 3.2 and 4.

3.11.2 Compaction

The waste is moved and compacted using a John Deere 624 Loader. To maximize compaction and the Site’s capacity, waste should be applied to the working face of the active cell in 30 centimetre (cm) to 60 cm deep layers with heavy equipment being used to compact it until the active cell reaches the required fill height, the equipment cannot further compress the waste when driving over the working face, the surface area of the exposed garbage is minimized to reduce the amount of cover material required, and, for equipment operator safety, a maximum of a 4:1 slope is achieved on all exposed sides (Ontario Ministry of the Environment, 2009). Applying waste in layers thicker than 60 cm will result in poor compaction and increase the amount of cover material required. It should be noted that it may be advantageous to use a 3:1 slope to help extend the life of the landfill. However, in order to proceed with this a Geotechnical study will need to be conducted to ensure that the underlying material can provide the

stability for this slope.

Additional compaction could be achieved by using a landfill compactor. This would increase the projected lifespan of the Site. Given the limited capacity of the Site, additional compaction should be considered.

3.12 Cover Material Requirements and Sources

The application of interim cover material over the compacted waste reduces the problems associated with windblown waste, odour as well as exposure to birds, bears and other wildlife. Interim cover needs to be applied following compaction a minimum of once each year in the fall; however a quarterly cover and compaction frequency is recommended to minimize litter and maximize volume. In addition, MOECC recommends that waste should be compacted and interim cover should be applied at least quarterly and in the following situations (Ontario Ministry of the Environment, 2009):

- Once an active cell has been filled to capacity;
- If animal, insect, other vermin, or odour problems become severe; and
- If the Site is scheduled to be or has been closed to waste disposal for a period of greater than 30 consecutive days.

As per the Amended ECA No. A612003, cover material shall be applied as follows:

Daily Cover- Weather permitting, deposited waste shall be covered weekly in a manner acceptable to the District Manager so that no waste is exposed to the atmosphere;

Intermediate Cover- In areas where landfilling has been temporarily discontinued for six (6) months or more, a minimum thickness of 300 millimeters of soil cover or an approved thickness of alternative cover material shall be placed; and

Final Cover- In areas where landfilling has been completed to final contours, a minimum 600 millimeter thick layer of clay and 150 millimeters of top soil, (final cover) shall be placed. Fill areas shall be progressively completed and rehabilitated as landfill developed reaches final contours.

Once the entire fill area has reached capacity, final cover must be applied as indicated in Section 4.3 below. A vegetative cap should be encouraged to reduce methane emissions and prevent rainfall from penetrating into the waste creating additional leachate.

Interim cover for each cell can be removed and re-utilized on subsequent cells prior to installation of the final cover system.

Further, as specified by the amended ECA “If an alternative material to soil is to be used as cover it must qualify as a non-hazardous waste under R.R.O. 1990 Reg.347. A minimum of 30 cm. of temporary cover shall be applied to areas where no further landfilling will occur for a period of 30 days or more.”

3.13 Dust and Litter Control

Due to the remoteness of the Site and the low-use frequency, generation of dust on the Site should not be a problem. If dust raised by vehicle traffic becomes a problem, the application of calcium chloride is an acceptable method to treat on-Site roads.

Litter is an issue from an aesthetic perspective but can also present a safety and health hazard. Litter can be minimized by adequately covering waste faces in the active cell, moving the waste from the trench to the active cell, reducing the width of the working face and cleaning up accumulated litter on a regular basis. It is recommended that an annual litter clean-up be completed in the spring.

3.14 Animal Control

Rodents can be controlled by intermittent covering of waste and are not expected to be a problem at the Site.

Nuisance animals (i.e., black bears and birds) are commonly observed at the Site. Black bears and birds can prove to be a health and safety hazard to users of the waste disposal Site. Nuisance animal activity in the working areas can be minimized by adequately covering waste faces in the active cell reducing the width of the working face and cleaning up accumulated litter on a regular basis. Other mitigation measures such as perimeter fencing may be required if nuisance animals are interfering with landfill operations.

3.15 Slope Stability

The MOECC regulations stipulate that the slopes of the active cell(s) are to be no steeper than 4 horizontal to 1 (25%) vertical and no shallower than 20 horizontal to 1 vertical (5%).

3.16 Site Development and Sequencing

3.16.1 Three Phase Development and Sequencing Approach

Pinchin’s volume calculations for both former and active fill areas were estimated to be 604,849 m³ +/- 8,849 m³. As a result the Site is considered to be over its maximum volumetric capacity of 551,000 m³, thus it is recommended that the Site seek approval from the MOECC for the removal of the volumetric constraints; allowing the Site to operate solely within the 12.0 ha area. Pinchin recommends that upon approval for this amendment by the MOECC that a three-phase approach be used to maximize the Sites capacity and lifespan.



It is proposed that the Site continue to operate as an area fill style landfill with intermittent compaction and placement of cover material. It is proposed that an area fill method will be implemented above the historical waste trenches and will provide an additional 105,813 m³ (maximum capacity including phase I, II, III and capping) of volume to be utilized for waste and cover. The sequencing will begin in a phased approach which will extend towards the northeast portions of the Site.

3.16.1.1 Proposed Site Development Plan – Phase 1

For Phase 1 it is proposed that a perimeter berm will be constructed around the waste footprint (12.0 ha). A perimeter berm will be integrated into Phase 1 of the development containing the waste cells while providing a barrier limit for waste disposal. The interior slope of the berm will be maximum 2:1 while the outer slope will be maximum 4:1. Phase 1 sequencing will be broken down into 4 separate cells, the first cell of the first lift will be placed along the west portion of the Site; subsequent cells will be placed from west to east and north to south in a sequence outlined in Figure 3. It should be noted that the dimensions of the cells may vary slightly due to current contours. It is proposed that the Phase 1 sequence will allow for an additional 39,152 m³ of waste volume (including interim cover). The Phase 1 Site development model has been illustrated in Figure 3.

3.16.1.2 Proposed Site Development Plan – Phase 2

Phase 2 of the proposed development plan will be implemented once the Phase 1 area has been utilized. Phase 2 sequencing will be broken down into 4 separate disposal cells that will be constructed from west to east and north to south uniform to Phase 1. It should be noted that the dimensions of the cells may vary slightly due to current contours. It is proposed that the Phase 2 sequence will allow for an additional 30,247 m³ of waste volume (including interim cover). The Phase 2 Site development model has been illustrated in Figure 3.1.

3.16.1.3 Proposed Site Development Plan – Phase 3

Phase 3 of the proposed development plan will be implemented once the Phase 2 area has been utilized. Phase 3 sequencing will be broken down into 3 separate disposal cells that will be constructed from the west to the east. It should be noted that the dimensions of the cells may vary slightly due to current contours. It is proposed that the Phase 3 sequence will allow for an additional 29,249 m³ of waste volume (including interim cover). The Phase 3 Site development model has been illustrated in Figure 3.2.

3.16.1.4 Proposed Site Development Plan – Former Fill Build-up

Pinchin recommends the building up of the former fill area upon the completion of the aforementioned Three-Phase Development and Sequencing Approach. The building up of the former fill area would not only increase the capacity of the Site but also extend the life of the landfill. The addition of a single lift (3



m) as well as interim cover and capping over the former fill area would provide an approximate volumetric increase of 105,813 m³. A final capping would also need to work into this development model to include a 20:1 slope to ensure stability of the additional lift and previous waste. Pairing this with the estimated annual disposal rate of 9,600 m³ would increase the life span of the landfill by approximately 11 years. It should be noted that these values are designated to provide an estimate and will vary depending on the structures that are located within the Site. This is solely a recommendation by Pinchin and as such Pinchin will not be responsible for any consequential or indirect damages associated with moving forward prior to acquiring a design and operations plan.

4.0 GROUND AND SURFACE WATER MONITORING PROGRAM

4.1 Groundwater Monitoring

Groundwater monitoring is a part of the annual operations throughout the active life of the Site and following closure. A review of the report entitled “*2016 Monitoring Report, Hearst Waste Disposal Site, Town of Hearst, Ontario*” completed by Pinchin Ltd. dated April 11, 2017 (the 2017 Monitoring Report) was used to determine groundwater flow direction. The groundwater monitoring well network consists of 20 monitoring wells. Twelve of which are utilized for groundwater sample collection purposes and laboratory analysis; eight of which are monitored for groundwater levels only. Some monitoring well locations consist of well nests which provide groundwater quality from the shallow and deeper unconfined aquifer. Groundwater flow has been previously inferred as towards the south and south easterly direction. To develop a robust data set and to be able to evaluate trends, groundwater monitoring will continue until consistent data is obtained. Sampling must be done in compliance with standard MOECC protocols. Water samples are to be analysed by an accredited analytical laboratory using standard MOECC approved methodology. The parameters monitored included must be consistent with Schedule 5 of the MOECC’s “*Landfill Standards: A Guideline on the Regulatory and Approval Requirements for New or Expanding Landfilling Sites*” that supports O. Reg. 232 (Ontario Ministry of the Environment, 2010 (last revised January 2012)) (Landfill Standards). Spring samples are to be analysed for the comprehensive list of parameters (Column 1). Fall samples are to be analysed for indicator parameters (Column 2).

4.1.1 Surface Water Monitoring

Given the proximity of the surface water body to the west, the current surface water monitoring program which is monitored at two surface water locations. These two surface water monitoring stations are located at the Site:

- SW1 is located within the drainage ditch near the culvert located beneath Highway 583, intended to represent upstream surface water quality; and

- SW2 is located approximately 4.5 km northeast of the Site, intended to represent downstream surface water quality.

To develop a robust data set and to be able to evaluate trends, surface water monitoring will continue until consistent data are obtained. A review of potential surface water receptors should be completed to establish adequate surface water monitoring stations, should any receptors exist. Sampling must be done in compliance with standard MOECC protocols. Water samples should be analysed by an accredited analytical laboratory using standard MOECC approved methodology. The parameters monitored should be consistent with Schedule 5 of the MOECC's Landfill Standards. Spring samples should be analysed for the comprehensive list of parameters (Column 3), while the fall samples should be analysed for indicator parameters (Column 4).

4.2 Trigger Level Monitoring Program

4.2.1 Trigger Mechanisms and Contingency Plans

The proposed Trigger Level Monitoring Program is a three-tiered program that includes routine monitoring (i.e., the semi-annual monitoring program), compliance monitoring and confirmation monitoring. Groundwater trigger levels are proposed to be 75 percent of the allowable limits, in order to provide sufficient time to undertake the following actions, should there be an exceedance of any trigger level in the future:

- Confirm the trigger level exceedance through re-sampling in duplicate from the location exhibiting the exceedance;
- Evaluate the degree, nature and potential source(s) of the identified trigger level impact(s);
- Evaluate the need to increase monitoring frequency and/or expand the trigger parameter list, and implement if required;
- Evaluate the need to establish additional trigger locations along the downgradient boundaries of the CAZ, and implement if required;
- Evaluate the need for expansion of the established CAZ and/or implementation of the active leachate-impacted groundwater management;
- Design, build and commission the active leachate-impacted groundwater management strategy, if determined to be required; and
- The progressive closure program acceleration.

Under the proposed program, the trigger parameters and levels will be based on ODWQS, and 75th percentile RUC values calculated using the 75th percentile of the background groundwater quality data

from OW1. Using the 75th percentile background concentration and resultant 75th percentile RUC to establish the trigger values will provide the necessary factor of safety, while accommodating for variability in the sample data (i.e., anomalous sample data due to improper sampling techniques, improper laboratory analysis, etc.).

4.2.2 *Trigger Level Assessment*

The following describes in detail the proposed three-tier trigger level monitoring program:

4.2.3 *Tier I – Routine Monitoring*

Groundwater monitoring will continue to be conducted on a semi-annual basis; in the spring (May/June) and fall (September/October), for a comprehensive list of analytical parameters. The semi-annual monitoring program is part of the Tier I trigger program and is considered to be an Alert Level of monitoring. At Tier I monitoring, ODWQS and RUC (calculated using the background concentrations) allowable limits are utilized as the initial trigger values for groundwater, respectively.

Other than the Hearst WDS, there are currently no other primary sources of contamination identified that may be causing a measurable impact on the local on-Site groundwater. Background well (BH07-04) parameter concentrations are typically low and consistent. Thus, the Tier I trigger parameters are those parameters indicative of leachate from the Site, which generally meet the ODWQS and are not at elevated concentrations. The background water quality comprises low chloride and sulphate levels, high hardness, with moderate alkalinity levels. These values are considered representative of regional background quality in the aquifer sampled by the well screen. The only ODWQS exceedances at this location are manganese, colour and hardness, however iron approaches the ODWQS. As a result, these parameters have therefore not been used in the proposed Trigger Level Monitoring Program.

During Tier I monitoring, the 75th percentile of the ten most recent successive monitoring events will be used to assess water quality at the given trigger monitoring location. If, at the trigger monitoring locations, the 75th percentile concentration of two or more parameters are found to exceed the 75th percentile RUC, then the Tier II monitoring is triggered.

4.2.4 *Tier II – Confirmation Monitoring*

Tier II Confirmation Monitoring program would be implemented if, at a single monitoring location, the 75th percentile concentration (based on the last ten sampling events) for two or more parameters are found to exceed the 75th percentile RUC. The Tier II Confirmation monitoring program consists of collecting water quality samples in duplicate from the location exhibiting the Tier I exceedance within thirty days of receipt of the test results in order to confirm the Tier I exceedances. If the duplicate samples indicate that Tier I trigger concentrations are not consecutively exceeded then Tier I monitoring will resume.



If the Tier I exceedance is confirmed, then the next step in the Tier II Confirmation Monitoring program will be to evaluate the degree, nature and potential source(s) of trigger level impact(s) identified in Tier I. As a first step, during the next scheduled monitoring event, the trigger parameter concentrations will be compared to the ODWQS and RUC allowable limits for groundwater. This comparison and compliance with the ODWQS and RUC will be utilized as an indicator of the timing and urgency of response. The comparison will also include parameter concentration trend analysis over time, with an emphasis on seasonality, if any, for trigger parameters. An evaluation of the need to increase monitoring frequency, expand the trigger parameter list and/or establish additional trigger locations will also be undertaken. If the Tier II Confirmation Monitoring program indicates that the Site is out of compliance, as compared to the ODWQS/RUC, then, the Client will consult with MOECC staff regarding the sampling analytical results and interpretation, and if required, the need for expansion of the established CAZ and/or implementation of an active leachate-impacted groundwater management strategy.

4.2.5 Tier III – Compliance Monitoring

The Tier III Compliance Monitoring is a program designed to assess the effectiveness of any remedial measures that are implemented at the Site. The Tier III Compliance Monitoring program details would be determined in conjunction with the development and implementation of a preferred remedial measure arising out of evaluation of the Tier II monitoring results. The compliance performance trigger parameters, concentrations, locations and monitoring frequency would be determined at that time. It is suggested that this program would consist of more frequent sampling of key trigger locations and analysis for a selected suite of parameters, including the trigger parameters, using the ODWQS and RUC allowable limits for groundwater, as Tier III compliance concentrations. Once compliance is confirmed at the Tier III level, and remedial measures have controlled and reduced the impact, the Tier III program would end and Tier I monitoring would resume.

4.3 Determination of Compliance

Based on the recent development of a suitable historic database of analytical results for several monitoring locations, having a sampling duration of over 5 years (i.e., ten sampling events), with seasonal sampling frequency of twice per year, and the need to consider seasonality and changes or fluctuations in water quality, Pinchin has selected 'Option B - 75th Percentile Non-compliance Window method' from the MOE Guideline to be utilized for the trigger level assessment.

Given the existence of a statistically valid database (i.e., minimum of 8 to 10 water samples over a minimum 2 year period) for each of the selected monitoring locations, subsequent semi-annual routine monitoring data can be incorporated, and a running 75th percentile calculation can be used, based on the most recent ten successive sample events. However, it is cautioned that when using running averages or percentiles for compliance purposes, one must be cognizant of parameter concentrations over time,



taking into account the historic variability of both short and long-term water quality/quantity impact trends. The sample period window must therefore be critically examined on a regular basis to ensure that it appropriately current and applicable during the lifetime of the landfill (i.e., accounting for relevant changes in Site operation and leachate generation changes in quality and quantity over time).

4.3.1 Groundwater Trigger Mechanism

(a) **Trigger Location:** Trigger monitoring locations shall be the nested monitoring wells BH2A-92, BH2B-92 and BH2C-92 currently located on the east side of the landfill (i.e., downgradient of the fill areas).

(b) **Trigger Parameters and Compliance Criteria:** The following table in section 4.16.4 presents the ODWQS/RUC allowable limits and trigger concentrations currently proposed for the groundwater parameters. It should be noted that the calculated RUC concentrations and Tier I trigger level concentrations are dynamic and are subject to change in the future, based on the update of the running 75th percentile background value for the most recent ten successive sample events.

4.3.2 Groundwater Trigger Parameters and Concentrations

The following table presents the Site specific trigger concentrations currently proposed for the groundwater parameters. It should be noted that the calculated Tier I trigger level concentrations are dynamic and are subject to change in the future, based on the update of the running 75th percentile background value for the most recent ten successive sample events.

Parameter	Trigger Level
Alkalinity	210-445
Chloride	139.2
Nitrate (as N)	2.54
Nitrite (as N)	0.26
Sulphate	251.5
Dissolved Organic Carbon	4.69
Sodium	113.38
Barium	0.317
Boron	1.295
Cadmium	0.0013
Iron	0.155
Lead	0.0029
pH	7.2 – 8.2
Zinc	2.51

4.4 Contingency Plan

In the event of a confirmed groundwater or surface water exceedance of Site-specific trigger levels observed at monitoring wells BH2A-92, BH2B-92 and BH2C-92, it is proposed that the some or all of the following contingency measures will be implemented:

- Installation of additional monitoring wells located downgradient of the landfilling area and along the property boundary of the Site to confirm off-Site impacts are taking place;
- Acquisition of further downgradient lands and the extension of the contaminant attenuation zone;
- Installation of a leachate collection system; and
- Application of low permeability final cover.

5.0 SITE CLOSURE

Landfilling operations will proceed until final contours are reached. As a means of minimizing leachate generation, Site closure will be progressive, with final cover being placed over areas as they reach final contours. A proposed Site closure model is provided in Figure 5.

5.1 Closure Procedures

The closure procedures include:

- The recyclable materials stored on-Site will be removed and recycled;
- The Site will be graded such that surface water will runoff and flow away from the Site;
- Final cover consisting of a minimum 60 cm thick layer of low permeability cover material and a 15 cm thick layer of topsoil will be applied to the fill area and the Site will then be seeded with a mixture of grasses and other native plants typically used in Northern Ontario. The final land use for the Site is proposed to be natural green space. The proposed final closure plan drawing is included as Figure 5;
- Leachate and methane gas management post closure are not considered to be required; and
- Access to the Site will be restricted by locking the existing gate.

Similar to the 1994 D&O plan, after closure of the Site the owner will be responsible to inspect, maintain and monitor the Site on a quarterly schedule of about 2 years after which a schedule for long-term monitoring and care will be established.

5.2 Post Closure Care

The proposed post closure care includes:

- Inspections of the Site will be conducted, noting all deficiencies, and making repairs where necessary;
- Documenting and responding to public complaints in a timely manner; and
- Preparing annual post closure reports in compliance with Section 6.14 of the MOECC's Landfill Standards Guideline.



5.3 Contingency Plan

The proposed contingency plan will be triggered in the event of or if the potential for an environmental impact occurs. The contingency plan includes:

- Evaluating abnormally high analytical results from groundwater and surface water monitoring programs by comparing them to the next scheduled set of analytical results;
- If the subsequent set of analytical results confirm the abnormal analytical results, the Site status will be reviewed with MOECC, and an incident specific contingency plan will be formulated for MOECC approval. Within 60 days of notification of MOECC approval, the incident specific contingency plan will be actioned, subject to Site access and other conditions; and
- Potential contingency measures may include:
 - Improving Site drainage;
 - Applying additional cover material; and
 - Installing low permeability synthetic liners.

6.0 REFERENCES

- Ontario Geological Survey. (2000). Quaternary geology, seamless coverage of the Province of Ontario. *Data Set 14---Revised*. Ontario: Ontario Geological Survey.
- Ontario Geological Survey. (2011). 1:250 000 scale bedrock geology of Ontario. *Miscellaneous Release--Data 126-Revision 1*. Ontario Geological Survey.
- Ontario Ministry of Natural Resources. (2004). *Lake Nipigon Basin Signature Site Ecological Land Use and Resource Management Strategy Executive Summary*. Ontario: Queen's Printer for Ontario.
- Ontario Ministry of Natural Resources. (2006). *Crown Land Use Policy Atlas Policy Report G2617: Onaman Lake/Barbara Lake*. Ontario: Queen's Printer for Ontario.
- Ontario Ministry of the Environment. (2010). *Landfill Standards: A Guideline of the Regulatory and Approval Requirements for New or Expanding Landfilling Sites*. Ontario: Queen's Printer for Ontario.

7.0 DISCLAIMER

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be held liable

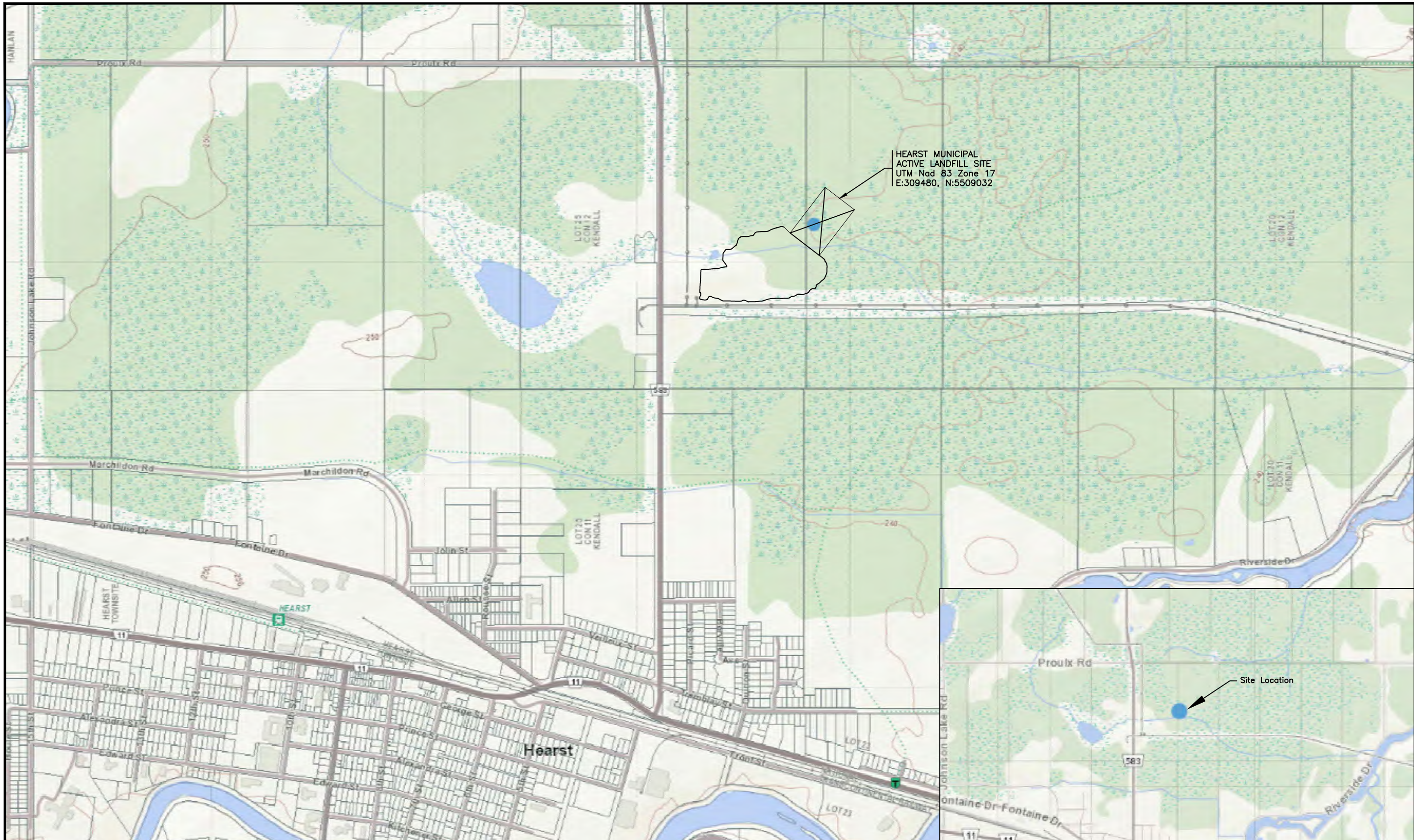


for damages resulting from negligence of Pinchin. Pinchin will not be liable for any losses or damage if Client has failed, within a period of two (2) years following the date upon which the claim is discovered within the meaning of the Limitations Act, 2002 (Ontario), to commence legal proceedings against Pinchin to recover such losses or damage.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

211236 FINAL Design and Operations Plan Hearst WDS Town of Hearst.doc

APPENDIX I
Figures



- LEGEND**
- CONTOUR
 - INDEX CONTOUR
 - SECONDARY HIGHWAY
 - MUNICIPAL ROAD
 - WASTE SITE LOCATION

- WOODED AREA
- WETLANDS
- WATER BODY
- WATER COURSE

- LOT LINE
- PROVINCIAL BOUNDARY
- HYDRO/COMMUNICATION LINES
- INTERNATIONAL BOUNDARY
- PIPE LINE, GAS/WATER/UNKNOWN

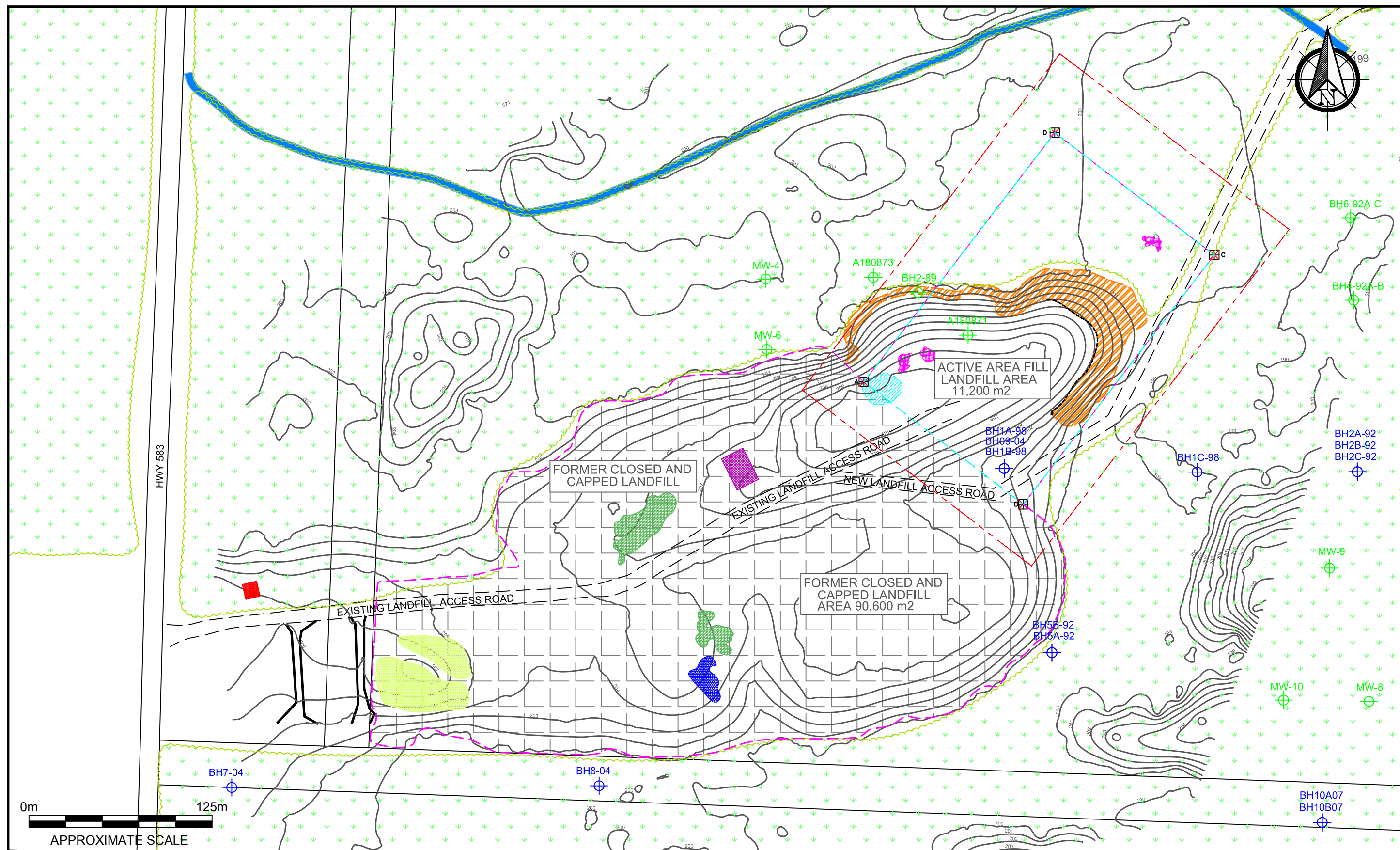
CLIENT:
 Town of Hearst
 925 Alexander Street
 P.O. Box 5000
 Hearst, ON P0L 1N0

SCALE: As Noted
 PROJECT NO: 211236
 DRAWN BY: M. Carbone
 DATE: Nov. 20, 2017
 CHECKED BY: J. Rebellato

DRAWING
 Site Location
 Design and Operation Plan
 Hearst Municipal Active Landfill Site
 Town of Hearst

1.0

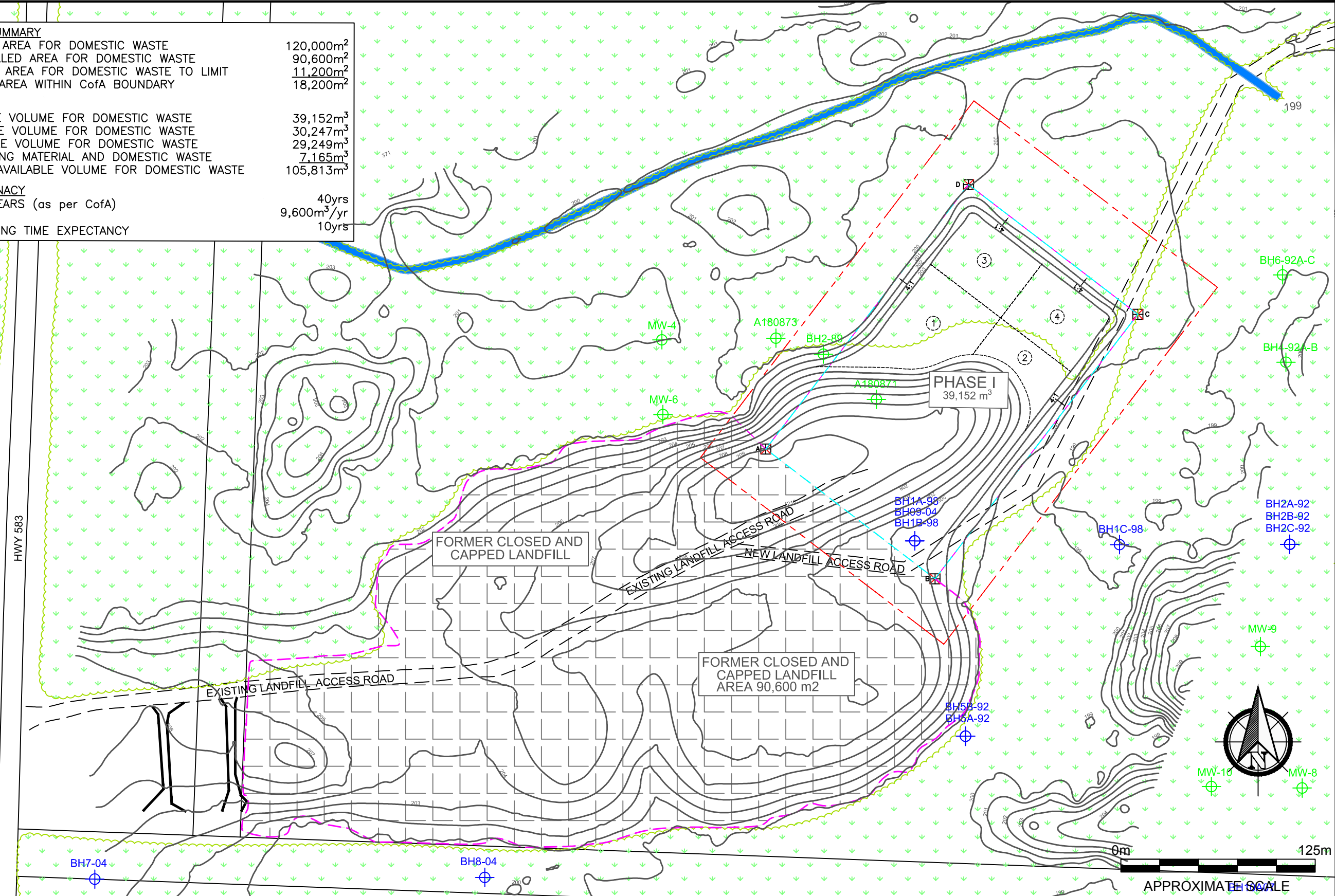
KEY MAP
 NTS



LEGEND	
	-C of A 12.0 ha LANDFILL WITHIN UNDEFINED SITE
	-HEARST MUNICIPAL ACTIVE LANDFILL SITE
	-ATTENDANT BUILDING
	-FORESTED LAND
	-WATER COURSE
	-TREE LINE
	-WOOD PILE
	-METAL PILE
	-TIRES
	-EXISTING WASTE PILES
	-CONCRETE PILE
	-ASHPALT PILE
	-TIPPING FACE
	-FIRE BUFFER LIMITS
	-WASTE OIL
	-ACCESS ROAD
	M.W.# -SAMPLED MONITORING WELL
	M.W.# -NON SAMPLED MONITORING WELL



WASTE VOLUME SUMMARY	
TOTAL ALLOWABLE AREA FOR DOMESTIC WASTE	120,000m ²
TOTAL FORMER FILLED AREA FOR DOMESTIC WASTE	90,600m ²
TOTAL ACTIVE FILL AREA FOR DOMESTIC WASTE TO LIMIT	11,200m ²
TOTAL REMAINING AREA WITHIN CofA BOUNDARY	18,200m ²
DESIGN CRITERIA	
PHASE I AVAILABLE VOLUME FOR DOMESTIC WASTE	39,152m ³
PHASE II AVAILABLE VOLUME FOR DOMESTIC WASTE	30,247m ³
PHASE III AVAILABLE VOLUME FOR DOMESTIC WASTE	29,249m ³
VOLUME OF CAPPING MATERIAL AND DOMESTIC WASTE	7,165m ³
ESTIMATED TOTAL AVAILABLE VOLUME FOR DOMESTIC WASTE	105,813m ³
WDS LIFE EXPECTANCY	
TOTAL LANDFILL YEARS (as per CofA)	40yrs
ANNUAL FILL RATE	9,600m ³ /yr
ESTIMATED REMAINING TIME EXPECTANCY	10yrs



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DRAWING
 Proposed Development Phase I
 Design and Operation Plan
 Hearst Municipal Active Landfill Site
 Town of Hearst



LEGEND
 -C of A 12.0 ha LANDFILL
 WITHIN UNDEFINED SITE
 -HEARST MUNICIPAL
 ACTIVE LANDFILL SITE

-FORESTED LAND
 -FIRE BUFFER LIMITS
 -PROPOSED NEW CELL AREA

-GPS BOUNDARY LOCATES
 -FORMER CAPPED WDS
 -ASHPALT PILE

-ATTENDANT BUILDING
 -CONCRETE PILE
 -METAL PILE

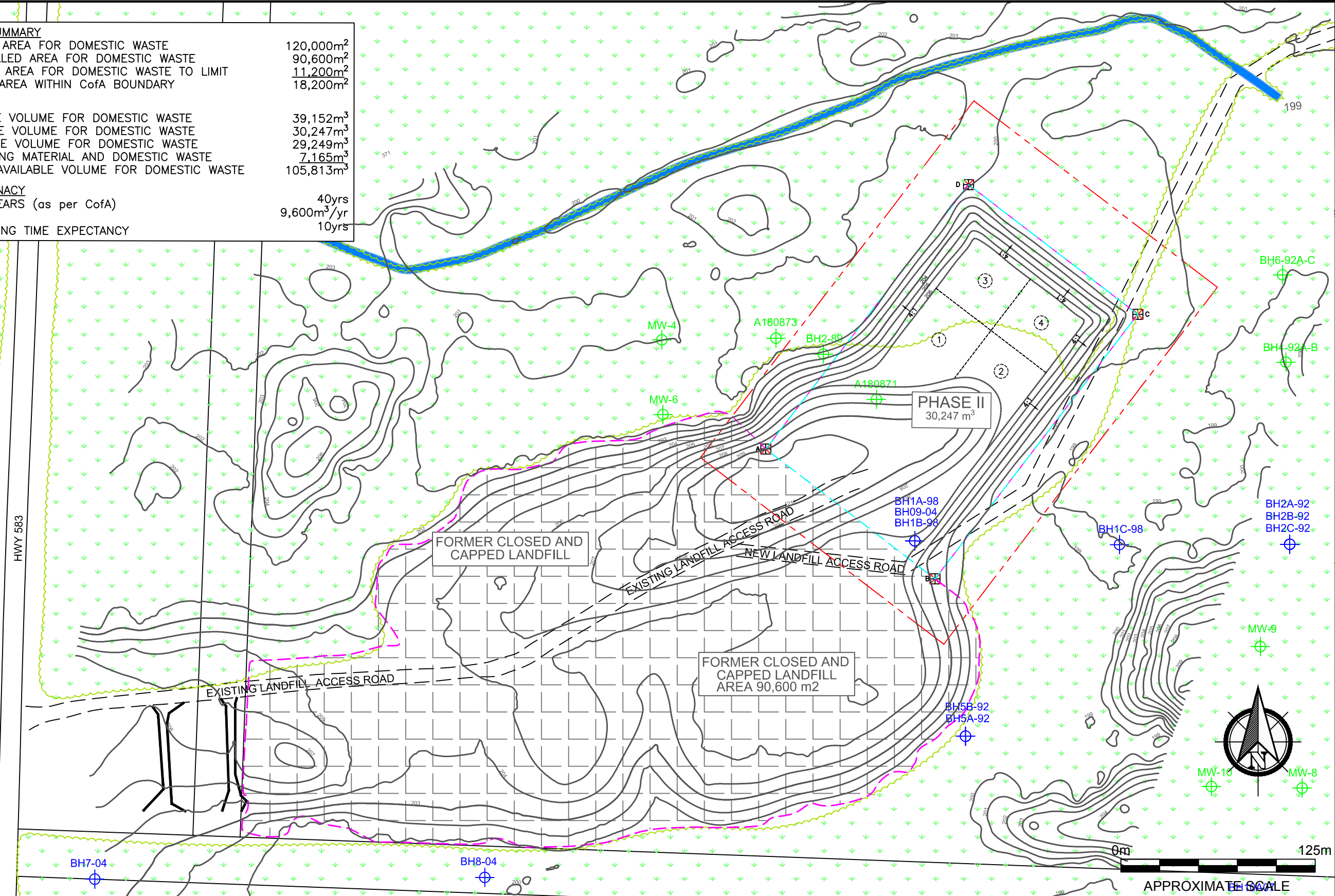
-TIRES
 -WASTE OIL
 -WOOD PILE

PT ID	ZONE	NORTHING	EASTING
A	15	5509099	309510
B	15	5509015	309619
C	15	5509186	309749
D	15	5509269	309640

3.0



WASTE VOLUME SUMMARY	
TOTAL ALLOWABLE AREA FOR DOMESTIC WASTE	120,000m ²
TOTAL FORMER FILLED AREA FOR DOMESTIC WASTE	90,600m ²
TOTAL ACTIVE FILL AREA FOR DOMESTIC WASTE TO LIMIT	11,200m ²
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PHASE III AVAILABLE VOLUME FOR DOMESTIC WASTE	29,249m ³
VOLUME OF CAPPING MATERIAL AND DOMESTIC WASTE	7,165m ³
ESTIMATED TOTAL AVAILABLE VOLUME FOR DOMESTIC WASTE	105,813m ³
WDS LIFE EXPECTANCY	
TOTAL LANDFILL YEARS (as per CofA)	40yrs
ANNUAL FILL RATE	9,600m ³ /yr
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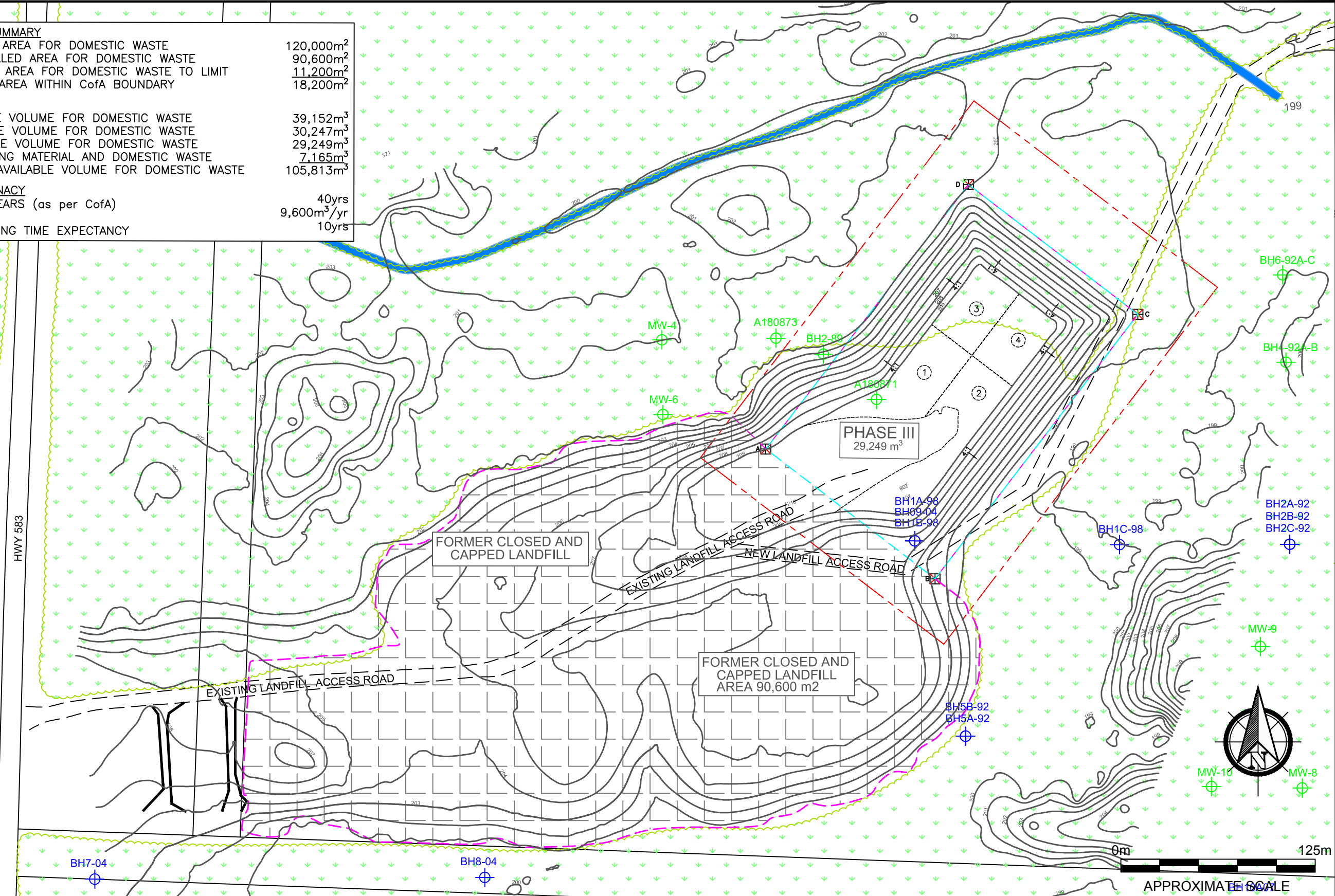
DRAWING
 Proposed Development Phase II
 Design and Operation Plan
 Hearst Municipal Active Landfill Site
 Town of Hearst

LEGEND	
	-C of A 12.0 ha LANDFILL WITHIN UNDEFINED SITE
	-HEARST MUNICIPAL ACTIVE LANDFILL SITE
	-FORESTED LAND
	-FIRE BUFFER LIMITS
	-PROPOSED NEW CELL AREA
	-GPS BOUNDARY LOCATES
	-FORMER CAPPED WDS
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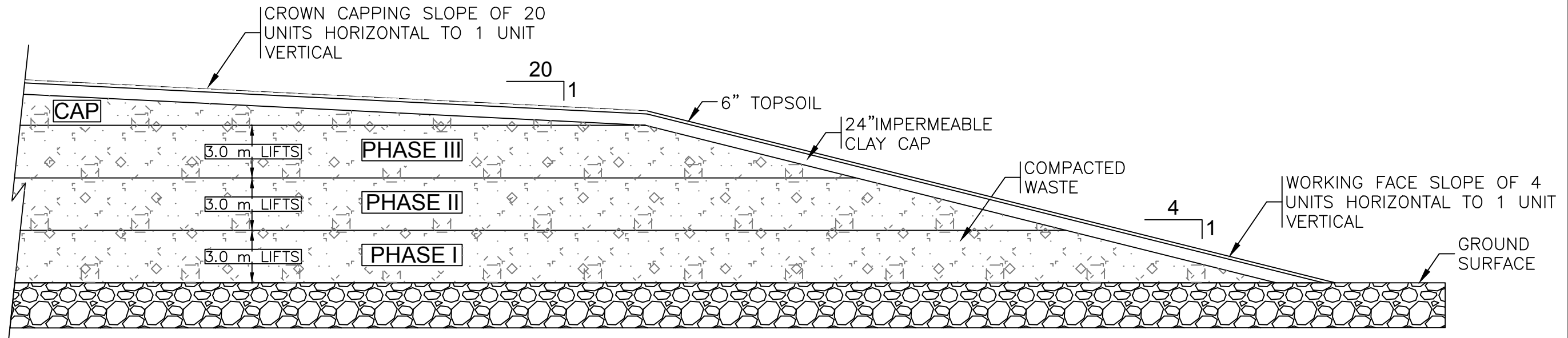
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DRAWING
Proposed Development Phase III
Design and Operation Plan
Hearst Municipal Active Landfill Site
Town of Hearst

LEGEND	
	-C of A 12.0 ha LANDFILL WITHIN UNDEFINED SITE
	-HEARST MUNICIPAL ACTIVE LANDFILL SITE
	-FORESTED LAND
	-FIRE BUFFER LIMITS
	-PROPOSED NEW CELL AREA
	-GPS BOUNDARY LOCATES
	-FORMER CAPPED WDS
	-ASHPALT PILE
	-ATTENDANT BUILDING
	-CONCRETE PILE
	-METAL PILE
	-TIRES
	-WASTE OIL
	-WOOD PILE

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A	15	5509099	309510
B	15	5509015	309619
C	15	5509186	309749
D	15	5509269	309640



A SECTION-FILL AREA PHASE I THROUGH PHASE III
SCALE: NTS

NOTE: - EXPOSED SIDES OF WASTE CELL TO BE SLOPED 4 UNITS HORIZONTAL TO 1 UNIT VERTICAL FOR SAFETY
- COVER TO BE APPLIED TO ALL EXPOSED WASTE SURFACES AS SHOWN IN THE SECTIONAL VIEW ABOVE

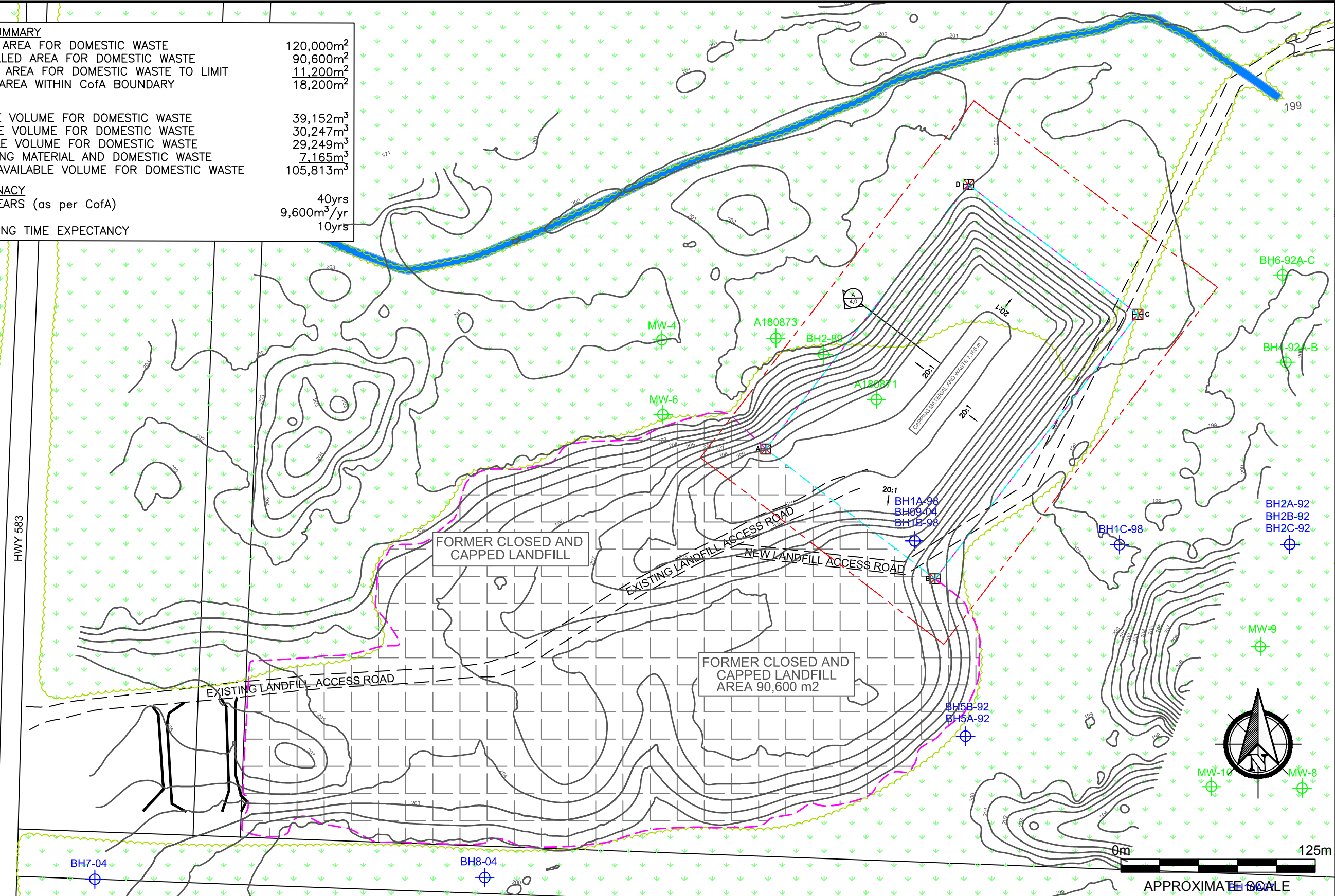
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SCALE: As Noted
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DRAWING
Phase Detail Section
Design and Operation Plan
Hearst Municipal Active Landfill Site
Town of Hearst



WASTE VOLUME SUMMARY	
TOTAL ALLOWABLE AREA FOR DOMESTIC WASTE	120,000m ²
TOTAL FORMER FILLED AREA FOR DOMESTIC WASTE	90,600m ²
TOTAL ACTIVE FILL AREA FOR DOMESTIC WASTE TO LIMIT	11,200m ²
TOTAL REMAINING AREA WITHIN CofA BOUNDARY	18,200m ²
DESIGN CRITERIA	
PHASE I AVAILABLE VOLUME FOR DOMESTIC WASTE	39,152m ³
PHASE II AVAILABLE VOLUME FOR DOMESTIC WASTE	30,247m ³
PHASE III AVAILABLE VOLUME FOR DOMESTIC WASTE	29,249m ³
VOLUME OF CAPPING MATERIAL AND DOMESTIC WASTE	7,165m ³
ESTIMATED TOTAL AVAILABLE VOLUME FOR DOMESTIC WASTE	105,813m ³
WDS LIFE EXPECTANCY	
TOTAL LANDFILL YEARS (as per CofA)	40yrs
ANNUAL FILL RATE	9,600m ³ /yr
ESTIMATED REMAINING TIME EXPECTANCY	10yrs



CLIENT:
 Town of Hearst
 925 Alexander Street
 P.O. Box 5000
 Hearst, ON P0L 1N0

SCALE: As Noted
 PROJECT NO: 211236
 DRAWN BY: M. Carbone
 DATE: Nov, 20, 2017
 CHECKED BY: J. Rebellato

LEGEND	
	-C of A 12.0 ha LANDFILL WITHIN UNDEFINED SITE
	-FORESTED LAND
	-FIRE BUFFER LIMITS
	-HEARST MUNICIPAL ACTIVE LANDFILL SITE
	-GPS BOUNDARY LOCATES
	-FORMER CAPPED WDS
	-ASHPALT PILE
	-ATTENDANT BUILDING
	-CONCRETE PILE
	-METAL PILE
	-TIRES
	-WASTE OIL
	-WOOD PILE

PL ID	ZONE	NORTHING	EASTING
A	15	5509099	309510
B	15	5509015	309619
C	15	5509186	309749
D	15	5509269	309640

DRAWING
 Conceptual Closure Plan
 Design and Operation Plan
 Hearst Municipal Active Landfill Site
 Town of Hearst

5.0

APPENDIX II
Certificate of Approval



Ontario

Ministry
of the
Environment

OLD
SITE

Provisional Certificate No. A 7313903

PROVISIONAL CERTIFICATE OF APPROVAL WASTE DISPOSAL SITE

Under The Environmental Protection Act, 1971 and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

Corporation of the Town of Hearst
P.O. Box 490
Hearst, Ontario
POL 1N0

for the use and operation of an 8.0 hectare landfilling site within a total area of 60.0 hectares.

all in accordance with the following plans and specifications:

Township map showing site A 7313903 location

Located: Lot 24, Concession 12
Township of Kendall
District of Cochrane

which includes the use of the site only for the disposal of the following categories of waste (NOTE: Use of the site for additional categories of wastes requires a new application and amendments to the Provisional Certificate of Approval) domestic and commercial waste, 5% non-hazardous solid industrial waste.

and subject to the following conditions:

1. No operation shall be carried out at the site after sixty days from this condition becoming enforceable unless this Certificate including the reasons for this condition has been registered by the applicant as an instrument in the appropriate Land Registry Office against title to the site and a duplicate registered copy thereof has been returned by the applicant to the Director.

Dated this 23rd day of April 1980.


Director Section 39



TO: Corporation of the Town of Hearst
P.O. Box 490
Hearst, Ontario
POL 1N0

You are hereby notified that Provisional Certificate of Approval No. A 7313903 dated April 23, 1980 issued to you, is being amended of a Condition No. 2, as follows:

Condition 2:

A waste oil transfer facility may be located on the site in accordance with the plans and operations as outlined in following documents:

- Application for a Certificate of Approval for a Waste Disposal Site (Transfer) dated May 2, 1996;
- Letter and attachments from Mr. F.V. Marcotte, P.Eng, to Mr. L. Lefebvre of the Ministry of Environment and Energy, dated June 7, 1996.

The reason for this change is to allow the installation and use of a waste oil transfer station on the site. Operation of a waste oil transfer station is an important part of waste diversion activities and its proper installation and operation is beneficial to the environment.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, you may by written notice served upon me, the Environmental Appeal Board and the Environmental Commissioner, Environmental Bill of Rights, S.O. 1993, Chapter 28, within 15 days after receipt of this Notice, require a hearing by the Board. Section 142 of the Environmental Protection Act, as amended provides that the Notice requiring a hearing shall state:

1. *The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;*
2. *The grounds on which you intend to rely at the hearing in relation to each portion appealed.*

In addition to these legal requirements, the Notice should also include:

3. *The name of the appellant;*
4. *The address of the appellant;*
5. *The Certificate of Approval number;*
6. *The date of the Certificate of Approval;*
7. *The name of the Director;*
8. *The municipality within which the waste disposal site is located;*

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary,
Environmental Appeal Board,
112 St. Clair Avenue West,
Suite 502,
Toronto, Ontario,
M4V 1N3

The Environmental Commissioner,
1075 Bay Street,
Suite 605
6th Floor
Toronto, Ontario
M5S 2W5

The Director,
Section 39, Environmental Protection Act,
Ministry of the Environment and Energy,
250 Davisville Avenue, 3rd Floor,
Toronto, Ontario.
M4S 1H2

This instrument is subject to Section 38 of the Environmental Bill of Rights, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek to appeal for 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry, you can determine when the leave to appeal period ends.

DATED AT TORONTO this 22nd day of January, 1997.

THIS IS A TRUE COPY OF
THE ORIGINAL NOTICE
SIGNED BY

A. DOMINSKI, P. ENG.

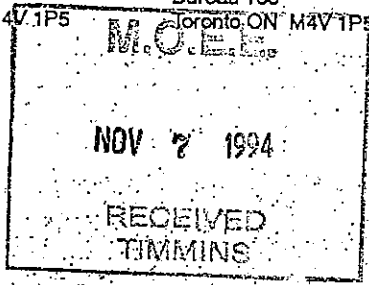
MAILED ON Jan 28/97

BY Am

Ministry of Environment and Energy

Ministère de l'Environnement et de l'Énergie

135 St. Clair Avenue West Suite 100 Toronto ON M4V 1P5
135, avenue St. Clair ouest Bureau 100 Toronto, ON M4V 1P5



APPROVALS BRANCH
3rd Floor
Tel. (416) 440-3544
Fax (416) 440-6973

October 31, 1994

The Corporation of the Town of Hearst
925 Alexandra Street
Hearst, Ontario
POL 1N0

Attention: Mr. Claude Laflamme
Chief Administrative Officer

Dear Mr. Laflamme:

Re: Town of Hearst Landfill Site
Provisional Certificate of Approval No. A 612003

Enclosed is the Certificate of Approval for the Town of Hearst Landfill Site.

Should you have any questions or wish clarification on any matter pertinent to this certificate please contact Mr. John McNeely of the Ministry's Approvals Branch (tel: (416) 440-3727).

Yours truly,
ORIGINAL SIGNED BY
A. Dominski

A. Dominski P. Eng.
Supervisor
Industrial Approvals
Waste Sites and Systems



Under the Environmental Protection Act and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

The Corporation of the Town of Hearst
925 Alexandra Street
Hearst, Ontario
POL 1N0

for the use and operation of a 4.0 hectare landfill site within a total site area of 185.0 hectares all in accordance with the following plans and specifications as specified in Schedule "A" attached.

Location: Lot 22, 23, 24
Concession 12
Township of Kendall
Town of Hearst

which includes the use of the site only for the disposal of the following categories of waste (Note: Use of the site for additional categories of wastes requires a new application and amendments to the Provisional Certificate of Approval) domestic, commercial and non-hazardous solid industrial wastes subject to the following conditions.

DEFINITION OF TERMS:

For the purpose of this Provisional Certificate of Approval:

- 1.1 "This Certificate" means Provisional Certificate of Approval No. A-612003 dated October 31, 1994.
- 1.2 "Director" means any one or more of the persons who from time to time are so designated for the purpose of Section 30 of the Environmental Protection Act;
- 1.3 "Design and Operations Report" means the March 1994 report titled "Town of Hearst Proposed Landfill Site Operation and Development Plan" prepared by M.M. Dillon Limited. (Item 2 of Schedule "A").
- 1.4 "District Manager" means the District Manager of the Timmins District Office of the Ontario Ministry of Environment and Energy or such other official of the Ministry as may be assigned the duties of the District Manager of the Timmins District;
- 1.5 "EPA" means The Environmental Protection Act, chapter E.19, R.S.O. 1990;

PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE

NO. A 612003

Page 2 of 9

- 1.6 "Incident" means an abnormal event or occurrence which may endanger health, cause a nuisance or adversely affect the environment;
 - 1.7 "Ministry" or "MOEE" means the Ontario Ministry of Environment and Energy;
 - 1.8 "Owner" means the Corporation of the Town of Hearst;
 - 1.9 "Regional Director" means the Regional Director of the Northern Ontario Region, Ontario Ministry of Environment and Energy or such other official of the Ministry as may be assigned the duties of the Regional Director, Northern Ontario Region;
 - 1.10 "Site" means the landfill site located on Lots 22, 23 and 24, Concession 12, Township of Kendall.
2. The Owner shall comply with the Conditions and schedules in this Certificate as modified or supplemented by the Director in accordance with the Director's mandate under the EPA. The requirements specified in this Certificate are minimum requirements and do not abrogate the need to take all reasonable steps to avoid violating the provisions of other applicable legislation. If the Director, Regional Director or District Manager identifies an unacceptable environmental problem associated with the Site, the Owner, once aware of the problem, shall immediately take all necessary steps to mitigate or remedy the resulting impacts. Nothing in this condition affects any right of appeal the Owner may otherwise have under the EPA.
 3. The requirements of this Certificate are severable. If any requirement of this Certificate to any circumstances is held invalid, the application of that requirement to other circumstances and the remainder of this Provisional Certificate of Approval shall not be affected.
 4. The Site shall be operated and maintained in accordance with the plans and specifications contained in the documents listed in Schedule "A". Should there be any discrepancy between the conditions on this Certificate and the documents in Schedule "A" the conditions shall take precedence. Should there be discrepancies between documents in Schedule "A", the document bearing the most recent date shall prevail.
 5. The Owner shall provide training to all on-site personnel relating to all legal requirements for the operation of the Site.
 6. Only wastes generated within the boundaries of the Town of Hearst and the Townships of Hanlan, Way, Casgrain, Kendall and Lowther shall be accepted for disposal at the Site.

PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE

NO. A 612003

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7. The Owner shall place a sign at the main entrance to the Site on which is displayed in prominent letters the following information:

- the name of the Site
- the operating authority
- the approved hours of operation
- the hours the Site is open to accept waste from the public
- the telephone number for reporting emergency situations occurring at the Site during non-operating hours

8. The approved hours of operation for the Site are:

Monday through Friday: 10:00 a.m. - 8:00 p.m.

Saturday: 10:00 a.m. - 5:00 p.m.

The above hours of operation may be amended with the written approval of the District Manager.

Should it be necessary, due to circumstances, to temporarily change the hours of operation of the landfill for a short period, the Owner shall notify the District Manager in writing of the change and the reasons for it.

On-site equipment may operate one hour beyond the Site's closing time to complete daily maintenance operations at the Site.

9. During non-operating hours the Site is to be secured against access by unauthorized persons.

10. The following conditions must be complied with subject to any variations agreed to or issued by the Director, in writing:

10.1 No waste shall be received from the public for disposal at the Site except during operating hours when the Site is under the supervision of the site attendant or his alternate.

10.2 Weather permitting, deposited waste shall be covered weekly in a manner acceptable to the District Manager so that no waste is exposed to the atmosphere. If an alternative material to soil is to be used as cover it must qualify as a non-hazardous waste under R.R.O. 1990 Reg. 347. A minimum of 30 cm. of temporary cover shall be applied to areas where no further landfilling will occur for a period of 30 days or more.

10.3 The burning of wastes at the Site is prohibited.

10.4 Scavenging is prohibited.

PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE

NO. A 612003

Page 4 of 9

11. By April 30, 1995 the Owner shall construct a fire break, 30 metres in width, around the perimeter of the landfill area. The centre 6 metres of the firebreak shall consist of mineral soil.
12. By April 30, 1995 the Owner shall mark the corners of the landfill area with corner posts which shall be maintained so as to be visible throughout the year.
13. The Owner shall record the following information on waste loads refused access to the Site for disposal purposes:
 - The vehicle licence plate number;
 - The company name on the vehicle;
 - The reason(s) for refusing to accept the waste for disposal.
14. On-site roads shall be treated with water or a dust suppressant as required to minimize dust generation.
15. An inspection of the Site's perimeter and access road shall be carried out as required to ensure that litter is being adequately controlled on site. Litter from the Site shall be picked up as needed along the Site's perimeter and access roads.
16. Should an outbreak of vermin or vector occur at the Site, the Owner shall take all steps within the Ministry guidelines to control the outbreak, including the services of a licensed exterminator. Control measures used shall be appropriate for the vermin or vector in question.
17. Within ninety days of the date of this Certificate the Town shall submit to the Director for approval a groundwater and a surface water monitoring program. The monitoring program upon acceptance by the Director shall be incorporated into this Certificate as Schedule "B".
18. Any groundwater monitoring wells that are damaged or whose integrity is in doubt shall be repaired or replaced forthwith.
19. All monitoring wells which form part of any monitoring program shall be properly capped and locked.
20. Wells no longer required for monitoring purposes shall be abandoned in accordance with R.R.O. 1990, Reg. 903.

*PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE*

NO. A 612003

Page 5 of 9

21. An annual report on the development and operation of the Site, including the monitoring programs, shall be submitted to the Regional Director by April 30th of the year following the calendar year covered by the report. The report shall include, but not be limited to, the following:
- progressive use of the landfill Site
 - quantity waste deposited on-site
 - placement and integrity of final cover
 - conformance with development and operation plans
 - remaining site capacity
 - operational problems encountered and/or complaints received and the remedial action taken
 - monitoring program results, data interpretation and recommendations
 - the occurrence of any unexpected incident negatively impacting on the Site, describing the nature of the incident, how it was managed and what action has been taken to avoid a recurrence.
 - waste deposition locations for the next 12 month period.
22. The Owner shall encourage and support the creation of a Hearst Landfill Public Advisory Committee (PAC) to review and provide recommendations on annual operational and monitoring reports, landfill site protocols, proposed end use of the Site and any other information which is pertinent to landfilling operations at the Site. These recommendations, along with any minority positions, may be forwarded to the Owner or the Director for their consideration. The PAC shall not exercise any supervisory, regulatory or approval roles with respect to the operation of the Site. The Owner shall maintain a list of current documents which govern the operation of the Site. The PAC shall be entitled upon request to examine copies of records and documents in the Owner's possession relevant to the Site, except for such information as the Council of the Owner is entitled to withhold from the public at law.
23. Twelve (12) months before the Site's expected closure the owner shall submit to the Regional Director for approval a site closure plan. The site closure plan shall include, but shall not be limited to, the following matters:
- fencing security and access control;
 - final contours, cover and vegetation;
 - post closure after use;
 - long-term maintenance and monitoring of the Site;
 - updated contingency plans to mitigate unacceptable environmental impacts.

PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE

NO. A 612003

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24. The Owner shall take all necessary steps to conclude the purchase of Crown lands comprising the Site, and shall within 60 days of the date on this Certificate submit to the Director a copy of the documentation submitted to the Ministry of Natural Resources to effect the purchase.

Within 60 days of purchasing the land for the Site from the Ministry of Natural Resources, the Owner shall register in the appropriate Land Registry Office this Certificate, including the reasons for these conditions, as an instrument against title of the Site and a duplicate registered copy shall be submitted to the Director.

The reasons for the imposition of these conditions are as follows:

1. Condition 1 is to clarify the meaning of terms used in this Provisional Certificate of Approval to avoid future misunderstandings.
2. Condition 2 is to clearly indicate to the Owner that compliance with the conditions of this Certificate does not relieve it of the obligation to take all reasonable steps to avoid violating the provisions of other applicable legislation relative to the Site.
3. Condition 3 is to make it clear to the Owner that should one of the conditions of this Certificate in any circumstance be found to be invalid it will not invalidate the application of that condition to other circumstances or affect the validity of the other conditions on the Certificate.
4. Condition 4 confirms that the terms and conditions in this Certificate will be used to judge the operation of the Site for compliance and attempts to avoid future misunderstandings by stating the precedence to be given documents should there be discrepancies between them.
5. Condition 5 is to ensure that personnel involved in the management and operation of the Site are familiar with the conditions on this Certificate and the documents in schedule "A", as well as other pertinent information necessary to operate the Site in a legal and environmentally safe manner.
6. Condition 6 is to clearly define to the Owner the Site's approved service area.
7. Condition 7 provides information about the Site to the public so that they may monitor the Site for compliance and report any violations or unauthorized activities to the Owner or the Ministry.

*PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE*

NO. A 612003

Page 7 of 9

8. Conditions 8, 9, 10, 14, 15, 16, 17, 18, 19 and 20 are to ensure that the Site is operated in such a manner that public health and the natural environment are protected.
9. Condition 11 is to limit any fires that may occur at the landfill site to the site itself.
10. Condition 12 is to facilitate the placing of waste within the approved fill area by marking the limits of the area with markers which will be visible to field staff.
11. Condition 13 is to discourage the illegal dumping of loads refused entry to the Site by recording information which could be useful in identifying an offending hauler.
12. Condition 21 is to provide the Ministry with an annual report on the operation of the Site upon which the Ministry may make an assessment of the Site's compliance with the terms and conditions on this certificate and, if necessary, make recommendations for improvements in the Site's operation.
13. Condition 22 provides a means for public concerns about the Site to be brought to the attention of the authorities for appropriate action. It also states the limits of the Public Advisory Committee's authority with respect to the operation and control of the Site.
14. Condition 23 is to provide the Ministry with sufficient time prior to the Site's closure to evaluate the Site Closure Plan in order to ensure it will be carried out in an environmentally safe manner and that the post closure monitoring and site maintenance programs are acceptable to the Ministry.
15. Condition 24 is to ensure that future owners of the land on which the Site is located are made aware of the fact that the land has been used as a landfill and that no use may be made of the land within twenty five years from the year in which the land ceased to be so used unless the approval of the Minister for the proposed use has been obtained.

SCHEDULE "A"

1. Application for a Certificate of Approval for a Waste Disposal Site (Landfill) dated March 4, 1994.
2. The March 1994 M. M. Dillon Limited report titled "Town of Hearst Proposed Landfill Site -Operation and Development Plan".
3. The March 1994 M. M. Dillon Limited report titled "Town of Hearst Proposed Landfill Site -Hydrogeological Investigations".
4. The March 1994 M. M. Dillon Limited report titled "Town of Hearst Proposed Landfill Site -Environmental Assessment Document"

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990 c. E-19, you may by written notice served upon me and the Environmental Appeal Board within 15 days after receipt of this Notice, require a hearing by the Board. Section 142 of the Environmental Protection Act, as amended provides that the Notice requiring a hearing shall state:

1. *The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;*
2. *The grounds on which you intend to rely at the hearing in relation to each portion appealed.*

In addition to these legal requirements, the Notice should also include:

3. *The name of the appellant;*
4. *The address of the appellant;*
5. *The Certificate of Approval number;*
6. *The date of the Certificate of Approval;*
7. *The name of the Director;*
8. *The municipality within which the waste disposal site is located;*

And the Notice should be signed and dated by the appellant.

AMENDMENT TO ENVIRONMENTAL COMPLIANCE APPROVAL

TOWN OF HEARST
VILLE DE HEARST

NUMBER A612003

Notice No. 1

Issue Date: July 4, 2016

JUL 19 2016

RECEIVED
REÇU

The Corporation of the Town of Hearst
Post Office Box, No. 5000
Hearst, Ontario
P0L 1N0

Site Location: Hearst Landfill Site - Kendall Twp.
Lot 22, 23, 24, Concession 12
Hearst Town, District of Cochrane

You are hereby notified that I have amended Approval No. 9700-6RDH4D issued on March 21, 2007 for the use and operation of a 12.0 hectares landfill/waste oil transfer site within a total site area of 185.0 hectares., as follows:

Condition 29 and Condition 30 are hereby revoked and replaced :

29.0 Trigger Mechanisms and Contingency Plans

- 29.1 By March 31, 2018, The *Owner* shall submit to the *Director*, for approval, and copies to the *District Manager*, details of a trigger mechanisms plan for surface water and groundwater quality monitoring.
- 29.2 By March 31, 2018, the *Owner* shall submit to the *Director* for approval, and copies to the *District Manager*, details of a contingency plan to be implemented in the event that the surface water or groundwater quality exceeds the trigger mechanism.
- 29.3 In the event of a confirmed exceedence of a site-specific trigger level relating to leachate mounding or groundwater or surface water impacts due to leachate, the *Owner* shall immediately notify the *District Manager*, and an investigation into the cause and the need for implementation of remedial or contingency actions shall be carried out by the *Owner* in accordance with the approved trigger mechanisms and associated contingency plans.
- 29.4 If monitoring results, investigative activities and/or trigger mechanisms indicate the need to implement contingency measures, the *Owner* shall ensure that the following steps are taken:

- (a) The *Owner* shall notify the *District Manager*, in writing of the need to implement contingency measures, no later than 30 days after confirmation of the exceedences;
- (b) Detailed plans, specifications and descriptions for the design, operation and maintenance of the contingency measures shall be prepared and submitted by the *Owner* to the *District Manager* for approval; and
- (c) The contingency measures shall be implemented by the *Owner* upon approval by the *District Manager* .

29.5 The *Owner* shall ensure that any proposed changes to the site-specific trigger levels for leachate impacts to the surface water or groundwater, shall be approved in advance by the *Director* via an amendment to this *Certificate*.

30.0 Annual Report

30.1 A written report on the development, operation and monitoring of the *Site*, shall be completed once every six years and submitted to the *District Manager*. The report shall be submitted by April 30th of every six years starting from April 30, 2021, and shall include data from the previous five years.

30.2 The Report shall include the following:

- (a) the results and an interpretive analysis of the results of all leachate, groundwater surface water and landfill gas monitoring, including an assessment of the need to amend the monitoring programs;
- (b) an assessment of the operation and performance of all engineered facilities, the need to amend the design or operation of the *Site*, and the adequacy of and need to implement the contingency plans;
- (c) site plans showing the existing contours of the *Site*; areas of landfilling operation during the reporting period; areas of intended operation during the next reporting period; areas of excavation during the reporting period; the progress of final cover, vegetative cover, and any intermediate cover application; previously existing site facilities; facilities installed during the reporting period; and site preparations and facilities planned for installation during the next reporting period;
- (d) calculations of the volume of waste, daily and intermediate cover, and final cover deposited or placed at the *Site* during the reporting period and a calculation of the total volume of *Site* capacity used during the reporting period;
- (e) a calculation of the remaining capacity of the *Site* and an estimate of the remaining *Site* life;
- (f) a summary of the quantity of any leachate or pre-treated leachate removed from the *Site* or leachate treated and discharged from the *Site* during each operating week;
- (g) a summary of the weekly, maximum daily and total annual quantity (tonnes) of waste received at the *Site*;
- (h) a summary of any complaints received and the responses made;
- (i) a discussion of any operational problems encountered at the *Site* and corrective action taken;
- (j) an update summary of the amount of financial assurance which has been provided to the *Director*;
- (k) any changes to the Design and Operations Report and the Closure Plan that have been approved

- by the *Director* since the last *Annual Report*;
- (l) a report on the status of all monitoring wells and a statement as to compliance with *Ontario Regulation 903*; and
 - (m) any other information with respect to the *Site* which the *Regional Director* may require from time to time.

Following document is hereby added to Schedule "A"

11. Application for approval dated April 14th 2016 from The Corporation of the Town of Hearst to MoECC.

The reason for this amendment to the Approval is as follows:

The reason for this amendment to the Approval is to change the reporting frequency from once a year to once every six years.

This Notice shall constitute part of the approval issued under Approval No. A612003 dated March 21, 2007

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal

The Director appointed for the purposes of Part II.1 of
the Environmental Protection Act

655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

AND

Ministry of the Environment and Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 4th day of July, 2016



Dale Gable, P.Eng.

Director

appointed for the purposes of Part II.1 of the
Environmental Protection Act

HV/

c: District Manager, MOECC Timmins
Luc Leonard, The Corporation of the Town of Hearst

Ontario

The Corporation of the Town of Hearst
PO Box 5000
Hearst, Ontario
P0L 1N0

Site Location: Hearst Landfill Site - Kendall Twp.
Lots 22, 23, 24, Concession 12
Hearst Town, District of Cochrane

You have applied in accordance with Section 27 of the Environmental Protection Act for approval of:

the use and operation of a 12.0 hectares landfill/waste oil transfer site within a total site area of 185.0 hectares.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

"*Certificate*" means this entire provisional Certificate of Approval document, issued in accordance with section 39 of the *EPA*, and includes any schedules to it, the application and the supporting documentation listed in Schedule "A";

"*Director*" means any *Ministry* employee appointed in writing by the Minister pursuant to section 5 of the *EPA* as a Director for the purposes of Part V of the *EPA*;

"*District Manager*" means the District Manager of the local district office of the Ministry in which the *Site* is geographically located;

"*EPA*" means *Environmental Protection Act*, R.S.O. 1990, c. E. 19, as amended;

"*Operator*" means any person, other than the Owner's employees, authorized by the *Owner* as having the charge, management or control of any aspect of the *Site* and includes its successors or assigns;

"*Owner*" means any person that is responsible for the establishment or operation of the *Site* being approved by this *Certificate*, and includes the Corporation of the Town of Hearst, its successors and assigns;

"*PA*" means the *Pesticides Act*, R.S.O. 1990, c. P-11, as amended from time to time;

"*Provincial Officer*" means any person designated in writing by the Minister as a *provincial officer* pursuant to section 5 of the *OWRA* or section 5 of the *EPA* or section 17 of *PA*.

"Regional Director " means the Regional Director of the local Regional Office of the Ministry in which the *Site* is located.

"Regulation 347 " or "Reg. 347 " means Regulation 347, R.R.O. 1990, made under the EPA, as amended from time to time;

"Site " means the entire waste disposal site, including the buffer lands, contaminant attenuation zone located at Lots 22, 23, 24, Concession 12, Hearst Town, District of Cochrane; and

"Trained personnel " means knowledgeable in the following through instruction and/or practice:

- a. relevant waste management legislation, regulations and guidelines;
- b. major environmental concerns pertaining to the waste to be handled;
- c. occupational health and safety concerns pertaining to the processes and wastes to be handled;
- d. management procedures including the use and operation of equipment for the processes and wastes to be handled;
- e. emergency response procedures;
- f. specific written procedures for the control of nuisance conditions;
- g. specific written procedures for refusal of unacceptable waste loads; and
- h. the requirements of this *Certificate*.

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

GENERAL

1.0 Compliance

- 1.1 The *Owner* and *Operator* shall ensure compliance with all the conditions of this *Certificate* and shall ensure that any person authorized to carry out work on or operate any aspect of the *Site* is notified of this *Certificate* and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
- 1.2 Any person authorized to carry out work on or operate any aspect of the *Site* shall comply with the conditions of this *Certificate* .

2.0 In Accordance

- 2.1 Except as otherwise provided for in this *Certificate* , the *Site* shall be designed, developed, built, operated and maintained in accordance with the applications for *Certificate* s of Approval, dated July 17, 1972; March 9, 1994; and February 10, 2005 and the supporting documentation listed in Schedule "A".

3.0 Interpretation

- 3.1 Where there is a conflict between a provision of any document, including the application, referred to in this *Certificate*, and the conditions of this *Certificate*, the conditions in this *Certificate* shall take precedence.
- 3.2 Where there is a conflict between the application and a provision in any documents listed in Schedule "A", the application shall take precedence, unless it is clear that the purpose of the document was to amend the application and that the *Ministry* approved the amendment.
- 3.3 Where there is a conflict between any two documents listed in Schedule "A", other than the application, the document bearing the most recent date shall take precedence.
- 3.4 The conditions of this *Certificate* are severable. If any condition of this *Certificate*, or the application of any condition of this *Certificate* to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this *Certificate* shall not be affected thereby.

4.0 Other Legal Obligations

- 4.1 The issuance of, and compliance with, this *Certificate* does not:
- (a) relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement; or
 - (b) limit in any way the authority of the *Ministry* to require certain steps be taken or to require the *Owner* and *Operator* to furnish any further information related to compliance with this *Certificate*;

5.0 Adverse Effect

- 5.1 The *Owner* and *Operator* shall take steps to minimize and ameliorate any adverse effect on the natural environment or impairment of water quality resulting from the *Site*, including such accelerated or additional monitoring as may be necessary to determine the nature and extent of the effect or impairment.
- 5.2 Despite an *Owner*, *Operator* or any other person fulfilling any obligations imposed by this *Certificate* the person remains responsible for any contravention of any other condition of this *Certificate* or any applicable statute, regulation, or other legal requirement resulting from any act or omission that caused the adverse effect to the natural environment or impairment of water quality.

6.0 Change of Ownership

- 6.1 The *Owner* shall notify the *Director*, in writing, and forward a copy of the notification to the *District Manager*, within 30 days of the occurrence of any changes in the following information:
- (a) the ownership of the *Site*;
 - (b) the *Operator* of the *Site*;
 - (c) the address of the *Owner* or *Operator*; and
 - (d) the partners, where the *Owner* or *Operator* is or at any time becomes a partnership and a copy of the most recent declaration filed under the *Business Names Act*, R. S. O. 1990, c. B.17, shall be

included in the notification.

- 6.2 No portion of this *Site* shall be transferred or encumbered prior to or after closing of the *Site* unless the *Director* is notified in advance and sufficient financial assurance is deposited with the *Ministry* to ensure that these conditions will be carried out. In the event of any change in *Ownership* of the works, other than change to a successor Owner, the *Owner* shall notify the successor of and provide the successor with a copy of this *Certificate*, and the *Owner* shall provide a copy of the notification to the *District Manager* and the *Director*.

7.0 Certificate of Requirement/Registration on Title

- 7.1 Pursuant to Section 197 of the *EPA*, no person having an interest in the *Site* shall deal in any way with the *Site* without first giving a copy of this *Certificate* to each person acquiring an interest in the *Site* as a result of the dealing.
- 7.2 Two copies of a completed Certificate of Requirement, containing a registerable description of the *Site*, shall be submitted to the *Director* for the *Director's* signature within six calendar months of the date of this *Certificate*.
- 7.3 The Certificate of Requirement, shall be registered in the appropriate land registry office on title to the *Site* by the *Owner* within 10 calendar days of receiving the Certificate of Requirement, signed by the *Director*, and a duplicate registered copy shall be submitted to the *Director*.

8.0 Inspections

- 8.1 No person shall hinder or obstruct a *Provincial Officer* from carrying out any and all inspections authorized by the *OWRA*, the *EPA*, or the *PA*, of any place to which this *Certificate* relates, and without limiting the foregoing:
- (a) to enter upon the premises where the approved works are located, or the location where the records required by the conditions of this *Certificate* are kept;
 - (b) to have access to, inspect, and copy any records required to be kept by the conditions of this *Certificate*;
 - (c) to inspect the *Site*, related equipment and appurtenances;
 - (d) to inspect the practices, procedures, or operations required by the conditions of this *Certificate*; and
 - (e) to sample and monitor for the purposes of assessing compliance with the terms and conditions of this *Certificate* or the *EPA*, the *OWRA* or the *PA*.

9.0 Information and Record Retention

- 9.1 Any information requested, by the *Ministry*, concerning the *Site* and its operation under this *Certificate*, including but not limited to any records required to be kept by this *Certificate* shall be provided to the *Ministry*, upon request, in a timely manner. Records shall be retained for contaminating life span of the *Site* except for as otherwise authorized in writing by the *Director*.
- 9.2 The receipt of any information by the *Ministry* or the failure of the *Ministry* to prosecute any person or

to require any person to take any action, under this *Certificate* or under any statute, regulation or other legal requirement, in relation to the information, shall not be construed as:

- (a) an approval, waiver, or justification by the *Ministry* of any act or omission of any person that contravenes any term or condition of this *Certificate* or any statute, regulation or other legal requirement; or
- (b) acceptance by the *Ministry* of the information's completeness or accuracy.

10.0 Signs

10.1 A sign shall be installed and maintained at the main entrance/exit to the *Site* on which is legibly displayed the following information:

- (a) the name of the *Site* and *Owner*;
- (b) the number of the *Certificate*;
- (c) the name of the *Operator*;
- (d) the normal hours of operation;
- (e) the allowable and prohibited waste types;
- (f) the telephone number to which complaints may be directed;
- (g) a twenty-four (24) hour emergency telephone number (if different from above); and
- (h) a warning against dumping outside the *Site* .

11.0 Operation

11.1 The *Site* shall be operated and maintained at all time including management and disposal of all waste in accordance with the *EPA, Regulation 347*, and the conditions of this *Certificate*. At no time shall the discharge of a contaminant that causes or is likely to cause an adverse effect be permitted.

12.0 Vermin, etc.

12.1 The *Site* shall be operated and maintained such that the vermin, vectors, dust, litter, odour, noise and traffic do not create a nuisance.

13.0 Burning Waste Prohibited

13.1 Burning of waste at the *Site* is prohibited.

14.0 Site Access

14.1 Waste shall only be accepted at the *Site* during the following time periods:

Site Open	May 1 to September 30	October 1 to April 30
Monday to Friday	9:00 am to 8:00 pm	9:00 am to 7:00 pm
Saturday	8:00 am to 5.00 pm	8:00 am to 5:00 pm

14.2 On-site equipment used for daily site preparation and closing activities shall be operated one (1) hour before and one (1) hour after the hours of operation approved by this *Certificate*.

14.3 With the prior written approval from the *District Manager*, the time periods may be extended to accommodate seasonal or unusual quantities of waste.

15.0 Site Security

15.1 No waste shall be received, landfilled or removed from the *Site* unless a site supervisor or attendant is present and supervises the operations during operating hours. The *Site* shall be closed when a site attendant is not present to supervise landfilling operations.

15.2 The *Site* shall be operated and maintained in a secure manner. During non-operating hours, the *Site* entrance and exit gates shall be locked and the *Site* shall be secured against access by unauthorized persons.

16.0 Employee Training

16.1 A training plan for all employees that operate any aspect of the *Site* shall be developed and implemented by the *Operator*. Only *Trained Personnel* shall operate any aspect of the *Site* or carry out any activity required under this *Certificate*.

17.0 Complaints Procedure

17.1 If at any time the *Owner* receives complaints regarding the operation of the *Site*, the *Owner* shall respond to these complaints according to the following procedure:

- (a) The *Owner* shall record and number each complaint, either electronically or in a log book, and shall include the following information: the nature of the complaint, the name, address and the telephone number of the complainant if the complainant will provide this information and the time and date of the complaint;
- (b) The *Owner*, upon notification of the complaint, shall initiate appropriate steps to determine all possible causes of the complaint, proceed to take the necessary actions to eliminate the cause of the complaint and forward a formal reply to the complainant; and
- (c) The *Owner* shall complete and retain on-site a report written within one (1) week of the complaint date, listing the actions taken to resolve the complaint and any recommendations for remedial measures, and managerial or operational changes to reasonably avoid the recurrence of

similar incidents.

18.0 Emergency Situations

- 18.1 Any spills, fires or other emergency situations shall be forthwith reported directly to the *Ministry's* Spills Action Centre (1-800-268-6060) and shall be cleaned up immediately.
- 18.2 In addition, the *Owner* shall submit, to the *District Manager* a written report within three (3) business days of the emergency situation, outlining the nature of the incident, remedial measures taken, handling of waste generated as a result of the emergency situation and the measures taken to prevent future occurrences at the *Site*.
- 18.3 All wastes resulting from an emergency situation shall be managed and disposed of in accordance with *O.Reg. 347*.
- 18.4 All equipment and materials required to handle the emergency situations shall be:
- (a) kept on hand at all times that waste landfilling and/or handling is undertaken at the *Site*; and
 - (b) be adequately maintained and kept in good repair.
- 18.5 The *Owner* shall ensure that the emergency response personnel are familiar with the use of such equipment and its location(s).

19.0 Daily Log Book

- 19.1 A daily log shall be maintained in written format and shall include the following information: the type, date and time of arrival, hauler, and quantity (tonnes) of all industrial and commercial waste and cover material received at the *Site*:
- (a) the area of the *Site* in which waste disposal operations are taking place;
 - (b) the amount of any leachate removed, or treated and discharged from the *Site*;
 - (c) a record of litter collection activities and the application of any dust suppressants;
 - (d) a record of the daily inspections; and
 - (e) a description of any out-of-service period of any control, treatment, disposal or monitoring facilities, the reasons for the loss of service, and action taken to restore and maintain service.
- 19.2 Any information requested, by the *Director* or a *Provincial Officer*, concerning the *Site* and its operation under this *Certificate*, including but not limited to any records required to be kept by this *Certificate* shall be provided to the *Ministry*, upon request.

20.0 Daily Inspections and Log Book

- 20.1 An inspection of the entire *Site* and all equipment on the *Site* shall be conducted each day the *Site* is in operation to ensure that: the *Site* is secure; that the operation of the *Site* is not causing any nuisances; that the operation of the *Site* is not causing any adverse effects on the environment and that the *Site* is being operated in compliance with this *Certificate*. Any deficiencies discovered as a result of the inspection shall be remedied immediately, including temporarily ceasing operations at the *Site* if needed.

- 20.2 A record of the inspections shall be kept in a daily log book that includes:
- (a) the name and signature of person that conducted the inspection;
 - (b) the date and time of the inspection;
 - (c) the list of any deficiencies discovered;
 - (d) the recommendations for remedial action; and
 - (e) the date, time and description of actions taken.
- 20.3 A record shall be kept in the daily log book of all refusal of waste shipments, the reason(s) for refusal, and the origin of the waste, if known.

LANDFILL DESIGN AND DEVELOPMENT

21.0 Approved Waste Types

- 21.1 Only solid non-hazardous waste limited to municipal waste shall be accepted at the *Site* for landfilling.
- 21.2 Waste oil may be received and stored on *Site* in accordance with the plans and operations as outlined in Items 2 and 3 in Schedule "A", for the purpose of transferring off-site for further processing:
- 21.3 No liquid industrial waste or hazardous wastes as defined under O.Reg. 347 shall be received at the *Site*.
- 21.4 The *Owner* shall develop and implement a program to inspect waste to ensure that the waste received at the *Site* is of a type approved for acceptance under this *Certificate*.
- 21.5 The *Owner* shall ensure that all loads of waste are properly inspected by trained site personnel prior to acceptance at the *Site* and that the waste vehicles are directed to the appropriate areas for disposal or transfer of the waste. The *Owner* shall notify the *District Manager*, in writing, of load rejections at the *Site* within one (1) business day from their occurrence.

22.0 Capacity

- 22.1 The *Site* capacity is **551,000 cubic metres** (including 360,000 cubic meters deposited in the closed landfill) including waste, daily cover and intermediate cover materials.
- 22.2 The *Owner* shall submit to the *Director* within ninety (90) days from the date of this Certificate for approval a Design Report, prepared and stamped by a Professional Engineer, that reflects the approved capacity of 551,000 cubic meters for the combined landfill.

23.0 Service Area

- 23.1 Only waste that is generated within the boundaries of the Town of Hearst and the Townships of Hanlan, Way, Casgrain, Kendall and Lowther shall be accepted at the *Site*.

24.0 Cover

- 24.1 Alternative materials to soil may be used as daily and interim cover material, based on an application with supporting information and applicable fee for a trial use or permanent use, submitted by the *Owner* to the *Director*, copied to the *District Manager* and as approved by the *Director* via an amendment to this *Certificate*. The alternative material shall be non-hazardous according to *Reg. 347* and will be expected to perform at least as well as soil in relation to the following functions:
- (a) Control of blowing litter, odours, dust, landfill gas, gulls, vectors, vermin and fires;
 - (b) Provision for an aesthetic condition of the landfill during the active life of the *Site*;
 - (c) Provision for vehicle access to the active tipping face; and
 - (d) Compatibility with the design of the *Site* for groundwater protection, leachate management and landfill gas management.
- 24.2 Cover material shall be applied as follows:
- (a) Daily Cover - Weather permitting, deposited waste shall be covered weekly in a manner acceptable to the District Manager so that no waste is exposed to the atmosphere;
 - (b) Intermediate Cover - In areas where landfilling has been temporarily discontinued for six (6) months or more, a minimum thickness of 300 millimetre of soil cover or an approved thickness of alternative cover material shall be placed; and
 - (c) Final Cover - In areas where landfilling has been completed to final contours, a minimum 600 millimetre thick layer of clay and 150 millimetres of top soil (final cover) shall be placed. Fill areas shall be progressively completed and rehabilitated as landfill development reaches final contours.

LANDFILL MONITORING

25.0 Landfill Gas

- 25.1 The *Owner* shall ensure that any buildings or structures at the *Site* contain adequate ventilation systems to relieve any possible landfill gas accumulation. Routine monitoring for explosive methane gas levels shall be conducted in all buildings or structures at the *Site*, especially enclosed structures which at times are occupied by people.

26.0 Compliance Limits

- 26.1 The *Site* shall be operated in such a way as to ensure compliance with the following:
- (a) Reasonable Use Guideline B-7 for the protection of the groundwater at the *Site*;
 - (b) Provincial Water Quality Objectives included in the July 1994 publication entitled *Water Management Policies, Guidelines, Provincial Water Quality Objectives*, as amended from time to time or limits set by the *Regional Director*, for the protection of the surface water at and off the *Site*.

27.0 Surface Water and Ground Water

- 27.1 The *Owner* shall monitor surface water and ground water in accordance with Items 8, 9 and 10 in schedule "A".
- 27.2 A certified Professional Geoscientist or Engineer possessing appropriate hydrogeologic training and experience will execute or directly supervise the execution of the groundwater monitoring and reporting program.

28.0 Groundwater Wells and Monitors

- 28.1 The *Owner* shall ensure that all groundwater monitoring wells which form part of the monitoring program are properly capped, locked and protected from damage.
- 28.2 Where landfilling is to proceed around monitoring wells, suitable extensions shall be added to the wells and the wells shall be properly re-secured.
- 28.3 Any groundwater monitoring wells included in the on-going monitoring program that are damaged shall be assessed, repaired, replaced or decommissioned by the *Owner*, as required.
- (a) The *Owner* shall repair or replace any monitoring well which is destroyed or in any way made to be inoperable for sampling such that no more than one regular sampling event is missed.
- (b) All monitoring wells which are no longer required as part of the groundwater monitoring program, and have been approved by the *District Manager* for abandonment, shall be decommissioned by the *Owner*, as required, in accordance with *O.Reg. 903*, that will prevent contamination through the abandoned well. A report on the decommissioning of the well shall be included in the Annual Report for the period during which the well was decommissioned.

29.0 Trigger Mechanisms and Contingency Plans

- 29.1 By December 31, 2006, the *Owner* shall submit to the *Director*, for approval, and copies to the *District Manager*, details of a trigger mechanisms plan for surface water and groundwater quality monitoring for the purpose of initiating investigative activities into the cause of increased contaminant concentrations at the Contaminant Attenuation Zone (CAZ) limit.
- 29.2 By December 31, 2006, the *Owner* shall submit to the *Director* for approval, and copies to the *District Manager*, details of a contingency plan to be implemented in the event that the surface water or groundwater quality exceeds the a trigger mechanism at the CAZ limit.
- 29.3 In the event of a confirmed exceedence of a site-specific trigger level relating to leachate mounding or groundwater or surface water impacts due to leachate at the site's CAZ limit, the *Owner* shall immediately notify the *District Manager*, and an investigation into the cause and the need for implementation of remedial or contingency actions shall be carried out by the *Owner* in accordance with the approved trigger mechanisms and associated contingency plans.

- 29.4 If monitoring results, investigative activities and/or trigger mechanisms indicate the need to implement contingency measures, the *Owner* shall ensure that the following steps are taken:
- (a) The *Owner* shall notify the *District Manager*, in writing of the need to implement contingency measures, no later than 30 days after confirmation of the exceedences;
 - (b) Detailed plans, specifications and descriptions for the design, operation and maintenance of the contingency measures shall be prepared and submitted by the *Owner* to the *District Manager* for approval; and
 - (c) The contingency measures shall be implemented by the *Owner* upon approval by the *District Manager*.
- 29.5 The *Owner* shall ensure that any proposed changes to the site-specific trigger levels for leachate impacts to the surface water or groundwater, shall be approved in advance by the *Director* via an amendment to this *Certificate*.

ANNUAL REPORTING

30.0 Annual Report

- 30.1 A written report on the development, operation and monitoring of the *Site*, shall be completed annually (the "Annual Report"). The Annual Report shall be submitted to the *District Manager*, by April 30th of the year following the period being reported upon.
- 30.2 The Annual Report shall include the following:
- (a) the results and an interpretive analysis of the results of all leachate, groundwater surface water and landfill gas monitoring, including an assessment of the need to amend the monitoring programs;
 - (b) an assessment of the operation and performance of all engineered facilities, the need to amend the design or operation of the *Site*, and the adequacy of and need to implement the contingency plans;
 - (c) site plans showing the existing contours of the *Site*; areas of landfilling operation during the reporting period; areas of intended operation during the next reporting period; areas of excavation during the reporting period; the progress of final cover, vegetative cover, and any intermediate cover application; previously existing site facilities; facilities installed during the reporting period; and site preparations and facilities planned for installation during the next reporting period;
 - (d) calculations of the volume of waste, daily and intermediate cover, and final cover deposited or placed at the *Site* during the reporting period and a calculation of the total volume of *Site* capacity used during the reporting period;
 - (e) a calculation of the remaining capacity of the *Site* and an estimate of the remaining *Site* life;
 - (f) a summary of the quantity of any leachate or pre-treated leachate removed from the *Site* or leachate treated and discharged from the *Site* during each operating week;
 - (g) a summary of the weekly, maximum daily and total annual quantity (tonnes) of waste received at the *Site*;
 - (h) a summary of any complaints received and the responses made;

- (i) a discussion of any operational problems encountered at the *Site* and corrective action taken;
- (j) an update summary of the amount of financial assurance which has been provided to the *Director*;
- (k) any changes to the Design and Operations Report and the Closure Plan that have been approved by the *Director* since the last *Annual Report*;
- (l) a report on the status of all monitoring wells and a statement as to compliance with *Ontario Regulation 903*; and
- (m) any other information with respect to the *Site* which the *Regional Director* may require from time to time.

31.0 CLOSURE PLAN

31.1 At least 2 years prior to the anticipated date of closure of this *Site*, the *Owner* shall submit to the *Director* for approval, with copies to the *District Manager*, a detailed *Site* closure plan pertaining to the termination of landfilling operations at this *Site*, post-closure inspection, maintenance and monitoring, and end use. The plan shall include the following:

- (a) a plan showing *Site* appearance after closure;
- (b) a description of the proposed end use of the *Site*;
- (c) a descriptions of the procedures for closure of the *Site*, including:
 - (i) advance notification of the public of the landfill closure;
 - (ii) posting of a sign at the *Site* entrance indicating the landfill is closed and identifying any alternative waste disposal arrangements;
 - (iii) completion, inspection and maintenance of the final cover and landscaping;
 - (iv) *Site* security;
 - (v) removal of unnecessary landfill-related structures, buildings and facilities;
 - (vi) final construction of any control, treatment, disposal and monitoring facilities for leachate, groundwater, surface water and landfill gas; and
 - (vii) a schedule indicating the time-period for implementing sub-conditions i to vi above;
- (d) descriptions of the procedures for post-closure care of the *Site*, including:
 - (i) operation, inspection and maintenance of the control, treatment, disposal and monitoring facilities for leachate, groundwater, surface water and landfill gas;
 - (ii) record keeping and reporting; and
 - (iii) complaint contact and response procedures;
- (e) an assessment of the adequacy of and need to implement the contingency plans for leachate and methane gas; and
- (f) an updated estimate of the contaminating life span of the *Site*, based on the results of the monitoring programs to date.

31.2 The *Site* shall be closed in accordance with the closure plan as approved by the *Director*.

SCHEDULE "A"

1. Application for a Certificate of Approval for a Waste Disposal Site dated July 17, 1972 and all the supporting information associated with the application.
2. Application for a Certificate of Approval for a Waste Disposal Site (Transfer) dated May 2, 1996 signed by Francis Marcotte, Director of Public Works, The Corporation of Town of Hearst, and all the supporting information associated with the application.
3. Letter and attachments from Mr. F.V. Marcotte, P.Eng., to Mr. L. Lefebvre of the Ministry of Environment and Energy, dated June 1996.
4. Application for a Certificate of Approval for a Waste Disposal Site (Landfill) dated March 4, 1994.
5. Report entitled "Town of Hearst Proposed Landfill Site -Operation and Development Plan" dated March 1994, prepared by M.M. Dillon Limited.
6. Report entitled "Town of Hearst Proposed Landfill Site -Hydrogeological Investigations" dated March 1994, prepared by M.M. Dillon Limited.
7. Report entitled "Town of Hearst Proposed Landfill Site -Environmental Assessment Document" dated March 1994, prepared by M.M. Dillon Limited.
8. Application for a Provisional Certificate of Approval for a Waste Disposal Site dated February 10, 2005 and signed by Francis V. Marcotte, P.Eng., Director of Engineering Services and all the supporting information associated with the application.
9. Report entitled "Amendment to Existing Waste Disposal Site Certificate of Approval No. A612003 (Response to MOE July 5, 2005 letter) dated July 26, 2005, prepared by The Hunt Engineering Group Inc.
10. Letter from Greg Hunt, M.Eng., P.Eng., Hunt Engineering Group Inc. addressed to Ranjani Munasinghe, Ministry of the Environment, dated February 5, 2007.

The reasons for the imposition of these terms and conditions are as follows:

1. The reason for Conditions 1, 3, 4, 5 and 9 is to clarify the legal rights and responsibilities of the *Owner* and *Operator* under this Certificate of Approval.
2. The reasons for Condition 2 is to ensure that the *Site* is designed, operated, monitored and maintained in accordance with the application and supporting documentation submitted by the *Owner*, and not in a manner which the *Director* has not been asked to consider.
3. The reasons for Condition 6.1 are to ensure that the *Site* is operated under the corporate name which appears on the application form submitted for this approval and to ensure that the *Director* is informed of any changes.
4. The reasons for Condition 6.2 are to restrict potential transfer or encumbrance of the *Site* without the approval of the *Director* and to ensure that any transfer of encumbrance can be made only on the basis that it will not endanger compliance with this Certificate of Approval.
5. Condition 7 is included, pursuant to subsection 197(1) of the *EPA*, to provide that any persons having an interest in the *Site* are aware that the land has been approved and used for the purposes of waste disposal.

6. The reason for Condition 8 is to ensure that appropriate Ministry staff have ready access to the *Site* for inspection of facilities, equipment, practices and operations required by the conditions in this Certificate of Approval. This condition is supplementary to the powers of entry afforded a *Provincial Officer* pursuant to the *EPA* and *OWRA* .
7. The reason for Condition 10 is to ensure that users of the *Site* are fully aware of important information and restrictions related to *Site* operations and access under this Certificate of Approval.
8. The reasons for Conditions 11, 12 and 20.1 are to ensure that the *Site* is operated, inspected and maintained in an environmentally acceptable manner and does not result in a hazard or nuisance to the natural environment or any person.
9. The reason for Condition 13 is that open burning of municipal waste is unacceptable because of concerns with air emissions, smoke and other nuisance affects, and the potential fire hazard.
10. The reasons for Condition 14 are to specify the hours of operation for the landfill site and a mechanism for amendment of the hours of operation, as required.
11. The reasons for Condition 15 are to ensure that the *Site* is supervised by properly trained staff in a manner which does not result in a hazard or nuisance to the natural environment or any person and to ensure the controlled access and integrity of the *Site* by preventing unauthorized access when the *Site* is closed and no site attendant is on duty.
12. The reason for Condition 16 is to ensure that the *Site* is supervised and operated by properly trained staff in a manner which does not result in a hazard or nuisance to the natural environment or any person.
13. The reason for Condition 17 is to ensure that any complaints regarding landfill operations at this *Site* are responded to in a timely and efficient manner.
14. Conditions 18.1 and 18.2 are included to ensure that emergency situations are reported to the Ministry to ensure public health and safety and environmental protection.
15. Conditions 18.3, 18.4 and 18.5 are included to ensure that emergency situations are handled in a manner to minimize the likelihood of an adverse effect and to ensure public health and safety and environmental protection.
16. The reason for Condition 19 is to ensure that accurate waste records are maintained to ensure compliance with the conditions in this Certificate of Approval (such as fill rate, site capacity, record keeping, annual reporting, and financial assurance requirements), the *EPA* and its regulations.
17. The reason for Conditions 20.2 and 20.3 is to ensure that detailed records of *Site* inspections are recorded and maintained for inspection and information purposes.
18. The reason for Conditions 21, 22.1 and 23 is to specify the approved areas from which waste may be accepted at the *Site* and the types and amounts of waste that may be accepted for disposal at the *Site* ,

based on the *Owner*'s application and supporting documentation.

19. The reason for Condition 22.2 is to require the owner to submit the design report reflecting the approved capacity of the landfill.
20. The reasons for Condition 24.1 is to specify the approval requirements for use of alternative cover material at the *Site*.
21. The reasons for Condition 24.2 is to ensure that daily and intermediate cover is used to control potential nuisance effects, to facilitate vehicle access on the *Site*, and to ensure an acceptable site appearance is maintained. The proper closure of a landfill site requires the application of a final cover which is aesthetically pleasing, controls infiltration, and is suitable for the end use planned for the *Site*.
22. Condition 25 is included to ensure that all buildings at the *Site* are free of any landfill gas accumulation, which due to a methane gas component may be explosive and thus create a danger to any persons at the *Site*.
23. Condition 26 is included to provide the groundwater and surface water limits to prevent water pollution at the *Site*.
24. Condition 27 is included to require the Owner to demonstrate that the *Site* is performing as designed and the impacts on the natural environment are acceptable. Regular monitoring allows for the analysis of trends over time and ensures that there is an early warning of potential problems so that any necessary remedial/contingency action can be taken.
25. Condition 28 is included to ensure the integrity of the groundwater monitoring network so that accurate monitoring results are achieved and the natural environment is protected.
26. Condition 29 is added to ensure the *Owner* has a plan with an organized set of procedures for identifying and responding to potential issues relating to groundwater and surface water contamination near or at the *Site's* compliance point.
27. The reasons for Condition 30 are to ensure that regular review of site development, operations and monitoring data is documented and any possible improvements to site design, operations or monitoring programs are identified. An annual report is an important tool used in reviewing site activities and for determining the effectiveness of site design.
28. The reasons for Condition 31 are to ensure that final closure of the *Site* is completed in an aesthetically pleasing manner, in accordance with Ministry standards, and to ensure the long-term protection of the health and safety of the public and the environment.

This Provisional Certificate of Approval revokes and replaces Certificate(s) of Approval No. A612003 and A7313903 issued on October 31, 1994 and April 23, 1980 respectively.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as

amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the waste disposal site is located;

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
2300 Yonge St., Suite 1700
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Director
Section 39, *Environmental Protection Act*
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the**

Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca

The above noted waste disposal site is approved under Section 39 of the Environmental Protection Act.

DATED AT TORONTO this 21st day of March, 2007

Tesfaye Gebrezghi, P.Eng.
Director
Section 39, *Environmental Protection Act*

RM/

c: District Manager, MOE Timmins
Gregory Hunt, Hunt Engineering Group Inc.

APPENDIX III
Historical Documents

copy - Pig - EIS

Ministry of the Environment
Environmental Assessment and
Approvals Branch
Floor 12A
2 St Clair Ave W
Toronto ON M4V 1L5
Fax: (416)314-8452
Telephone: (416) 314-8322

Ministère de l'Environnement
Direction des évaluations et des
autorisations environnementales
Étage 12A
2 av St Clair O
Toronto ON M4V 1L5
Télécopieur : (416)314-8452
Téléphone : (416) 314-8322



October 24, 2006

Francis Marcotte, Director of Engineering Services (VIA Fax: (705) 362-5902)
The Corporation of the Town of Hearst
PO Box 5000
Hearst, Ontario
P0L 1N0

Dear Sir/Madam:

**Re: Application for Approval Waste Disposal Sites
Amendment to Realign and Adjust the Layout of the Hearst
Landfill Site
Hearst Town,
District of Cochrane
MOEE Reference Number 1731-69MKK4**

I received your letter dated September 29, 2006 in response to my letter dated July 6, 2006 requesting your comments on the draft Certificate of Approval.

When an application for an amendment to an existing Certificate is received at the Ministry, we will take the opportunity to update the Certificate to reflect current standards and policies. Your application triggered an update. The new conditions and reworded old conditions are a result of that process. It is not an option for the proponent to revert to the old Certificate of Approval.

The Condition Number 63 will be added to the Certificate of Approval as follows:

Condition Number 63: The Owner shall submit to the Director within ninety (90) days from the date of this Certificate for approval a Design Report, prepared and stamped by a Professional Engineer, that reflects the approved capacity of 191,000 cubic meters for the new landfill.

The Ministry supports your request to realign the landfill to piggy back onto the old landfill to solve the operational difficulties. If you decide not to re-align the new landfill with the old one, I will not add the Condition 63 to the draft Certificate.

Please provide the following to complete this process and update your Certificate of

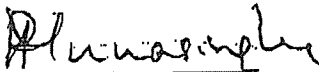
Approval and approve your amendment requested:

1. Your response to the Technical Support, Ministry of the Environment, comments dated May 1, 2006 (memorandum dated May 1, 2006 from Alisdair Brown, Hydrogeologist to George Lajeunesse, Environmental Officer.); and
2. Your comments on the draft Certificate of Approval.

If the above information is not received by December 14, 2006, I will consider you agree with the tech support requirements and the draft Certificate of Approval and issue the Certificate as it is.

If you have any questions regarding the above, please contact me at the above phone number.

Yours truly,



Ranjani Munasinghe, P.Eng.
Senior Engineer

- c: District Manager/George Lajeunesse, MOE Timmins (VIA Fax:(705) 235-1520)
Gregory Hunt, Hunt Engineering Group Inc. (VIA Fax: (705) 525-1801)

Annie Campeau

From: Greg Hunt [huntengineering@bellnet.ca]
Sent: January 3, 2007 12:18 PM
To: Annie Campeau
Cc: Claude Laflamme
Subject: Fw: Hearst WDS CofA Amendment Application

Bonjour Annie,

Voici le courrier électronique que Greg a envoyé à Ranjani qui indique les volumes des dépotoirs. Pour le nouveau dépotoir, un cell est 50 m x 100 m x 6 m de haut qui indique 30,000 m³, x 8 cells qui égale a 240,000 m³. Pour le déchet en place, je pense que 79,000 m³ (Ranjani?) est beaucoup! Je vais vérifier ce volume! Le vieux dépotoir à 360,000 m³ est bon.

Merci

Marcelin Meunier, A.Sc.T.
Project Manager

----- Original Message -----

From: [Greg Hunt](#)
To: [Munasinghe, Ranjani \(ENE\)](#)
Cc: [Annie Campeau](#) ; [Lajeunesse, George \(ENE\)](#)
Sent: Tuesday, July 04, 2006 3:11 PM
Subject: Re: Hearst WDS CofA Amendment Application

Dear Ranjani, although there is no volume estimate or specific volume given in the original documentation and C of A (s), we estimate the approximate inplace, compacted volume of each (new landfill) cell to be about 30,000/m³ based on a nominal height of 6.0m above the stripped grade. There are 8 cells and this will equate to about 240,000m³. We believe this will compare favourably to the tonnage - population estimate projected to 2016, in the operation and development plan, from 1994. Most northern, municipal landfill's keep track of approximate monthly volumes (based on truck and car load averages) as part of their C of A conditions.

We don't know what the actual volumes are in the old site but it has a larger footprint and irregular deposition height. (Maybe 360,000 m³ based on a population volume relationship of 0.125m³/week over its life)

Hope this info is of use.

regards,

Greg Hunt

Marcelin Meunier, A.Sc.T.
Hunt Engineering Group

03/01/2007

Tel: (705) 525 0800
Fax: (705) 525-1801

----- Original Message -----

From: Munasinghe, Ranjani (ENE)
To: huntengineering@bellnet.ca
Cc: Lajeunesse, George (ENE)
Sent: Tuesday, July 04, 2006 8:11 AM
Subject: RE: Hearst WDS CofA Amendment Application

Dear Mr. Hunt,

I am trying to finalize the above amendment. I am trying to figure out how much is you approved capacity for both landfills. I am combining the two CsfA for the new configuration of the landfilling area. Therefore, I need to put the total approved capacity. Your report indicates that the approved capacity of the new landfill (A612003) is 240,000 m3. Would you please let me know where this number came from? Also what was the approved capacity for the old landfill? I know it was not stipulated in the CofA. But there should have been some documentation about what was approved.

Ranjani

From: Lajeunesse, George (ENE)
Sent: June 30, 2006 2:45 PM
To: Munasinghe, Ranjani (ENE)
Subject: RE: Hearst WDS CofA Amendment Application

Hi Ranjani,

CofA # A 7313903 states that the site is approved for the use and operation of an 8.0 hectare landfilling site within a total area of 60.0 hectares.
CofA # A 612003 states that the site is approved for the use and operation of an 4.0 hectare landfilling site within a total area of 185.0 hectares.

Unfortunately both documents are silent in terms of capacity.

Have a great weekend!

George Lajeunesse
Senior Environmental Officer
Timmins District Office, Northern Region
Ministry of the Environment
P.O. Box 3080
South Porcupine, Ontario
P0N 1H0
TEL: (705) 235-1504
FAX: (705) 235-1520

From: Munasinghe, Ranjani (ENE)
Sent: Friday, June 30, 2006 2:03 PM
To: Lajeunesse, George (ENE)

03/01/2007

Subject: RE: Hearst WDS CofA Amendment Application

What is there approved capacity? For old and new landfills together. I am going through the reports hopefully I will find something.

Have a Great Canada Day Weekend!

From: Lajeunesse, George (ENE)
Sent: June 30, 2006 11:58 AM
To: Munasinghe, Ranjani (ENE)
Cc: Kondrat, Todd (ENE); Brown, Alisdair (ENE)
Subject: RE: Hearst WDS CofA Amendment Application

Good morning Ranjani,

The old landfill site (C of A # 7313903) is currently at capacity. It really doesn't matter which CofA # we use as long as the conditions stipulated in C of A # A612003 and its amendments remain.

Please let ma know if you have further questions.

Regards,

George Lajeunesse
Senior Environmental Officer
Timmins District Office, Northern Region
Ministry of the Environment
P.O. Box 3080
South Porcupine, Ontario
P0N 1H0
TEL: (705) 235-1504
FAX: (705) 235-1520

From: Munasinghe, Ranjani (ENE)
Sent: Thursday, June 29, 2006 1:53 PM
To: Lajeunesse, George (ENE)
Subject: RE: Hearst WDS CofA Amendment Application

Hi George,

Can I please have your input on the following?

1. Is the old landfill still in operation? If so how much capacity is left?
2. Since the two landfills overlap a little bit and the CAZ is the same for both, I have decided to merge the two CsofA. The supervisor agrees with me. Are there any practical issues that I should take into consideration?
3. I was thinking I should keep the old CofA number for the new common one, since people have been used to that number and would continue to use it.

This is it so far.

Cheers!

03/01/2007

Ranjani

APPENDIX IV
Waste Capacity Assessment



FINAL

Waste Capacity Assessment

Hearst Waste Disposal Site
Town of Hearst, Ontario

Prepared for:

Town of Hearst
925 Alexandra Street,
P.O. Box 5000
Hearst, ON P0L 1N0

Attn: Mr. Luc Léonard
Director of Public Works and
Engineering Services

February 14, 2018

Pinchin File: 211236



Issued to: Town of Hearst
Contact: Mr. Luc Léonard
Director of Public Works and Engineering Services
Issued on: February 14, 2018
Pinchin file: 211236
Issuing Office: 126 Queen Street East, Suite 3, Sault Ste. Marie, ON
P6A 1Y5
Primary Pinchin Contact: Jake Rebellato
Senior Project Manager

Author:

Brandon Guzzo-Foliaro, M.Sc. (Env.)
Project Technologist
1-705-575-9207 Ext. 3508
bguzzoFoliaro@pinchin.com

Reviewer:

Tim McBride, B.Sc., P.Geo. QPESA
Director, Landfill & Municipal Services
1-705-521-0560 Ext. 3416
tmcbride@pinchin.com



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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained by the Town of Hearst (the Client) to complete a Waste Capacity Assessment (WCA) for the Hearst Waste Disposal Site (Site) located approximately 1.6 kilometres (km) north of the intersection of Highways 17 and 583 North in Hearst, Ontario. The Site is located along the east side of Highway 583 North, in Lots 22, 23 and 24, Concession 12, Kendall Township, in the Cochrane District, in the Town of Hearst, Ontario. The Site location is shown on Figure 1 (all Figures are provided in Appendix I in the Design and Operating Plan Report).

The purpose of this WCA is to determine the remaining life expectancy of the Site, given the current regulatory constraints placed on the Site by the original Certificate of Approval (CofA), provisional CofA/Environmental Compliance Approval (ECA) and all amendments.

1.1 Background

The Site was established in 1972 and was approved under the original CofA No. 7313903 issued by the MOECC on April 23, 1980. This approved the existing landfill for an 8 hectare (ha) waste footprint within a 60 ha Site. Throughout the early 1990s, the Town completed environmental investigations of the Site in order to construct and operate a new long-term waste disposal Site to serve the residents of the Town of Hearst, as well as the surrounding unorganized Townships of Hanlan, Casgrain, Way, Kendall and Lowther. As a result, on October 31, 1994 the Site was issued Provisional CofA No. A612003 which approved for the use and operation of a 4.0 ha landfill site with a total site area of 185.0 ha, subject to the conditions identified within Schedule "A" of the CofA. Domestic, commercial and non-hazardous solid industrial waste were approved to be disposed at the Site. It should be noted that the approved 4.0 ha was to be an additional 4.0 ha footprint to the originally approved 8.0 ha footprint. In other words, a total of 12.0 ha footprint was approved within the 185 ha Site.

On March 21, 2007, Amended CofA No. 9700-6RDH4D was issued which included detailed terms and conditions with regards to the environmental compliance and legal obligations. This Amended CofA outlined such requirements including but not limited to groundwater monitoring, implementing trigger mechanisms and contingency plans, covering requirements and annual reporting. In addition, the Amended CofA constrained the volumetric capacity of the Site, outlined in Section 22.1 and 22.2 of the Amended CofA:

22.1 The Site capacity is 551,000 cubic metres (including 360,000 cubic meters deposited in the closed landfill) including waste, daily cover and intermediate cover materials.

22.2 The Owner shall submit to the Director within ninety (90) days from the date of this Certificate for approval a Design Report, prepared and stamped by a Professional Engineer, that reflect approved capacity of 551,000 cubic meters for the combined landfill.



On July 4, 2016, the MOECC issued an Amendment to Environmental Compliance Approval (ECA) No. A612003, which revoked Condition 29 and Condition 30. The revoked Conditions were replaced with the requirements to develop groundwater and surface water trigger mechanisms and contingency plans. Furthermore, the Annual Reporting frequency was extended from once a year to once every six years. Copies of the original CofA, provisional CofA/ECAs and all Amendments are provided in Appendix II.

1.2 Scope of Work

The scope of work to be completed for the Capacity Study is outlined in the Pinchin proposal entitled “*Proposal for Hearst Landfill Site Study*” dated September 18, 2017.

The scope of work completed by Pinchin included the following:

1.2.1 Background Review of Available Information

- Pinchin performed a background review of the Sites information, history, records and any pertinent information about the Site.

1.2.2 Topographic Survey

- Pinchin retained the services of an independent contractor to fly an unmanned aerial vehicle (UAV) flight pan over the Site. The UAV is capable of covering vast amounts of terrain through waypoint flight plans to capture high resolution images for further processing;
- The images obtained from the UAV were used to develop a digital elevation model and Digital Terrain Model (DTM); and
- A waste volume calculation was estimated using the information collected during the UAV topographic survey.

1.2.3 Capacity Study Report

A WCA Report was prepared containing:

- A summary of background and analysis of available information on the Site as it relates to capacity;
- A description of the methodologies used for the field investigation. A summary of the field work completed. A summary of findings including the available life span in years (theoretical life span), calculation of remaining available volume and a drawing/image that will depict the waste disposal limits, as well as identify areas available for new trenches; and

- A Digital Terrain Model (DTM) of the existing Site features in support of creating a conceptual closure plan for the waste disposal Site based on MOECC standards and guidelines.

2.0 METHODOLOGY

2.1 Topographic Survey

Talbot Surveys was retained to complete a topographic survey of the Site. Using a Sensefly product (eBee) equipped with a Nikon S110RGB camera, Talbot surveyed the Site, as well the access road, major landmarks and surficial topography. The results of the survey data were utilized in Pix4D using Digital Raster Model (DRM) and Digital Surface Model (DSM) to produce contour lines for the existing plots; after which the file is transposed to the an open source software program known as QGIS where the elevations and volumes are manipulated to estimate the existing waste volumes at the Site. The current site topography locations and waste fill areas are shown on Figure 2.

3.0 BACKGROUND REVIEW

3.1 Historical Document Review

Pinchin conducted a review of available information provided by Hearst in regards to former waste fill areas and remaining capacity. Information relative to the Site was assembled, such as inspection reports, aerial photographs, site sketches, and copies of the ECA.

Pinchin reviewed the following historical reports for the Site and are referenced within this document:

- “*Expired Provisional Certificate of Approval No. A612003*” issued by the Ministry of the Environment to the Improvement District of Hearst dated October 21, 1994;
- Report entitled “*Hydrogeological Evaluation of the Hearst Sanitary Landfill and Adjacent Landfill*” issued by Dillon. dated May 6, 1988 (The 1998 Monitoring Report);
- Report entitled “*Town of Hearst Proposed Landfill Site Environmental Assessment Document*” issued by Dillon. dated March 11, 1994 (The 1994 Environmental Assessment Report);
- Report entitled “*Town of Hearst Proposed Landfill Site Operation and Development Plan*” issued by Dillon. dated March 11, 1994 (The 1994 D&O Plan);
- “*Amendment To Environmental Compliance Approval No. 612003*” issued by the Ministry of the Environment and Climate Change to the Corporation of the Town of Hearst dated July 4, 2016;

- Report entitled “*2015 Water Quality Assessment, Highway 583 North Municipal Landfill Site Hearst, Ontario*” issued by Pinchin Ltd. dated March 31, 2016 (The 2015 Water Quality Assessment);
- Report entitled “*The Corporation of the Town of Hearst 2015 Water Quality Assessment*” issued by True Grit Consulting Ltd. dated March 31, 2016 (The 2015 Water Quality Assessment Report);
- Report entitled “*2016 Monitoring Report, Highway 583 North Municipal Landfill Site Hearst, Ontario*” issued by Pinchin Ltd. dated April 11, 2017 (The 2016 Monitoring Report); and
- Letter Report entitled “*Technical review of the Hearst 2010 Water Quality Assessment of CofA No.700-6RDH4D*” issued by the Ministry of the Environment. dated March 27, 2013 (The 2013 Technical Review).

4.0 WASTE AREAS AND VOLUMES

4.1 Waste Disposal Areas and Geological Conditions

4.1.1 Waste Disposal Areas

The Site was established in 1972 and was approved under the original CofA No. 7313903 issued by the MOECC on April 23, 1980. This approved the existing landfill for an 8 ha waste footprint within a 60 ha Site. This disposal area was located west of the current waste disposal Site.

On October 31, 1994 the Site was issued Provisional CofA No. A612003 which approved for the use and operation of an additional 4.0 ha landfill Site with a total Site area of 185.0 ha, subject to the conditions identified within Schedule “A” of the CofA. This allowed the progression of waste disposal from west to east.

On March 21, 2007, Amended CofA No. 9700-6RDH4D was issued which included the following volumetric constraints:

22.1 The Site capacity is 551,000 cubic metres (including 360,000 cubic meters deposited in the closed landfill) including waste, daily cover and intermediate cover materials.

22.2 The Owner shall submit to the Director within ninety (90) days from the date of this Certificate for approval a Design Report, prepared and stamped by a Professional Engineer, that reflect approved capacity of 551,000 cubic meters for the combined landfill.

Currently the Site has a maximum volumetric capacity of 551,000 m³ as stipulated in the March 21, 2007, Amended CofA No. 9700-6RDH4D. At this time, this is considered to be the primary constraint to development. In addition, the Site is also constrained by the 12 ha area footprint approved under the



1994 CofA No. A612003. The Site currently utilizes an active tipping face method consisting of a tipping face which enables disposal to continue within the approved footprint. The tipping face is currently progressing in a northeast direction.

4.2 Current Waste Volumes

The information collected during the aerial survey were used to calculate the volume of waste currently at the Site. Based on the survey data collected in November 2017, the estimated total volume of buried domestic and commercial waste is approximately 604,849 cubic metres (m³) +/- 8,849 m³.

4.3 Average Annual Waste Deposition

Based on Pinchin's review of available information, including a series of annual topographic surveys (completed by True Grit Ltd.), it has been estimated that an annual volume of 9,600 m³ landfill capacity is consumed on a yearly basis. As these topographic surveys include waste deposits, as well as daily and intermediate cover materials, this waste deposition rate is considered the most accurate means to forecast the remaining capacity and lifespan of the Site. This average annual deposition rate is considered reasonable for calculating the Site's remaining capacity.

4.4 Remaining Capacity and Lifespan

Pinchin's volume calculations for both former and active fill areas were estimated to be 604,849 m³ +/- 8,849 m³. As such, if the current maximum approved volume is 551,000m³ (March 21, 2007, Amended CofA No. 9700-6RDH4D), the Site is considered to be over its *volumetric* capacity. It is Pinchin's recommendation that the Site seek approval from the MOECC to have the volume constraint of 551,000 m³ waived from the Site. This would allow the Site to continue operations based solely on the 12.0 ha *area* constraint (approved by Provisional CofA No. A612003).

The following outlines the remaining lifespan of the Site should the MOECC approve to waive the current volumetric restraint.

The current remaining capacity of the Site based solely on the 12.0 ha area constraint as proposed in the 2017 D&O Plan (Figures 3, 3.1 and 3.2) has an estimated capacity of 105,813 m³ remaining (maximum capacity including Phase I, II, III and capping). Based on the estimated remaining capacity of 105,813 m³, and the average annual estimated deposition rate of waste material of approximately 9,600 m³ per year (compacted), the estimated remaining life span of the Site is approximately 11 years. It should be noted that there is potential for future expansion within the 12.0 ha footprint over the formerly closed areas.

The estimated remaining life span is estimated based on the remaining on-Site capacity, divided by the annual estimated deposition rate of waste material.



4.5 Proposed Future Waste Disposal Areas

Based on the results of the topographical and historical document review, the Site was found to contain the majority of the historical and active waste within the centralized fill area, the southwest (former filled area) and northeast quadrants. As such, it is Pinchin's opinion that the north and northeast portions of the Site surrounding the active area fill area could be utilized for future waste deposition.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the topographic survey completed at the Site the following is a summary of the findings of the WCA:

- The estimated total volume of waste currently at the Site is calculated to be 604,849 m³ +/- 8,849 m³. The Site is limited to a maximum volumetric capacity of 551,000 m³. Therefore, the Site is currently over its volumetric capacity. However; based on the 12.0 ha area constraint, Pinchin has calculated an estimated capacity of 105,813 m³ remaining, which can be utilized by adopting the Phase I, II, III and disposal approach proposed by Pinchin' D&O Plan;
- Based on Pinchin's review of available information including topographic surveys completed by True Grit Ltd., Pinchin has assumed an average annual deposition rate of approximately 9,600 m³ of waste material (including interim cover material) per year;
- Based on the estimated remaining capacity of 105,813 m³, and the average annual estimated deposition rate of waste material of approximately 9,600 m³ per year (compacted), the estimated remaining life span of the Site is approximately 11 years; and
- It should be noted that there is potential for future expansion within the 12.0 ha footprint over the formerly closed areas.

6.0 LIMITATIONS

This WCA was performed for the Town of Hearst (Client) in order to investigate the remaining capacity at the Hearst Waste Disposal Site (Site). The term recognized environmental condition means the presence or likely presence of any hazardous substance on a property under conditions that indicate an existing release, past release, or a material threat of a release of a hazardous substance into structures on the property or into the ground, groundwater, or surface water of the property. This WCA does not quantify the extent of the current and/or recognized environmental condition or the cost of any remediation or corrective measure.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions on a property. Performance of this WCA to the standards established by Pinchin



is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions on the Site, and recognizes reasonable limits on time and cost.

This WCA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.

This report was prepared for the exclusive use of the Client, subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

211236 FINAL WCA Report Hearst WDS Town of Hearst .doc

APPENDIX II-C
Waste Management Strategies



February 14, 2018

The Corporation of the Town of Hearst
925 Alexandra Street, P.O. Bag 5000
Hearst, ON P0L 1N0

E-mail: leonard@hearst.ca

Attention: Mr. Luc Léonard
Director of Public Works and Engineering Services

Re: Recommendations for Waste Management and Diversion Strategies
Hearst Waste Disposal Site, Hearst, Ontario
Pinchin File: 211236

Pinchin Ltd. (Pinchin) is pleased to provide the The Corporation of the Town of Hearst (Client) with the following recommendations for waste management and diversion strategies which would maximize the life expectancy of the landfill Site. Pinchin was retained to complete a Design and Operations (D&O) Plan and Waste Capacity Assessment (WCA) for the Site, the findings of which are included in the draft report entitled "*Draft Design and Operations Plan, Hearst Waste Disposal Site, Town of Hearst, Ontario*".

1.0 INTRODUCTION AND BACKGROUND

The purpose of completing the D&O Plan was to assess the existing conditions at the waste disposal site, the current methodology by which waste is received and to establish a development plan, which will maintain and optimize the development capacity of the waste disposal site within the approved 12.0 hectare (ha) waste footprint. The development and operation of the Site were assessed in terms of sound engineering principles, good management practices, cost effectiveness, and minimization of both short and long term risk to public health and the environment.

The purpose of completing the WCA was to determine the remaining waste capacity of the Site. The WCA identified an estimated total volume of waste currently at the Site to be 604,849 m³ +/- 8,849 m³. The Site is limited to a maximum *volumetric* capacity of 551,000 m³ based on the amended ECA. Therefore, the Site is currently over its volumetric capacity. However; based on the 12.0 ha *area* ECA constraint, Pinchin has calculated an estimated capacity of 105,813 m³ remaining, which can be utilized by adopting the three tier phased approach proposed in the Pinchin D&O Plan.

2.0 RECOMMENDATIONS

Pinchin has provided the following recommendations based on the results of the WCA:

Application to Amend the ECA Volumetric Constraint

Pinchin's volume calculations for both former and active fill areas were estimated to be 604,849 m³ +/- 8,849 m³. As a result, the Site is considered to be over its maximum volumetric capacity of 551,000 m³,



thus it is recommended that the Site seek approval from the MOECC for the removal of the volumetric constraints; allowing the Site to operate solely within the 12.0 ha area and follow the Site development criteria (i.e., 4 horizontal to 1 (25%) vertical side slope and no shallower than 20 horizontal to 1 vertical (5%) crown) to guide the optimization of the Site. Pinchin recommends that upon approval for this amendment by the MOECC that a three-phase approach is adopted to help maximize the Sites capacity and lifespan.

Burning of Clean Wood

One way to divert waste from the landfill and maximize the remaining site capacity/volume would be to burn clean wood received at the Site. Clean wood waste and brush could be burned as needed in accordance with the MOECC's "*Guidance Manual for Landfill Sites Receiving Municipal Waste*" dated 1993. Clean wood waste is defined as wood that has not been painted or treated (Ontario Ministry of the Environment, 2009). Composite wood materials are not considered clean wood waste as they contain wood and non-wood materials that have the potential to release toxic compounds when burnt.

The area designated for clean wood and brush would have to be located away from the main fill area, the active fill areas, the areas designated for other types of waste and the Site boundaries to reduce the risk of fire spreading (Ontario Ministry of the Environment, 2009). The designated wood burning area should be surrounded by a 0.5 m high soil berm on all sides except for a portion of one side large enough to allow for single vehicle access to the pile.

Clean wood and brush should be burned periodically. All burning:

- Must be completed in compliance with a burning permit, to ensure compliance with Ontario Regulation 207/96 under the *Forest Fires Prevention Act*;
- Must be controlled and supervised;
- Must be conducted within the bermed clean wood and brush area;
- Means to extinguish the fire if the need arises must be available; and
- Must be done during daylight hours.

Increase Compaction Ratio

Currently the waste is moved and compacted using a John Deere 624 Loader. To maximize compaction and the Site's capacity, waste should be applied to the working face of the active cell in 30 centimetre (cm) to 60 cm deep layers with heavy equipment being used to compact it until the active cell reaches the required fill height, the equipment cannot further compress the waste when driving over the working face, the surface area of the exposed garbage is minimized to reduce the amount of cover material required, and, for equipment operator safety, a maximum of a 4:1 slope is achieved on all exposed sides (Ontario



Ministry of the Environment, 2009). Applying waste in layers thicker than 60 cm will result in poor compaction and increase the amount of cover material required. Additional compaction could be achieved by using a landfill compactor. Main compaction is produced by the landfill compactors steel tooth on the wheel drums. Special teeth can penetrate the waste and deliver a focused compression point, providing compaction and increased density. Ground pressure of the tooth can exceed over 4,000 pounds per square inch (28,000 kPa) versus the nominal ground pressure of 28 kPa applied by a typical rubber tired front end loader. The design of the machine and more importantly the wheels and the teeth is very critical in compaction. Power transmission from engine to the wheel drums is another key factor in compactors, depending on the application and size of the landfill the correct machine size and configuration should be selected. Oversized or single wheel drums, or additional teeth will not necessarily result in higher compaction or longer landfill life.

Increased Side Slope Design

The MOECC regulations stipulate that the slopes of the active cell(s) are to be no steeper than 4 horizontal to 1 (25%) vertical and no shallower than 20 horizontal to 1 vertical (5%). The Pinchin D&O Plan has been designed based on these slope restrictions. In the event that the MOECC waives the volumetric capacity restriction, there may be an opportunity to maximize the 12.0 ha area constraint further by designing the side slopes of the landfill beyond the recommended 4:1. For example, it may be advantageous to use a 3:1 slope to help extend the life of the landfill. However, in order to proceed with this a geotechnical investigation would be required to ensure that the underlying material can provide the stability for this slope.

Enhance Waste Diversion and Recycling Programs

Material segregation directly affects the lifespan and operating costs of the landfill site. Segregation of recyclable material for sale and off-Site recycling minimizes the volume of waste that must be landfilled, thus increasing the lifespan of the facility. Historically tires (Registered Ontario Tire Stewardship Collector), electronics (Registered Ontario Electronics Stewardship Collector), and scrap metal have been segregated and collected as needed. A recycling transfer station is currently being utilized at the Site. However; there may be opportunities to enhance the recycling program which would include the diversion of cardboard, plastics, glass, compost and newsprint from the Site.

Landfill Mining

Landfill mining removes and reclaims primarily inorganic materials that have a market value that justifies the expense of the mining operation as well as freeing up more space. The primary goal of landfill mining is the extraction of valuable metals, though other recyclable, combustible materials can be sold or excavated for reuse. Metals typically make up 8% of the waste stream with plastics accounting for 11%.



Landfill mining is considered to be an expensive and challenging alternative. In addition, mining activities can create a very messy footprint and can also damage the integrity of the landfill's structural elements. Only very high trade value of scrap metal and real estate justify the expense and challenges inherent in landfill mining.

3.0 CLOSING

Based on the results of the WCA completed for the Site, it is Pinchin's opinion that the Client review their waste management strategy in order to meet the long-term waste disposal needs of the Town. The intent of this letter is to highlight the need to invest resources into waste management strategies which would help optimize the life of the current landfill Site. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

Pinchin Ltd.

Prepared by:

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APPENDIX II-D
Waste Capacity Assessment



FINAL

Waste Capacity Assessment

Hearst Waste Disposal Site
Town of Hearst, Ontario

Prepared for:

Town of Hearst

925 Alexandra Street,
P.O. Box 5000
Hearst, ON P0L 1N0

Attn: Mr. Luc Léonard
Director of Public Works and
Engineering Services

January 20, 2020

Pinchin File: 211236.001



Waste Capacity Assessment

Hearst Waste Disposal Site, Cochrane District, Ontario
Town of Hearst

January 20, 2020
Pinchin File: 211236.001
FINAL

Issued to: Town of Hearst
Contact: Mr. Luc Léonard
Director of Public Works and Engineering Services

Issued on: January 7, 2020
Pinchin file: 211236.001
Issuing Office: 126 Queen Street East, Suite 3, Sault Ste. Marie, ON P6A 1Y5
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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained by the Town of Hearst (the Client) to complete a Waste Capacity Assessment (WCA) for the Hearst Waste Disposal Site (Site) located approximately 1.6 kilometres (km) north of the intersection of Highways 17 and 583 North in Hearst, Ontario. The Site is located along the east side of Highway 583 North, in Lots 22, 23 and 24, Concession 12, Kendall Township, in the Cochrane District, in the Town of Hearst, Ontario. The Site location is shown on Figure 1 (all Figures are provided in Appendix I).

The purpose of this WCA is to determine the following:

- Review the total volume of waste and cover material currently at the Site, and compare this volume with historical topographic surveys and volume estimates;
- Identify a disposal rate by comparing Pinchin's current topographic survey with a topographic survey completed in the fall of 2017 by Talbot Surveys; and
- Use the information identified in the topographic surveys to determine the remaining life expectancy of the Site, given the current regulatory constraints placed on the Site by the original Certificate of Approval (CofA), provisional CofA/Environmental Compliance Approval (ECA) and all amendments.

2.0 BACKGROUND

2.1 Historical Document Review

Pinchin conducted a review of available information provided by the Town of Hearst in regards to former waste fill areas and remaining capacity. Information relative to the Site was assembled, such as inspection reports, aerial photographs, site sketches, and copies of the ECA.

Pinchin reviewed the following historical reports for the Site and are referenced within this document:

- "*Expired Provisional Certificate of Approval No. A612003*" issued by the Ministry of the Environment to the Improvement District of Hearst dated October 21, 1994;
- Report entitled "*Hydrogeological Evaluation of the Hearst Sanitary Landfill and Adjacent Landfill*" issued by Dillon. dated May 6, 1988 (The 1998 Monitoring Report);
- Report entitled "*Town of Hearst Proposed Landfill Site Environmental Assessment Document*" issued by Dillon. dated March 11, 1994 (The 1994 Environmental Assessment Report);
- Report entitled "*Town of Hearst Proposed Landfill Site Operation and Development Plan*" issued by Dillon. dated March 11, 1994 (The 1994 D&O Plan);



- “*Amendment To Environmental Compliance Approval No. 612003*” issued by the Ministry of the Environment and Climate Change to the Corporation of the Town of Hearst dated July 4, 2016;
- Report entitled “*2015 Water Quality Assessment, Highway 583 North Municipal Landfill Site Hearst, Ontario*” issued by Pinchin Ltd. dated March 31, 2016 (The 2015 Water Quality Assessment);
- Report entitled “*The Corporation of the Town of Hearst 2015 Water Quality Assessment*” issued by True Grit Consulting Ltd. dated March 31, 2016 (The 2015 Water Quality Assessment Report);
- Report entitled “*2016 Monitoring Report, Highway 583 North Municipal Landfill Site Hearst, Ontario*” issued by Pinchin Ltd. dated April 11, 2017 (The 2016 Monitoring Report);
- Letter Report entitled “*Technical review of the Hearst 2010 Water Quality Assessment of CofA No. 700-6RDH4D*” issued by the Ministry of the Environment. dated March 27, 2013 (The 2013 Technical Review);
- Report entitled “*FINAL Design and Operations Plan, Hearst Waste Disposal Site, Town of Hearst, Ontario*” issued by Pinchin Ltd. dated February 14, 2018 (the 2018 Pinchin D&O Plan); and
- Report entitled “*FINAL Waste Capacity Assessment, Hearst Waste Disposal Site, Town of Hearst, Ontario*” issued by Pinchin Ltd. dated February 14, 2018 (the 2018 WCA).

2.2 Description and Development of the Site

The Site was established in 1972 and was approved under the original CofA No. 7313903 issued by the Ministry of Environment, Conservation and Parks (MECP) on April 23, 1980. This approved for an 8 hectare (ha) waste footprint within a 60 ha Site. Throughout the early 1990s, the Town completed environmental investigations of the Site in order to construct and operate a new long-term waste disposal Site to serve the residents of the Town of Hearst, as well as the surrounding unorganized Townships of Hanlan, Casgrain, Way, Kendall and Lowther. As a result, on October 31, 1994 the Site was issued Provisional CofA No. A612003 which approved for the use and operation of an additional 4.0 ha landfill site with a total site area of 185.0 ha, subject to the conditions identified within Schedule “A” of the CofA. This CofA approved for a total *area* of 12.0 ha landfill footprint within the 185 ha Site.



On March 21, 2007, Amended CofA No. 9700-6RDH4D was issued which included detailed terms and conditions with regards to the environmental compliance and legal obligations. The Amended CofA constrained the *volumetric* capacity of the Site, outlined in Section 22.1 and 22.2 of the Amended CofA:

22.1 The Site capacity is 551,000 cubic metres (including 360,000 cubic meters deposited in the closed landfill) including waste, daily cover and intermediate cover materials.

22.2 The Owner shall submit to the Director within ninety (90) days from the date of this Certificate for approval a Design Report, prepared and stamped by a Professional Engineer, that reflect approved capacity of 551,000 cubic meters for the combined landfill.

On July 4, 2016, the MECP issued an Amendment to ECA No. A612003, which revoked Condition 29 and Condition 30. The revoked Conditions were replaced with the requirements to develop groundwater and surface water trigger mechanisms and contingency plans. Furthermore, the Annual Reporting frequency was extended from once a year to once every six years.

Copies of the original CofA, provisional CofA/ECAs and all Amendments are provided in Appendix II.

2.2.1 Waste Capacity Assessment Review

In November of 2017, Pinchin retained Talbot Surveys to complete a topographic survey of the Site. Using a Sensefly product (eBee) equipped with a Nikon S110RGB camera, Talbot surveyed the Site, as well the access road, major landmarks and surficial topography. The results of the survey data were utilized in Pix4D using Digital Raster Model (DRM) and Digital Surface Model (DSM) to produce contour lines for the existing plots; after which the file is transposed to an open source software program known as QGIS where the elevations and volumes are manipulated to estimate the existing waste volumes at the Site. The site topography locations, waste fill areas and volumes calculated at the time have been provided in the report entitled: "*Final Waste Capacity Assessment, Hearst Waste Disposal Site, Town of Hearst, Ontario*", dated February 14, 2018, and have been summarized below:

- The estimated total volume of waste at the Site was calculated to be 604,849 m³ +/- 8,849 m³. The Site is limited to a maximum volumetric capacity of 551,000 m³. Therefore, the Site was considered over its volumetric capacity. However; based on the 12.0 ha area constraint, Pinchin calculated an estimated capacity of 105,813 m³ remaining, which can be utilized by adopting the Phase I, II, III and disposal approach proposed by Pinchin's D&O Plan;



- Based on Pinchin's review of available information including topographic surveys completed by True Grit Ltd., Pinchin has assumed an average annual deposition rate of approximately 9,600 m³ of waste material (including interim cover material) per year;
- Based on the estimated remaining capacity of 105,813 m³, and the average annual estimated deposition rate of waste material of approximately 9,600 m³ per year (compacted), the estimated remaining life span of the Site was estimated to be approximately 11 years; and
- It should be noted that there was potential for future expansion within the 12.0 ha footprint over the formerly closed areas.

2.3 Scope of Work

The scope of work Pinchin completed generally included the following activities:

2.3.1 Topographic Survey

A topographic survey of the Site was completed by Pinchin on October 30, 2019, using the Sensefly eBee Plus. RTKPPK Unmanned Aerial Vehicle. The topographic survey was completed to quantify the current waste areas and develop a digital terrain model (DTM) for calculating the life expectancy of the Site. The existing Site plan is illustrated on Figure 2. A waste volume was estimated in Civil 3D using the information collected during the topographic survey.

The result of the survey provided a comprehensive survey dataset with 3 centimetre (cm) (or better) Ground Sample Distance (GSD) horizontal accuracy and 5 cm (or better) vertical accuracy. The accuracy is assured by both Real Time Kinematic (RTK) calibration using a Pinchin RTK substation and the use of precision ground control points for quality control. The result was rendered as a fully dynamic 3D model, fully compatible with any CAD/GIS datasets.

2.3.2 Volume Estimate

Pinchin utilized the "draping" function in Civil3D to estimate the above-ground waste deposits assumed to be anything above original grade. The original grade line (assumed natural topography) has been illustrated on Figure 3 and was positioned at the toe of the active and former landfill mound. Using topographic contouring, Pinchin utilized the area within this boundary to determine the waste volume of the mound.



2.3.3 Disposal Rate Estimate

In November of 2017, Pinchin retained Talbot Surveys to complete a topographic survey of the Site. This survey was utilized as a comparison between the Pinchin October 30, 2019 survey to estimate a difference in volume between each survey event (rate of disposal). Pinchin overlaid the 2017 and 2019 survey in Civil3D software. It should be noted that a reference benchmark (iron bar or cut cross) was not established during the 2017 survey. As such, Pinchin utilized common ground (original topography) between each survey to estimate a suitable alignment between layers.

2.3.4 Capacity Study Report

This WCA Report was prepared to contain the following:

- A summary of background and analysis of available information on the Site as it relates to capacity;
- A description of the methodologies used for the field investigation. A summary of the field work completed. A summary of findings including the available life span in years (theoretical life span), calculation of remaining available volume and a drawing/image that will depict the waste disposal limits; and
- A Digital Terrain Model (DTM) of the existing Site features.

3.0 CAPACITY CONSTRAINTS

3.1 Waste Areas Constraint

The Site was established in 1972 and was approved under the original CofA No. 7313903 issued by the MECP on April 23, 1980. This approved the former landfill for an 8 ha waste footprint within a 60 ha Site. This disposal area is located west of the current waste disposal area. This area has been incorporated into the total area and volume estimation for the Site as indicated on Figure 3.

On October 31, 1994 the Site was issued Provisional CofA No. A612003 which approved for the use and operation of an *additional* 4.0 ha landfill Site (approved 12 ha area landfill footprint) with a total Site area of 185.0 ha, subject to the conditions identified within Schedule "A" of the CofA. This allowed the progression of waste disposal from west to east. The Site currently utilizes an active tipping face method which is currently progressing in a northeast direction, as indicated on Figure 2.

The Site is constrained by the 12 ha area footprint approved under the 1994 CofA No. A612003.



3.2 Waste Volume Constraint

On March 21, 2007, Amended CofA No. 9700-6RDH4D was issued which included the following volumetric constraints:

22.1 The Site capacity is 551,000 cubic metres (including 360,000 cubic meters deposited in the closed landfill) including waste, daily cover and intermediate cover materials.

22.2 The Owner shall submit to the Director within ninety (90) days from the date of this Certificate for approval a Design Report, prepared and stamped by a Professional Engineer, that reflect approved capacity of 551,000 cubic meters for the combined landfill.

The Site is constrained by the maximum volumetric capacity of 551,000 m³ as stipulated in the March 21, 2007, Amended CofA No. 9700-6RDH4D.

4.0 CURRENT WASTE AREAS AND VOLUMES

The information collected during the November 2017 and October 2019 aerial surveys were used to calculate the volume of waste currently at the Site as well as an estimated rate of disposal.

4.1 Current Waste Volume

Based on the survey data collected in October 30, 2019, the estimated total volume of buried domestic, commercial waste, cover material and all Site features is approximately 640,019.49 cubic metres (m³). However, Pinchin has subtracted the total volume (18,717.5 m³) of the following Site features from this volume:

- Asphalt Pile: 9,301.4 m³;
- Granular Pile (1): 105.8 m³;
- Granular Pile (2): 46.5 m³;
- Concrete and Wood Pile: 1,679.3 m³;
- Concrete Pile: 1,614.6 m³;
- Loading Ramp: 55.1 m³;
- Recycling Dome: 86.5 m³;
- Attendant Building: 5.4 m³;
- Granular B Pile: 4,228.6 m³;
- Scrap Metal Pile: 1,471.0 m³; and
- Tire Pile: 123.3 m³.



As such, Pinchin has estimated the total volume of buried domestic, commercial waste and non-stockpiled cover material to be approximately 621,301.99 m³.

4.2 Average Annual Waste Deposition

Based on Pinchin's review of available information, and comparing the November 2017 topographic survey with the October 30, 2019 topographic survey, Pinchin has estimated a volume difference of approximately 13,995 m³ between each survey event. As such, an annual volume of 7,301.74 m³ of landfill capacity is consumed on a yearly basis. As these topographic surveys include waste deposits, as well as daily and intermediate cover materials, this waste deposition rate is considered the most accurate means to forecast the remaining capacity and lifespan of the Site. This average annual deposition rate is considered reasonable for calculating the Site's remaining capacity.

4.3 Remaining Capacity and Lifespan

Pinchin's volume calculations for both former and active fill areas were estimated to be 621,301.99 m³. As such, if the current maximum approved volume is 551,000m³ (March 21, 2007, Amended CofA No. 9700-6RDH4D), the Site is considered to be over its *volumetric* capacity. It is Pinchin's recommendation that the Site seek approval from the MECP to have the volume constraint of 551,000 m³ waived from the Site. This would allow the Site to continue operations based solely on the 12.0 ha *area* constraint (approved by Provisional CofA No. A612003).

Pinchin recommends that upon approval for this amendment by the MECP that a three-phase approach be used to maximize the Sites capacity and lifespan, as illustrated in the 2018 Pinchin D&O Plan.

It is proposed that an area fill method will be implemented above the historical waste trenches and will provide additional volume to be utilized for waste and cover. The sequencing is proposed to begin in a phased approach which will extend towards the northeast portions of the Site.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the topographic survey completed in October 2019, the following is a summary of the findings of the WCA:

- The estimated total volume of waste currently at the Site is calculated to be 621,301.99 m³. The Site is limited to a maximum volumetric capacity of 551,000 m³. Therefore, the Site is currently over its volumetric capacity;



- Based on Pinchin's review of available information including topographic surveys completed by Talbot Surveys (November 2017), Pinchin has assumed an average annual deposition rate of approximately 7,301.74 m³ of waste material (including interim cover material) per year; and
- Pinchin recommends seeking MECP approval for a three-phase approach be used to maximize the Sites capacity and lifespan, as illustrated in the 2018 Pinchin D&O Plan.

6.0 LIMITATIONS

This WCA was performed for the Town of Hearst (Client) in order to investigate the remaining capacity at the Hearst Waste Disposal Site (Site). The term recognized environmental condition means the presence or likely presence of any hazardous substance on a property under conditions that indicate an existing release, past release, or a material threat of a release of a hazardous substance into structures on the property or into the ground, groundwater, or surface water of the property. This WCA does not quantify the extent of the current and/or recognized environmental condition or the cost of any remediation or corrective measure.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions on a property. Performance of this WCA to the standards established by Pinchin is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions on the Site, and recognizes reasonable limits on time and cost.

This WCA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.

This report was prepared for the exclusive use of the Client, subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.



Waste Capacity Assessment

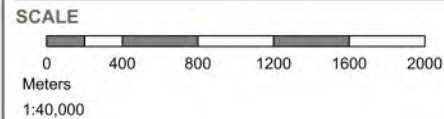
Hearst Waste Disposal Site, Cochrane District, Ontario
Town of Hearst

January 7, 2020
Pinchin File: 211236.001
FINAL

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

211236.001 FINAL WCA Report Hearst WDS Town of Hearst.doc

APPENDIX I
Figures



LEGEND

Site Location

PROJECT NAME
2019 HEARST LANDFILL WASTE CAPACITY ASSESSMENT

CLIENT
VILLE DE HEARST - TOWN OF HEARST

NOTES, REFERENCES AND SOURCES

1) Proprietary information may not be reproduced or divulged without prior written consent of Pinchin Ltd.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



TITLE KEY MAP	FIGURE 1
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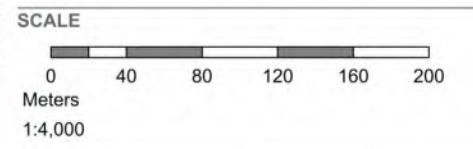
PROJECT	211236.001
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DATE	JANUARY 2020
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PREPARED	PKM	REVIEWED	JFD
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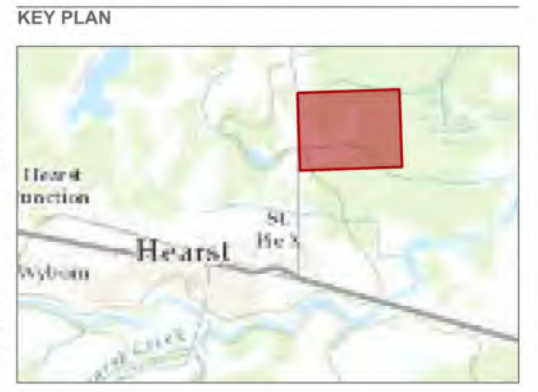


- LEGEND**
- UAV Survey Area
 - Land Fill Operating Boundry
 - Certificate of Approval Boundary
 - Fire Buffer Zone
 - Monitoring Wells
 - Topographic Contour (1m)



- NOTES, REFERENCES AND SOURCES**
- 1) Proprietary information may not be reproduced or divulged without prior written consent of Pinchin Ltd.
 - 2) Do not scale drawing
 - 3) This drawing may have been reduced. All scale notations indicated are based on a 11"x17" format drawings.
 - 4) Coordinate system: NAD 1983 UTM Zone 17N

Sources:
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



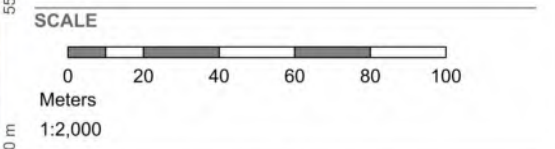
PROJECT LOCATION
HEARST, ON

CLIENT
VILLE DE HEARST - TOWN OF HEARST

TITLE EXISTING SITE PLAN	FIGURE 2
PROJECT	211236.001
DATE	JANUARY 2020
PREPARED PKM	REVIEWED JFD



- LEGEND**
- Landfill Operating Boundary
 - Volume of Waste Assessed
 - Certificate of Approval Boundary
 - Stock Pile
 - Major Contour (1m)
 - Minor Contour (20cm)



- NOTES, REFERENCES AND SOURCES**
- 1) Proprietary information may not be reproduced or divulged without prior written consent of Pinchin Ltd.
 - 2) Do not scale drawing
 - 3) This drawing may have been reduced. All scale notations indicated are based on a 11"x17" format drawings.
 - 4) Coordinate system: NAD 1983 CSRS UTM Zone 17N

Sources:

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



PROJECT LOCATION
HEARST, ON

CLIENT
VILLE DE HEARST - TOWN OF HEARST

VOLUME DIFFERENCE BETWEEN NOVEMBER 2017 - OCTOBER 2019	
13,995 m ³	
TOTAL VOLUME OF WASTE AND BURIED COVER MATERIAL	
621,301.99 m ³	

TITLE VOLUME ESTIMATES	FIGURE 3
PROJECT	211236.001
DATE	JANUARY 2020
PREPARED PKM	REVIEWED JFD



APPENDIX II
Certificate of Approval



Ministry
of the
Environment

Ontario

OLD
SITE

Provisional Certificate No. A 7313903

PROVISIONAL CERTIFICATE OF APPROVAL WASTE DISPOSAL SITE

Under The Environmental Protection Act, 1971 and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

Corporation of the Town of Hearst
P.O. Box 490
Hearst, Ontario
POL 1N0

for the use and operation of an 8.0 hectare landfilling site within a total area of 60.0 hectares.

all in accordance with the following plans and specifications:

Township map showing site A 7313903 location


Located: Lot 24, Concession 12
Township of Kendall
District of Cochrane

which includes the use of the site only for the disposal of the following categories of waste (NOTE: Use of the site for additional categories of wastes requires a new application and amendments to the Provisional Certificate of Approval) domestic and commercial waste, 5% non-hazardous solid industrial waste.

and subject to the following conditions:

1. No operation shall be carried out at the site after sixty days from this condition becoming enforceable unless this Certificate including the reasons for this condition has been registered by the applicant as an instrument in the appropriate Land Registry Office against title to the site and a duplicate registered copy thereof has been returned by the applicant to the Director.

Dated this 23rd day of April 1980.


Director Section 39



Ministry of
Environment
and Energy

Ministère de
l'Environnement
et de l'Énergie

NOTICE
Page 1 of 2

TO: Corporation of the Town of Hearst
P.O. Box 490
Hearst, Ontario
P0L 1N0

You are hereby notified that Provisional Certificate of Approval No. A 7313903 dated April 23, 1980 issued to you, is being amended of a Condition No. 2, as follows:

Condition 2:

A waste oil transfer facility may be located on the site in accordance with the plans and operations as outlined in following documents:

- Application for a Certificate of Approval for a Waste Disposal Site (Transfer) dated May 2, 1996;
- Letter and attachments from Mr. F.V. Marcotte, P.Eng, to Mr. L. Lefebvre of the Ministry of Environment and Energy, dated June 7, 1996.

The reason for this change is to allow the installation and use of a waste oil transfer station on the site. Operation of a waste oil transfer station is an important part of waste diversion activities and its proper installation and operation is beneficial to the environment.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, you may by written notice served upon me, the Environmental Appeal Board and the Environmental Commissioner, Environmental Bill of Rights, S.O. 1993, Chapter 28, within 15 days after receipt of this Notice, require a hearing by the Board. Section 142 of the Environmental Protection Act, as amended provides that the Notice requiring a hearing shall state:

1. *The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;*
2. *The grounds on which you intend to rely at the hearing in relation to each portion appealed.*

In addition to these legal requirements, the Notice should also include:

3. *The name of the appellant;*
4. *The address of the appellant;*
5. *The Certificate of Approval number;*
6. *The date of the Certificate of Approval;*
7. *The name of the Director;*
8. *The municipality within which the waste disposal site is located;*

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary,
Environmental Appeal Board,
112 St. Clair Avenue West,
Suite 502,
Toronto, Ontario,
M4V 1N3

The Environmental Commissioner,
1075 Bay Street,
Suite 605
6th Floor
Toronto, Ontario
M5S 2W5

The Director,
Section 39, Environmental Protection Act,
Ministry of the Environment and Energy,
250 Davisville Avenue, 3rd Floor,
Toronto, Ontario.
M4S 1H2

This instrument is subject to Section 38 of the Environmental Bill of Rights, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek to appeal for 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry, you can determine when the leave to appeal period ends.

DATED AT TORONTO this 22nd day of January, 1997.

THIS IS A TRUE COPY OF
THE ORIGINAL NOTICE
SIGNED BY

A. DOMINSKI, P. ENG.

MAILED ON Jan 29/97

BY Am

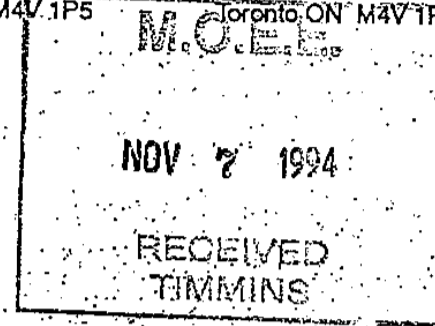
Ministry of
Environment
and Energy

Ministère de
l'Environnement
et de l'Énergie

135 St. Clair Avenue West
Suite 100
Toronto ON M4V 1P5

135, avenue St. Clair ouest
Bureau 100
Toronto ON M4V 1P5

APPROVALS BRANCH
3rd Floor
Tel. (416) 440-3544
Fax (416) 440-6973



October 31, 1994

The Corporation of the Town of Hearst
925 Alexandra Street
Hearst, Ontario
POL 1N0

Attention: Mr. Claude Laflamme
Chief Administrative Officer

Dear Mr. Laflamme:

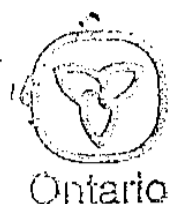
Re: Town of Hearst Landfill Site
Provisional Certificate of Approval No. A 612003

Enclosed is the Certificate of Approval for the Town of Hearst
Landfill Site.

Should you have any questions or wish clarification on any matter
pertinent to this certificate please contact Mr. John McNeely of
the Ministry's Approvals Branch (tel: (416) 440-3727).

Yours truly,
ORIGINAL SIGNED BY
A. Dominski

A. Dominski P. Eng.
Supervisor
Industrial Approvals
Waste Sites and Systems



Ministry of
Environment
and Energy

Ministère de
l'Environnement
et de l'Énergie

**PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE
NO. A 612003
Page 1 of 9**

Under the Environmental Protection Act and the regulations and subject to the limitations thereof, this Provisional Certificate of Approval is issued to:

The Corporation of the Town of Hearst
925 Alexandra Street
Hearst, Ontario
P0L 1N0

for the use and operation of a 4.0 hectare landfill site within a total site area of 185.0 hectares all in accordance with the following plans and specifications as specified in Schedule "A" attached.

Location: Lot 22, 23, 24
Concession 12
Township of Kendall
Town of Hearst

which includes the use of the site only for the disposal of the following categories of waste (Note: Use of the site for additional categories of wastes requires a new application and amendments to the Provisional Certificate of Approval) domestic, commercial and non-hazardous solid industrial wastes subject to the following conditions.

DEFINITION OF TERMS:

For the purpose of this Provisional Certificate of Approval:

- 1.1 "This Certificate" means Provisional Certificate of Approval No. A-612003 dated October 31, 1994.
- 1.2 "Director" means any one or more of the persons who from time to time are so designated for the purpose of Section 30 of the Environmental Protection Act;
- 1.3 "Design and Operations Report" means the March 1994 report titled "Town of Hearst Proposed Landfill Site Operation and Development Plan" prepared by M.M. Dillon Limited. (Item 2 of Schedule "A").
- 1.4 "District Manager" means the District Manager of the Timmins District Office of the Ontario Ministry of Environment and Energy or such other official of the Ministry as may be assigned the duties of the District Manager of the Timmins District;
- 1.5 "EPA" means The Environmental Protection Act, chapter E.19, R.S.O. 1990;

PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE

NO. A 612003

Page 2 of 9

- 1.6 "Incident" means an abnormal event or occurrence which may endanger health, cause a nuisance or adversely affect the environment;
 - 1.7 "Ministry" or "MOEE" means the Ontario Ministry of Environment and Energy;
 - 1.8 "Owner" means the Corporation of the Town of Hearst;
 - 1.9 "Regional Director" means the Regional Director of the Northern Ontario Region, Ontario Ministry of Environment and Energy or such other official of the Ministry as may be assigned the duties of the Regional Director, Northern Ontario Region;
 - 1.10 "Site" means the landfill site located on Lots 22, 23 and 24, Concession 12, Township of Kendall.
2. The Owner shall comply with the Conditions and schedules in this Certificate as modified or supplemented by the Director in accordance with the Director's mandate under the EPA. The requirements specified in this Certificate are minimum requirements and do not abrogate the need to take all reasonable steps to avoid violating the provisions of other applicable legislation. If the Director, Regional Director or District Manager identifies an unacceptable environmental problem associated with the Site, the Owner, once aware of the problem, shall immediately take all necessary steps to mitigate or remedy the resulting impacts. Nothing in this condition affects any right of appeal the Owner may otherwise have under the EPA.
 3. The requirements of this Certificate are severable. If any requirement of this Certificate to any circumstances is held invalid, the application of that requirement to other circumstances and the remainder of this Provisional Certificate of Approval shall not be affected.
 4. The Site shall be operated and maintained in accordance with the plans and specifications contained in the documents listed in Schedule "A". Should there be any discrepancy between the conditions on this Certificate and the documents in Schedule "A" the conditions shall take precedence. Should there be discrepancies between documents in Schedule "A", the document bearing the most recent date shall prevail.
 5. The Owner shall provide training to all on-site personnel relating to all legal requirements for the operation of the Site.
 6. Only wastes generated within the boundaries of the Town of Hearst and the Townships of Hanlan, Way, Casgrain, Kendall and Lowther shall be accepted for disposal at the Site.

7. The Owner shall place a sign at the main entrance to the Site on which is displayed in prominent letters the following information:

- the name of the Site
- the operating authority
- the approved hours of operation
- the hours the Site is open to accept waste from the public
- the telephone number for reporting emergency situations occurring at the Site during non-operating hours

8. The approved hours of operation for the Site are:

Monday through Friday: 10:00 a.m. - 8:00 p.m.

Saturday: 10:00 a.m. - 5:00 p.m.

The above hours of operation may be amended with the written approval of the District Manager.

Should it be necessary, due to circumstances, to temporarily change the hours of operation of the landfill for a short period, the Owner shall notify the District Manager in writing of the change and the reasons for it.

On-site equipment may operate one hour beyond the Site's closing time to complete daily maintenance operations at the Site.

9. During non-operating hours the Site is to be secured against access by unauthorized persons.

10. The following conditions must be complied with subject to any variations agreed to or issued by the Director, in writing:

10.1 No waste shall be received from the public for disposal at the Site except during operating hours when the Site is under the supervision of the site attendant or his alternate.

10.2 Weather permitting, deposited waste shall be covered weekly in a manner acceptable to the District Manager so that no waste is exposed to the atmosphere. If an alternative material to soil is to be used as cover it must qualify as a non-hazardous waste under R.R.O. 1990 Reg. 347. A minimum of 30 cm. of temporary cover shall be applied to areas where no further landfilling will occur for a period of 30 days or more.

10.3 The burning of wastes at the Site is prohibited.

10.4 Scavenging is prohibited.

*PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE*

NO. A 612003

Page 4 of 9

11. By April 30, 1995 the Owner shall construct a fire break, 30 metres in width, around the perimeter of the landfill area. The centre 6 metres of the firebreak shall consist of mineral soil.
12. By April 30, 1995 the Owner shall mark the corners of the landfill area with corner posts which shall be maintained so as to be visible throughout the year.
13. The Owner shall record the following information on waste loads refused access to the Site for disposal purposes:
 - The vehicle licence plate number;
 - The company name on the vehicle;
 - The reason(s) for refusing to accept the waste for disposal.
14. On-site roads shall be treated with water or a dust suppressant as required to minimize dust generation.
15. An inspection of the Site's perimeter and access road shall be carried out as required to ensure that litter is being adequately controlled on site. Litter from the Site shall be picked up as needed along the Site's perimeter and access roads.
16. Should an outbreak of vermin or vector occur at the Site, the Owner shall take all steps within the Ministry guidelines to control the outbreak, including the services of a licensed exterminator. Control measures used shall be appropriate for the vermin or vector in question.
17. Within ninety days of the date of this Certificate the Town shall submit to the Director for approval a groundwater and a surface water monitoring program. The monitoring program upon acceptance by the Director shall be incorporated into this Certificate as Schedule "B".
18. Any groundwater monitoring wells that are damaged or whose integrity is in doubt shall be repaired or replaced forthwith.
19. All monitoring wells which form part of any monitoring program shall be properly capped and locked.
20. Wells no longer required for monitoring purposes shall be abandoned in accordance with R.R.O. 1990, Reg. 903.

PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE

NO. A 612003

Page 5 of 9

21. An annual report on the development and operation of the Site, including the monitoring programs, shall be submitted to the Regional Director by April 30th of the year following the calendar year covered by the report. The report shall include, but not be limited to, the following:
- progressive use of the landfill Site
 - quantity waste deposited on-site
 - placement and integrity of final cover
 - conformance with development and operation plans
 - remaining site capacity
 - operational problems encountered and/or complaints received and the remedial action taken
 - monitoring program results, data interpretation and recommendations
 - the occurrence of any unexpected incident negatively impacting on the Site, describing the nature of the incident, how it was managed and what action has been taken to avoid a recurrence.
 - waste deposition locations for the next 12 month period.
22. The Owner shall encourage and support the creation of a Hearst Landfill Public Advisory Committee (PAC) to review and provide recommendations on annual operational and monitoring reports, landfill site protocols, proposed end use of the Site and any other information which is pertinent to landfilling operations at the Site. These recommendations, along with any minority positions, may be forwarded to the Owner or the Director for their consideration. The PAC shall not exercise any supervisory, regulatory or approval roles with respect to the operation of the Site. The Owner shall maintain a list of current documents which govern the operation of the Site. The PAC shall be entitled upon request to examine copies of records and documents in the Owner's possession relevant to the Site, except for such information as the Council of the Owner is entitled to withhold from the public at law.
23. Twelve (12) months before the Site's expected closure the owner shall submit to the Regional Director for approval a site closure plan. The site closure plan shall include, but shall not be limited to, the following matters:
- fencing security and access control;
 - final contours, cover and vegetation;
 - post closure after use;
 - long-term maintenance and monitoring of the Site;
 - updated contingency plans to mitigate unacceptable environmental impacts.

*PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE
NO. A 612003
Page 6 of 9*

24. The Owner shall take all necessary steps to conclude the purchase of Crown lands comprising the Site, and shall within 60 days of the date on this Certificate submit to the Director a copy of the documentation submitted to the Ministry of Natural Resources to effect the purchase.

Within 60 days of purchasing the land for the Site from the Ministry of Natural Resources, the Owner shall register in the appropriate Land Registry Office this Certificate, including the reasons for these conditions, as an instrument against title of the Site and a duplicate registered copy shall be submitted to the Director.

The reasons for the imposition of these conditions are as follows:

1. Condition 1 is to clarify the meaning of terms used in this Provisional Certificate of Approval to avoid future misunderstandings.
2. Condition 2 is to clearly indicate to the Owner that compliance with the conditions of this Certificate does not relieve it of the obligation to take all reasonable steps to avoid violating the provisions of other applicable legislation relative to the Site.
3. Condition 3 is to make it clear to the Owner that should one of the conditions of this Certificate in any circumstance be found to be invalid it will not invalidate the application of that condition to other circumstances or affect the validity of the other conditions on the Certificate.
4. Condition 4 confirms that the terms and conditions in this Certificate will be used to judge the operation of the Site for compliance and attempts to avoid future misunderstandings by stating the precedence to be given documents should there be discrepancies between them.
5. Condition 5 is to ensure that personnel involved in the management and operation of the Site are familiar with the conditions on this Certificate and the documents in schedule "A", as well as other pertinent information necessary to operate the Site in a legal and environmentally safe manner.
6. Condition 6 is to clearly define to the Owner the Site's approved service area.
7. Condition 7 provides information about the Site to the public so that they may monitor the Site for compliance and report any violations or unauthorized activities to the Owner or the Ministry.

*PROVISIONAL CERTIFICATE OF APPROVAL
FOR A WASTE DISPOSAL SITE*

NO. A 612003

Page 7 of 9

8. Conditions 8, 9, 10, 14, 15, 16, 17, 18, 19 and 20 are to ensure that the Site is operated in such a manner that public health and the natural environment are protected.
9. Condition 11 is to limit any fires that may occur at the landfill site to the site itself.
10. Condition 12 is to facilitate the placing of waste within the approved fill area by marking the limits of the area with markers which will be visible to field staff.
11. Condition 13 is to discourage the illegal dumping of loads refused entry to the Site by recording information which could be useful in identifying an offending hauler.
12. Condition 21 is to provide the Ministry with an annual report on the operation of the Site upon which the Ministry may make an assessment of the Site's compliance with the terms and conditions on this certificate and, if necessary, make recommendations for improvements in the Site's operation.
13. Condition 22 provides a means for public concerns about the Site to be brought to the attention of the authorities for appropriate action. It also states the limits of the Public Advisory Committee's authority with respect to the operation and control of the Site.
14. Condition 23 is to provide the Ministry with sufficient time prior to the Site's closure to evaluate the Site Closure Plan in order to ensure it will be carried out in an environmentally safe manner and that the post closure monitoring and site maintenance programs are acceptable to the Ministry.
15. Condition 24 is to ensure that future owners of the land on which the Site is located are made aware of the fact that the land has been used as a landfill and that no use may be made of the land within twenty five years from the year in which the land ceased to be so used unless the approval of the Minister for the proposed use has been obtained.

SCHEDULE "A"

1. Application for a Certificate of Approval for a Waste Disposal Site (Landfill) dated March 4, 1994.
2. The March 1994 M. M. Dillon Limited report titled "Town of Hearst Proposed Landfill Site -Operation and Development Plan".
3. The March 1994 M. M. Dillon Limited report titled "Town of Hearst Proposed Landfill Site -Hydrogeological Investigations".
4. The March 1994 M. M. Dillon Limited report titled "Town of Hearst Proposed Landfill Site -Environmental Assessment Document"

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990 c. E-19, you may by written notice served upon me and the Environmental Appeal Board within 15 days after receipt of this Notice, require a hearing by the Board. Section 142 of the Environmental Protection Act, as amended provides that the Notice requiring a hearing shall state:

1. *The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;*
2. *The grounds on which you intend to rely at the hearing in relation to each portion appealed.*

In addition to these legal requirements, the Notice should also include:

3. *The name of the appellant;*
4. *The address of the appellant;*
5. *The Certificate of Approval number;*
6. *The date of the Certificate of Approval;*
7. *The name of the Director;*
8. *The municipality within which the waste disposal site is located;*

And the Notice should be signed and dated by the appellant.



luc

AMENDMENT TO ENVIRONMENTAL COMPLIANCE APPROVAL

TOWN OF HEARST
VILLE DE HEARST

NUMBER A612003

Notice No. 1

Issue Date: July 4, 2016

JUL 19 2016

RECEIVED
REÇU

The Corporation of the Town of Hearst
Post Office Box, No. 5000
Hearst, Ontario
P0L 1N0

Site Location: Hearst Landfill Site - Kendall Twp.
Lot 22, 23, 24, Concession 12
Hearst Town, District of Cochrane

You are hereby notified that I have amended Approval No. 9700-6RDH4D issued on March 21, 2007 for the use and operation of a 12.0 hectares landfill/waste oil transfer site within a total site area of 185.0 hectares., as follows:

Condition 29 and Condition 30 are hereby revoked and replaced :

29.0 Trigger Mechanisms and Contingency Plans

- 29.1 By March 31, 2018, The *Owner* shall submit to the *Director*, for approval, and copies to the *District Manager*, details of a trigger mechanisms plan for surface water and groundwater quality monitoring.
- 29.2 By March 31, 2018, the *Owner* shall submit to the *Director* for approval, and copies to the *District Manager*, details of a contingency plan to be implemented in the event that the surface water or groundwater quality exceeds the trigger mechanism.
- 29.3 In the event of a confirmed exceedence of a site-specific trigger level relating to leachate mounding or groundwater or surface water impacts due to leachate, the *Owner* shall immediately notify the *District Manager*, and an investigation into the cause and the need for implementation of remedial or contingency actions shall be carried out by the *Owner* in accordance with the approved trigger mechanisms and associated contingency plans.
- 29.4 If monitoring results, investigative activities and/or trigger mechanisms indicate the need to implement contingency measures, the *Owner* shall ensure that the following steps are taken:

- (a) The *Owner* shall notify the *District Manager*, in writing of the need to implement contingency measures, no later than 30 days after confirmation of the exceedences;
 - (b) Detailed plans, specifications and descriptions for the design, operation and maintenance of the contingency measures shall be prepared and submitted by the *Owner* to the *District Manager* for approval; and
 - (c) The contingency measures shall be implemented by the *Owner* upon approval by the *District Manager*.
- 29.5 The *Owner* shall ensure that any proposed changes to the site-specific trigger levels for leachate impacts to the surface water or groundwater, shall be approved in advance by the *Director* via an amendment to this *Certificate*.

30.0 Annual Report

30.1 A written report on the development, operation and monitoring of the *Site*, shall be completed once every six years and submitted to the *District Manager*. The report shall be submitted by April 30th of every six years starting from April 30, 2021, and shall include data from the previous five years.

30.2 The Report shall include the following:

- (a) the results and an interpretive analysis of the results of all leachate, groundwater surface water and landfill gas monitoring, including an assessment of the need to amend the monitoring programs;
- (b) an assessment of the operation and performance of all engineered facilities, the need to amend the design or operation of the *Site*, and the adequacy of and need to implement the contingency plans;
- (c) site plans showing the existing contours of the *Site*; areas of landfilling operation during the reporting period; areas of intended operation during the next reporting period; areas of excavation during the reporting period; the progress of final cover, vegetative cover, and any intermediate cover application; previously existing site facilities; facilities installed during the reporting period; and site preparations and facilities planned for installation during the next reporting period;
- (d) calculations of the volume of waste, daily and intermediate cover, and final cover deposited or placed at the *Site* during the reporting period and a calculation of the total volume of *Site* capacity used during the reporting period;
- (e) a calculation of the remaining capacity of the *Site* and an estimate of the remaining *Site* life;
- (f) a summary of the quantity of any leachate or pre-treated leachate removed from the *Site* or leachate treated and discharged from the *Site* during each operating week;
- (g) a summary of the weekly, maximum daily and total annual quantity (tonnes) of waste received at the *Site*;
- (h) a summary of any complaints received and the responses made;
- (i) a discussion of any operational problems encountered at the *Site* and corrective action taken;
- (j) an update summary of the amount of financial assurance which has been provided to the *Director*;
- (k) any changes to the Design and Operations Report and the Closure Plan that have been approved

- by the *Director* since the last *Annual Report*;
- (l) a report on the status of all monitoring wells and a statement as to compliance with *Ontario Regulation 903*; and
 - (m) any other information with respect to the *Site* which the *Regional Director* may require from time to time.

Following document is hereby added to Schedule "A"

11. Application for approval dated April 14th 2016 from The Corporation of the Town of Hearst to MoECC.

The reason for this amendment to the Approval is as follows:

The reason for this amendment to the Approval is to change the reporting frequency from once a year to once every six years.

This Notice shall constitute part of the approval issued under Approval No. A612003 dated March 21, 2007

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal

The Director appointed for the purposes of Part II.1 of
the Environmental Protection Act

655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

AND

Ministry of the Environment and Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 326-5370 or www.ert.gov.on.ca

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 4th day of July, 2016



Dale Gable, P.Eng.
Director
appointed for the purposes of Part II.1 of the
Environmental Protection Act

HV/

c: District Manager, MOECC Timmins
Luc Leonard, The Corporation of the Town of Hearst

Ontario

The Corporation of the Town of Hearst
PO Box 5000
Hearst, Ontario
P0L 1N0

Site Location: Hearst Landfill Site - Kendall Twp.
Lots 22, 23, 24, Concession 12
Hearst Town, District of Cochrane

You have applied in accordance with Section 27 of the Environmental Protection Act for approval of:

the use and operation of a 12.0 hectares landfill/waste oil transfer site within a total site area of 185.0 hectares.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

"*Certificate*" means this entire provisional Certificate of Approval document, issued in accordance with section 39 of the *EPA*, and includes any schedules to it, the application and the supporting documentation listed in Schedule "A";

"*Director*" means any *Ministry* employee appointed in writing by the Minister pursuant to section 5 of the *EPA* as a Director for the purposes of Part V of the *EPA*;

"*District Manager*" means the District Manager of the local district office of the Ministry in which the *Site* is geographically located;

"*EPA*" means *Environmental Protection Act*, R.S.O. 1990, c. E. 19, as amended;

"*Operator*" means any person, other than the Owner's employees, authorized by the *Owner* as having the charge, management or control of any aspect of the *Site* and includes its successors or assigns;

"*Owner*" means any person that is responsible for the establishment or operation of the *Site* being approved by this *Certificate*, and includes the Corporation of the Town of Hearst, its successors and assigns;

"*PA*" means the *Pesticides Act*, R.S.O. 1990, c. P-11, as amended from time to time;

"*Provincial Officer*" means any person designated in writing by the Minister as a *provincial officer* pursuant to section 5 of the *OWRA* or section 5 of the *EPA* or section 17 of *PA*.

" *Regional Director* " means the Regional Director of the local Regional Office of the Ministry in which the *Site* is located.

" *Regulation 347* " or " *Reg. 347* " means Regulation 347, R.R.O. 1990, made under the EPA, as amended from time to time;

" *Site* " means the entire waste disposal site, including the buffer lands, contaminant attenuation zone located at Lots 22, 23, 24, Concession 12, Hearst Town, District of Cochrane; and

" *Trained personnel* " means knowledgeable in the following through instruction and/or practice:

- a. relevant waste management legislation, regulations and guidelines;
- b. major environmental concerns pertaining to the waste to be handled;
- c. occupational health and safety concerns pertaining to the processes and wastes to be handled;
- d. management procedures including the use and operation of equipment for the processes and wastes to be handled;
- e. emergency response procedures;
- f. specific written procedures for the control of nuisance conditions;
- g. specific written procedures for refusal of unacceptable waste loads; and
- h. the requirements of this *Certificate*.

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

GENERAL

1.0 Compliance

- 1.1 The *Owner* and *Operator* shall ensure compliance with all the conditions of this *Certificate* and shall ensure that any person authorized to carry out work on or operate any aspect of the *Site* is notified of this *Certificate* and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.
- 1.2 Any person authorized to carry out work on or operate any aspect of the *Site* shall comply with the conditions of this *Certificate* .

2.0 In Accordance

- 2.1 Except as otherwise provided for in this *Certificate* , the *Site* shall be designed, developed, built, operated and maintained in accordance with the applications for *Certificate* s of Approval, dated July 17, 1972; March 9, 1994; and February 10, 2005 and the supporting documentation listed in Schedule "A" .

3.0 Interpretation

- 3.1 Where there is a conflict between a provision of any document, including the application, referred to in this *Certificate*, and the conditions of this *Certificate*, the conditions in this *Certificate* shall take precedence.
- 3.2 Where there is a conflict between the application and a provision in any documents listed in Schedule "A", the application shall take precedence, unless it is clear that the purpose of the document was to amend the application and that the *Ministry* approved the amendment.
- 3.3 Where there is a conflict between any two documents listed in Schedule "A", other than the application, the document bearing the most recent date shall take precedence.
- 3.4 The conditions of this *Certificate* are severable. If any condition of this *Certificate*, or the application of any condition of this *Certificate* to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this *Certificate* shall not be affected thereby.

4.0 Other Legal Obligations

- 4.1 The issuance of, and compliance with, this *Certificate* does not:
- (a) relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement; or
 - (b) limit in any way the authority of the *Ministry* to require certain steps be taken or to require the *Owner* and *Operator* to furnish any further information related to compliance with this *Certificate* ;

5.0 Adverse Effect

- 5.1 The *Owner* and *Operator* shall take steps to minimize and ameliorate any adverse effect on the natural environment or impairment of water quality resulting from the *Site*, including such accelerated or additional monitoring as may be necessary to determine the nature and extent of the effect or impairment.
- 5.2 Despite an *Owner*, *Operator* or any other person fulfilling any obligations imposed by this *Certificate* the person remains responsible for any contravention of any other condition of this *Certificate* or any applicable statute, regulation, or other legal requirement resulting from any act or omission that caused the adverse effect to the natural environment or impairment of water quality.

6.0 Change of Ownership

- 6.1 The *Owner* shall notify the *Director*, in writing, and forward a copy of the notification to the *District Manager*, within 30 days of the occurrence of any changes in the following information:
- (a) the ownership of the *Site*;
 - (b) the *Operator* of the *Site*;
 - (c) the address of the *Owner* or *Operator*; and
 - (d) the partners, where the *Owner* or *Operator* is or at any time becomes a partnership and a copy of the most recent declaration filed under the *Business Names Act*, R. S. O. 1990, c. B.17, shall be

included in the notification.

- 6.2 No portion of this *Site* shall be transferred or encumbered prior to or after closing of the *Site* unless the *Director* is notified in advance and sufficient financial assurance is deposited with the *Ministry* to ensure that these conditions will be carried out. In the event of any change in *Ownership* of the works, other than change to a successor Owner, the *Owner* shall notify the successor of and provide the successor with a copy of this *Certificate*, and the *Owner* shall provide a copy of the notification to the *District Manager* and the *Director*.

7.0 Certificate of Requirement/Registration on Title

- 7.1 Pursuant to Section 197 of the *EPA*, no person having an interest in the *Site* shall deal in any way with the *Site* without first giving a copy of this *Certificate* to each person acquiring an interest in the *Site* as a result of the dealing.
- 7.2 Two copies of a completed Certificate of Requirement, containing a registerable description of the *Site*, shall be submitted to the *Director* for the *Director's* signature within six calendar months of the date of this *Certificate*.
- 7.3 The Certificate of Requirement, shall be registered in the appropriate land registry office on title to the *Site* by the *Owner* within 10 calendar days of receiving the Certificate of Requirement, signed by the *Director*, and a duplicate registered copy shall be submitted to the *Director*.

8.0 Inspections

- 8.1 No person shall hinder or obstruct a *Provincial Officer* from carrying out any and all inspections authorized by the *OWRA*, the *EPA*, or the *PA*, of any place to which this *Certificate* relates, and without limiting the foregoing:
- (a) to enter upon the premises where the approved works are located, or the location where the records required by the conditions of this *Certificate* are kept;
 - (b) to have access to, inspect, and copy any records required to be kept by the conditions of this *Certificate*;
 - (c) to inspect the *Site*, related equipment and appurtenances;
 - (d) to inspect the practices, procedures, or operations required by the conditions of this *Certificate*; and
 - (e) to sample and monitor for the purposes of assessing compliance with the terms and conditions of this *Certificate* or the *EPA*, the *OWRA* or the *PA*.

9.0 Information and Record Retention

- 9.1 Any information requested, by the *Ministry*, concerning the *Site* and its operation under this *Certificate*, including but not limited to any records required to be kept by this *Certificate* shall be provided to the *Ministry*, upon request, in a timely manner. Records shall be retained for contaminating life span of the *Site* except for as otherwise authorized in writing by the *Director*.
- 9.2 The receipt of any information by the *Ministry* or the failure of the *Ministry* to prosecute any person or

to require any person to take any action, under this *Certificate* or under any statute, regulation or other legal requirement, in relation to the information, shall not be construed as:

- (a) an approval, waiver, or justification by the *Ministry* of any act or omission of any person that contravenes any term or condition of this *Certificate* or any statute, regulation or other legal requirement; or
- (b) acceptance by the *Ministry* of the information's completeness or accuracy.

10.0 Signs

10.1 A sign shall be installed and maintained at the main entrance/exit to the *Site* on which is legibly displayed the following information:

- (a) the name of the *Site* and *Owner*;
- (b) the number of the *Certificate*;
- (c) the name of the *Operator*;
- (d) the normal hours of operation;
- (e) the allowable and prohibited waste types;
- (f) the telephone number to which complaints may be directed;
- (g) a twenty-four (24) hour emergency telephone number (if different from above); and
- (h) a warning against dumping outside the *Site*.

11.0 Operation

11.1 The *Site* shall be operated and maintained at all time including management and disposal of all waste in accordance with the *EPA, Regulation 347*, and the conditions of this *Certificate*. At no time shall the discharge of a contaminant that causes or is likely to cause an adverse effect be permitted.

12.0 Vermin, etc.

12.1 The *Site* shall be operated and maintained such that the vermin, vectors, dust, litter, odour, noise and traffic do not create a nuisance.

13.0 Burning Waste Prohibited

13.1 Burning of waste at the *Site* is prohibited.

14.0 Site Access

14.1 Waste shall only be accepted at the *Site* during the following time periods:

Site Open	May 1 to September 30	October 1 to April 30
Monday to Friday	9:00 am to 8:00 pm	9:00 am to 7:00 pm
Saturday	8:00 am to 5:00 pm	8:00 am to 5:00 pm

14.2 On-site equipment used for daily site preparation and closing activities shall be operated one (1) hour before and one (1) hour after the hours of operation approved by this *Certificate*.

14.3 With the prior written approval from the *District Manager*, the time periods may be extended to accommodate seasonal or unusual quantities of waste.

15.0 Site Security

15.1 No waste shall be received, landfilled or removed from the *Site* unless a site supervisor or attendant is present and supervises the operations during operating hours. The *Site* shall be closed when a site attendant is not present to supervise landfilling operations.

15.2 The *Site* shall be operated and maintained in a secure manner. During non-operating hours, the *Site* entrance and exit gates shall be locked and the *Site* shall be secured against access by unauthorized persons.

16.0 Employee Training

16.1 A training plan for all employees that operate any aspect of the *Site* shall be developed and implemented by the *Operator*. Only *Trained Personnel* shall operate any aspect of the *Site* or carry out any activity required under this *Certificate*.

17.0 Complaints Procedure

17.1 If at any time the *Owner* receives complaints regarding the operation of the *Site*, the *Owner* shall respond to these complaints according to the following procedure:

- (a) The *Owner* shall record and number each complaint, either electronically or in a log book, and shall include the following information: the nature of the complaint, the name, address and the telephone number of the complainant if the complainant will provide this information and the time and date of the complaint;
- (b) The *Owner*, upon notification of the complaint, shall initiate appropriate steps to determine all possible causes of the complaint, proceed to take the necessary actions to eliminate the cause of the complaint and forward a formal reply to the complainant; and
- (c) The *Owner* shall complete and retain on-site a report written within one (1) week of the complaint date, listing the actions taken to resolve the complaint and any recommendations for remedial measures, and managerial or operational changes to reasonably avoid the recurrence of

similar incidents.

18.0 Emergency Situations

- 18.1 Any spills, fires or other emergency situations shall be forthwith reported directly to the *Ministry's* Spills Action Centre (1-800-268-6060) and shall be cleaned up immediately.
- 18.2 In addition, the *Owner* shall submit, to the *District Manager* a written report within three (3) business days of the emergency situation, outlining the nature of the incident, remedial measures taken, handling of waste generated as a result of the emergency situation and the measures taken to prevent future occurrences at the *Site*.
- 18.3 All wastes resulting from an emergency situation shall be managed and disposed of in accordance with *O.Reg. 347*.
- 18.4 All equipment and materials required to handle the emergency situations shall be:
- (a) kept on hand at all times that waste landfilling and/or handling is undertaken at the *Site*; and
 - (b) be adequately maintained and kept in good repair.
- 18.5 The *Owner* shall ensure that the emergency response personnel are familiar with the use of such equipment and its location(s).

19.0 Daily Log Book

- 19.1 A daily log shall be maintained in written format and shall include the following information: the type, date and time of arrival, hauler, and quantity (tonnes) of all industrial and commercial waste and cover material received at the *Site*;
- (a) the area of the *Site* in which waste disposal operations are taking place;
 - (b) the amount of any leachate removed, or treated and discharged from the *Site*;
 - (c) a record of litter collection activities and the application of any dust suppressants;
 - (d) a record of the daily inspections; and
 - (e) a description of any out-of-service period of any control, treatment, disposal or monitoring facilities, the reasons for the loss of service, and action taken to restore and maintain service.
- 19.2 Any information requested, by the *Director* or a *Provincial Officer*, concerning the *Site* and its operation under this *Certificate*, including but not limited to any records required to be kept by this *Certificate* shall be provided to the *Ministry*, upon request.

20.0 Daily Inspections and Log Book

- 20.1 An inspection of the entire *Site* and all equipment on the *Site* shall be conducted each day the *Site* is in operation to ensure that: the *Site* is secure; that the operation of the *Site* is not causing any nuisances; that the operation of the *Site* is not causing any adverse effects on the environment and that the *Site* is being operated in compliance with this *Certificate*. Any deficiencies discovered as a result of the inspection shall be remedied immediately, including temporarily ceasing operations at the *Site* if needed.

- 20.2 A record of the inspections shall be kept in a daily log book that includes:
- (a) the name and signature of person that conducted the inspection;
 - (b) the date and time of the inspection;
 - (c) the list of any deficiencies discovered;
 - (d) the recommendations for remedial action; and
 - (e) the date, time and description of actions taken.
- 20.3 A record shall be kept in the daily log book of all refusal of waste shipments, the reason(s) for refusal, and the origin of the waste, if known.

LANDFILL DESIGN AND DEVELOPMENT

21.0 Approved Waste Types

- 21.1 Only solid non-hazardous waste limited to municipal waste shall be accepted at the *Site* for landfilling.
- 21.2 Waste oil may be received and stored on *Site* in accordance with the plans and operations as outlined in Items 2 and 3 in Schedule "A", for the purpose of transferring off-site for further processing:
- 21.3 No liquid industrial waste or hazardous wastes as defined under O.Reg. 347 shall be received at the *Site*.
- 21.4 The *Owner* shall develop and implement a program to inspect waste to ensure that the waste received at the *Site* is of a type approved for acceptance under this *Certificate*.
- 21.5 The *Owner* shall ensure that all loads of waste are properly inspected by trained site personnel prior to acceptance at the *Site* and that the waste vehicles are directed to the appropriate areas for disposal or transfer of the waste. The *Owner* shall notify the *District Manager*, in writing, of load rejections at the *Site* within one (1) business day from their occurrence.

22.0 Capacity

- 22.1 The *Site* capacity is **551,000 cubic metres** (including 360,000 cubic meters deposited in the closed landfill) including waste, daily cover and intermediate cover materials.
- 22.2 The *Owner* shall submit to the *Director* within ninety (90) days from the date of this *Certificate* for approval a Design Report, prepared and stamped by a Professional Engineer, that reflects the approved capacity of 551,000 cubic meters for the combined landfill.

23.0 Service Area

- 23.1 Only waste that is generated within the boundaries of the Town of Hearst and the Townships of Hanlan, Way, Casgrain, Kendall and Lowther shall be accepted at the *Site*.

24.0 Cover

- 24.1 Alternative materials to soil may be used as daily and interim cover material, based on an application with supporting information and applicable fee for a trial use or permanent use, submitted by the *Owner* to the *Director*, copied to the *District Manager* and as approved by the *Director* via an amendment to this *Certificate*. The alternative material shall be non-hazardous according to *Reg. 347* and will be expected to perform at least as well as soil in relation to the following functions:
- (a) Control of blowing litter, odours, dust, landfill gas, gulls, vectors, vermin and fires;
 - (b) Provision for an aesthetic condition of the landfill during the active life of the *Site*;
 - (c) Provision for vehicle access to the active tipping face; and
 - (d) Compatibility with the design of the *Site* for groundwater protection, leachate management and landfill gas management.
- 24.2 Cover material shall be applied as follows:
- (a) Daily Cover - Weather permitting, deposited waste shall be covered weekly in a manner acceptable to the District Manager so that no waste is exposed to the atmosphere;
 - (b) Intermediate Cover - In areas where landfilling has been temporarily discontinued for six (6) months or more, a minimum thickness of 300 millimetre of soil cover or an approved thickness of alternative cover material shall be placed; and
 - (c) Final Cover - In areas where landfilling has been completed to final contours, a minimum 600 millimetre thick layer of clay and 150 millimetres of top soil (final cover) shall be placed. Fill areas shall be progressively completed and rehabilitated as landfill development reaches final contours.

LANDFILL MONITORING

25.0 Landfill Gas

- 25.1 The *Owner* shall ensure that any buildings or structures at the *Site* contain adequate ventilation systems to relieve any possible landfill gas accumulation. Routine monitoring for explosive methane gas levels shall be conducted in all buildings or structures at the *Site*, especially enclosed structures which at times are occupied by people.

26.0 Compliance Limits

- 26.1 The *Site* shall be operated in such a way as to ensure compliance with the following:
- (a) Reasonable Use Guideline B-7 for the protection of the groundwater at the *Site*;
 - (b) Provincial Water Quality Objectives included in the July 1994 publication entitled *Water Management Policies, Guidelines, Provincial Water Quality Objectives*, as amended from time to time or limits set by the *Regional Director*, for the protection of the surface water at and off the *Site*.

27.0 Surface Water and Ground Water

- 27.1 The *Owner* shall monitor surface water and ground water in accordance with Items 8, 9 and 10 in schedule "A".
- 27.2 A certified Professional Geoscientist or Engineer possessing appropriate hydrogeologic training and experience will execute or directly supervise the execution of the groundwater monitoring and reporting program.

28.0 Groundwater Wells and Monitors

- 28.1 The *Owner* shall ensure that all groundwater monitoring wells which form part of the monitoring program are properly capped, locked and protected from damage.
- 28.2 Where landfilling is to proceed around monitoring wells, suitable extensions shall be added to the wells and the wells shall be properly re-secured.
- 28.3 Any groundwater monitoring wells included in the on-going monitoring program that are damaged shall be assessed, repaired, replaced or decommissioned by the *Owner*, as required.
- (a) The *Owner* shall repair or replace any monitoring well which is destroyed or in any way made to be inoperable for sampling such that no more than one regular sampling event is missed.
 - (b) All monitoring wells which are no longer required as part of the groundwater monitoring program, and have been approved by the *District Manager* for abandonment, shall be decommissioned by the *Owner*, as required, in accordance with *O.Reg. 903*, that will prevent contamination through the abandoned well. A report on the decommissioning of the well shall be included in the Annual Report for the period during which the well was decommissioned.

29.0 Trigger Mechanisms and Contingency Plans

- 29.1 By December 31, 2006, the *Owner* shall submit to the *Director*, for approval, and copies to the *District Manager*, details of a trigger mechanisms plan for surface water and groundwater quality monitoring for the purpose of initiating investigative activities into the cause of increased contaminant concentrations at the Contaminant Attenuation Zone (CAZ) limit.
- 29.2 By December 31, 2006, the *Owner* shall submit to the *Director* for approval, and copies to the *District Manager*, details of a contingency plan to be implemented in the event that the surface water or groundwater quality exceeds the a trigger mechanism at the CAZ limit.
- 29.3 In the event of a confirmed exceedence of a site-specific trigger level relating to leachate mounding or groundwater or surface water impacts due to leachate at the site's CAZ limit, the *Owner* shall immediately notify the *District Manager*, and an investigation into the cause and the need for implementation of remedial or contingency actions shall be carried out by the *Owner* in accordance with the approved trigger mechanisms and associated contingency plans.

- 29.4 If monitoring results, investigative activities and/or trigger mechanisms indicate the need to implement contingency measures, the *Owner* shall ensure that the following steps are taken:
- (a) The *Owner* shall notify the *District Manager*, in writing of the need to implement contingency measures, no later than 30 days after confirmation of the exceedences;
 - (b) Detailed plans, specifications and descriptions for the design, operation and maintenance of the contingency measures shall be prepared and submitted by the *Owner* to the *District Manager* for approval; and
 - (c) The contingency measures shall be implemented by the *Owner* upon approval by the *District Manager*.
- 29.5 The *Owner* shall ensure that any proposed changes to the site-specific trigger levels for leachate impacts to the surface water or groundwater, shall be approved in advance by the *Director* via an amendment to this *Certificate*.

ANNUAL REPORTING

30.0 Annual Report

- 30.1 A written report on the development, operation and monitoring of the *Site*, shall be completed annually (the "Annual Report"). The Annual Report shall be submitted to the *District Manager*, by April 30th of the year following the period being reported upon.
- 30.2 The Annual Report shall include the following:
- (a) the results and an interpretive analysis of the results of all leachate, groundwater surface water and landfill gas monitoring, including an assessment of the need to amend the monitoring programs;
 - (b) an assessment of the operation and performance of all engineered facilities, the need to amend the design or operation of the *Site*, and the adequacy of and need to implement the contingency plans;
 - (c) site plans showing the existing contours of the *Site*; areas of landfilling operation during the reporting period; areas of intended operation during the next reporting period; areas of excavation during the reporting period; the progress of final cover, vegetative cover, and any intermediate cover application; previously existing site facilities; facilities installed during the reporting period; and site preparations and facilities planned for installation during the next reporting period;
 - (d) calculations of the volume of waste, daily and intermediate cover, and final cover deposited or placed at the *Site* during the reporting period and a calculation of the total volume of *Site* capacity used during the reporting period;
 - (e) a calculation of the remaining capacity of the *Site* and an estimate of the remaining *Site* life;
 - (f) a summary of the quantity of any leachate or pre-treated leachate removed from the *Site* or leachate treated and discharged from the *Site* during each operating week;
 - (g) a summary of the weekly, maximum daily and total annual quantity (tonnes) of waste received at the *Site*;
 - (h) a summary of any complaints received and the responses made;

- (i) a discussion of any operational problems encountered at the *Site* and corrective action taken;
- (j) an update summary of the amount of financial assurance which has been provided to the *Director*;
- (k) any changes to the Design and Operations Report and the Closure Plan that have been approved by the *Director* since the last *Annual Report*;
- (l) a report on the status of all monitoring wells and a statement as to compliance with *Ontario Regulation 903*; and
- (m) any other information with respect to the *Site* which the *Regional Director* may require from time to time.

31.0 CLOSURE PLAN

31.1 At least 2 years prior to the anticipated date of closure of this *Site*, the *Owner* shall submit to the *Director* for approval, with copies to the *District Manager*, a detailed *Site* closure plan pertaining to the termination of landfilling operations at this *Site*, post-closure inspection, maintenance and monitoring, and end use. The plan shall include the following:

- (a) a plan showing *Site* appearance after closure;
- (b) a description of the proposed end use of the *Site*;
- (c) a descriptions of the procedures for closure of the *Site*, including:
 - (i) advance notification of the public of the landfill closure;
 - (ii) posting of a sign at the *Site* entrance indicating the landfill is closed and identifying any alternative waste disposal arrangements;
 - (iii) completion, inspection and maintenance of the final cover and landscaping;
 - (iv) *Site* security;
 - (v) removal of unnecessary landfill-related structures, buildings and facilities;
 - (vi) final construction of any control, treatment, disposal and monitoring facilities for leachate, groundwater, surface water and landfill gas; and
 - (vii) a schedule indicating the time-period for implementing sub-conditions i to vi above;
- (d) descriptions of the procedures for post-closure care of the *Site*, including:
 - (i) operation, inspection and maintenance of the control, treatment, disposal and monitoring facilities for leachate, groundwater, surface water and landfill gas;
 - (ii) record keeping and reporting; and
 - (iii) complaint contact and response procedures;
- (e) an assessment of the adequacy of and need to implement the contingency plans for leachate and methane gas; and
- (f) an updated estimate of the contaminating life span of the *Site*, based on the results of the monitoring programs to date.

31.2 The *Site* shall be closed in accordance with the closure plan as approved by the *Director*.

SCHEDULE "A"

1. Application for a Certificate of Approval for a Waste Disposal Site dated July 17, 1972 and all the supporting information associated with the application.
2. Application for a Certificate of Approval for a Waste Disposal Site (Transfer) dated May 2, 1996 signed by Francis Marcotte, Director of Public Works, The Corporation of Town of Hearst, and all the supporting information associated with the application.
3. Letter and attachments from Mr. F.V. Marcotte, P.Eng., to Mr. L. Lefebvre of the Ministry of Environment and Energy, dated June 1996.
4. Application for a Certificate of Approval for a Waste Disposal Site (Landfill) dated March 4, 1994.
5. Report entitled "Town of Hearst Proposed Landfill Site -Operation and Development Plan" dated March 1994, prepared by M.M. Dillon Limited.
6. Report entitled "Town of Hearst Proposed Landfill Site -Hydrogeological Investigations" dated March 1994, prepared by M.M. Dillon Limited.
7. Report entitled "Town of Hearst Proposed Landfill Site -Environmental Assessment Document" dated March 1994, prepared by M.M. Dillon Limited.
8. Application for a Provisional Certificate of Approval for a Waste Disposal Site dated February 10, 2005 and signed by Francis V. Marcotte, P.Eng., Director of Engineering Services and all the supporting information associated with the application.
9. Report entitled "Amendment to Existing Waste Disposal Site Certificate of Approval No. A612003 (Response to MOE July 5, 2005 letter) dated July 26, 2005, prepared by The Hunt Engineering Group Inc.
10. Letter from Greg Hunt, M.Eng., P.Eng., Hunt Engineering Group Inc. addressed to Ranjani Munasinghe, Ministry of the Environment, dated February 5, 2007.

The reasons for the imposition of these terms and conditions are as follows:

1. The reason for Conditions 1, 3, 4, 5 and 9 is to clarify the legal rights and responsibilities of the *Owner* and *Operator* under this Certificate of Approval.
2. The reasons for Condition 2 is to ensure that the *Site* is designed, operated, monitored and maintained in accordance with the application and supporting documentation submitted by the *Owner*, and not in a manner which the *Director* has not been asked to consider.
3. The reasons for Condition 6.1 are to ensure that the *Site* is operated under the corporate name which appears on the application form submitted for this approval and to ensure that the *Director* is informed of any changes.
4. The reasons for Condition 6.2 are to restrict potential transfer or encumbrance of the *Site* without the approval of the *Director* and to ensure that any transfer of encumbrance can be made only on the basis that it will not endanger compliance with this Certificate of Approval.
5. Condition 7 is included, pursuant to subsection 197(1) of the *EPA*, to provide that any persons having an interest in the *Site* are aware that the land has been approved and used for the purposes of waste disposal.

6. The reason for Condition 8 is to ensure that appropriate Ministry staff have ready access to the *Site* for inspection of facilities, equipment, practices and operations required by the conditions in this Certificate of Approval. This condition is supplementary to the powers of entry afforded a *Provincial Officer* pursuant to the *EPA* and *OWRA*.
7. The reason for Condition 10 is to ensure that users of the *Site* are fully aware of important information and restrictions related to *Site* operations and access under this Certificate of Approval.
8. The reasons for Conditions 11, 12 and 20.1 are to ensure that the *Site* is operated, inspected and maintained in an environmentally acceptable manner and does not result in a hazard or nuisance to the natural environment or any person.
9. The reason for Condition 13 is that open burning of municipal waste is unacceptable because of concerns with air emissions, smoke and other nuisance affects, and the potential fire hazard.
10. The reasons for Condition 14 are to specify the hours of operation for the landfill site and a mechanism for amendment of the hours of operation, as required.
11. The reasons for Condition 15 are to ensure that the *Site* is supervised by properly trained staff in a manner which does not result in a hazard or nuisance to the natural environment or any person and to ensure the controlled access and integrity of the *Site* by preventing unauthorized access when the *Site* is closed and no site attendant is on duty.
12. The reason for Condition 16 is to ensure that the *Site* is supervised and operated by properly trained staff in a manner which does not result in a hazard or nuisance to the natural environment or any person.
13. The reason for Condition 17 is to ensure that any complaints regarding landfill operations at this *Site* are responded to in a timely and efficient manner.
14. Conditions 18.1 and 18.2 are included to ensure that emergency situations are reported to the Ministry to ensure public health and safety and environmental protection.
15. Conditions 18.3, 18.4 and 18.5 are included to ensure that emergency situations are handled in a manner to minimize the likelihood of an adverse effect and to ensure public health and safety and environmental protection.
16. The reason for Condition 19 is to ensure that accurate waste records are maintained to ensure compliance with the conditions in this Certificate of Approval (such as fill rate, site capacity, record keeping, annual reporting, and financial assurance requirements), the *EPA* and its regulations.
17. The reason for Conditions 20.2 and 20.3 is to ensure that detailed records of *Site* inspections are recorded and maintained for inspection and information purposes.
18. The reason for Conditions 21, 22.1 and 23 is to specify the approved areas from which waste may be accepted at the *Site* and the types and amounts of waste that may be accepted for disposal at the *Site*,

based on the *Owner*'s application and supporting documentation.

19. The reason for Condition 22.2 is to require the owner to submit the design report reflecting the approved capacity of the landfill.
20. The reasons for Condition 24.1 is to specify the approval requirements for use of alternative cover material at the *Site*.
21. The reasons for Condition 24.2 is to ensure that daily and intermediate cover is used to control potential nuisance effects, to facilitate vehicle access on the *Site*, and to ensure an acceptable site appearance is maintained. The proper closure of a landfill site requires the application of a final cover which is aesthetically pleasing, controls infiltration, and is suitable for the end use planned for the *Site*.
22. Condition 25 is included to ensure that all buildings at the *Site* are free of any landfill gas accumulation, which due to a methane gas component may be explosive and thus create a danger to any persons at the *Site*.
23. Condition 26 is included to provide the groundwater and surface water limits to prevent water pollution at the *Site*.
24. Condition 27 is included to require the Owner to demonstrate that the *Site* is performing as designed and the impacts on the natural environment are acceptable. Regular monitoring allows for the analysis of trends over time and ensures that there is an early warning of potential problems so that any necessary remedial/contingency action can be taken.
25. Condition 28 is included to ensure the integrity of the groundwater monitoring network so that accurate monitoring results are achieved and the natural environment is protected.
26. Condition 29 is added to ensure the *Owner* has a plan with an organized set of procedures for identifying and responding to potential issues relating to groundwater and surface water contamination near or at the *Site's* compliance point.
27. The reasons for Condition 30 are to ensure that regular review of site development, operations and monitoring data is documented and any possible improvements to site design, operations or monitoring programs are identified. An annual report is an important tool used in reviewing site activities and for determining the effectiveness of site design.
28. The reasons for Condition 31 are to ensure that final closure of the *Site* is completed in an aesthetically pleasing manner, in accordance with Ministry standards, and to ensure the long-term protection of the health and safety of the public and the environment.

This Provisional Certificate of Approval revokes and replaces Certificate(s) of Approval No. A612003 and A7313903 issued on October 31, 1994 and April 23, 1980 respectively.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as

amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the waste disposal site is located;

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
2300 Yonge St., Suite 1700
P.O. Box 2382
Toronto, Ontario
M4P 1E4

AND

The Director
Section 39, *Environmental Protection Act*
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca**

The above noted waste disposal site is approved under Section 39 of the Environmental Protection Act.

DATED AT TORONTO this 21st day of March, 2007

Tesfaye Gebrezghi, P.Eng.
Director
Section 39, *Environmental Protection Act*

RM/
c: District Manager, MOE Timmins
Gregory Hunt, Hunt Engineering Group Inc.

APPENDIX III
Government Review Team Comments

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Comments Table #1 - Kady Kaurin, Regional Environmental Planner: Northern

Proposal: Terms of Reference (ToR) for the Town of Hearst Waste Management Project EA

Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks

Reviewer's Name and Job Title: Kady Kaurin, Regional Environmental Planner – Northern

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	D-1 Guidelines;	The ministry suggests the proponent ensure all applicable D-series guidelines in the scope of the EA, be considered, including guidelines D-1 as well as D-4	Include supporting information to applicable sections with respect to the D-1 Guidelines, instead of the specific D-4 Guidelines.	Added wording to section 6.4.1 for various D-series guidelines that could apply. General commentary for the consideration for the D-1 guideline
2	Excess Soils;	The ToR should reference that activities involving the management of excess soil should be completed in accordance with O. Reg. 406/19 and the ministry's current guidance document titled " <i>Management of Excess Soil – A Guide for Best Management Practices</i> " (2014) and " <i>Rules for Soil Management and Excess Soil Quality Standards</i> " (2022).	Include supporting information in the ToR for the EA to consider Regulation 406/19; Excess Soils.	Included wording in section 6.5 with respect to the construction of the Site and management of excess soils, with respect to the noted regulations
3	Indigenous Consultation	Please continue reaching out to communities and include the record of consultation with any subsequent applications to the ministry to help in our review of those applications	Include any and all comments and records of consultation with Indigenous communities.	If any comments have been received, they have been included in the consultation records.

Comments Table #2 - Suzie Longtin, Regional Planner

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of Natural Resources and Forestry
Reviewer's Name and Job Title: Suzie Longtin, Regional Planner

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	Section 10	We recommend adding the CFSA to Section 10.0 of the final ToR as any clearing of Crown Forest resources associated with a new site of expansion will require authorization from the MNR.	Amend Section 10	Included the CFSA to section 10 and rationale for it during the EA.

Comments Table #3 - Shawn Kinney, P.Geo. Hydrogeologist

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Shawn Kinney, P.Geo. Hydrogeologist

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	Section 4.3 Natural Environment	Previous hydrogeological reviewer (Shannon Heggie, 3 Sep 2024) requested inclusion of additional sub-section under Section 4.3, Groundwater, that includes a description of the hydrogeological environment in the Regional Study Area, with reference to identified groundwater users and water supply well owners. The final version of the ToR appears to have adequately addressed this request.	No further action proposed	
2	Section 6.5 Concept Design, Environmental Effects of the Undertaking	Previous hydrogeological reviewer (Shannon Heggie, 3 Sep 2024) requested that the Hydrogeological Assessment, as described in Section 4.3 of "Landfill Standards: A Guideline on the Regulatory and Approval Requirements for New or Expanding Landfilling Sites" be addressed at the EA Phase. The final version of the ToR appears to have adequately addressed this request.	No further action proposed	
3	General	Statement of Limitations The purpose of the preceding review is to provide advice to the Ministry of the Environment, Conservation and Parks regarding subsurface conditions based on a review of the information provided in the above-referenced documents. The conclusions, opinions and recommendations of the reviewer are based on information provided by others, except where otherwise noted. The Ministry cannot guarantee that the information that is provided by others is accurate or complete. A lack of specific comment by the reviewer is not to be construed as endorsing the content or views expressed in the reviewed material.	Please acknowledge	Acknowledged. No revisions required.

Comments Table #4 - Erika Leclerc, Heritage Planner

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Heritage Planning Unit, MCM
Reviewer's Name and Job Title: Erika Leclerc, Heritage Planner

<p align="center">Comment #</p>	<p align="center">Reference to ToR Report</p>	<p align="center">Comments & Rationale</p>	<p align="center">Proposed Action/Solution</p>	<p align="center">Changes to ToR Document Revision Date: July 7, 2025</p>
<p align="center">1</p>	<p>Section 4.4.5 - Cultural Heritage Resources</p> <p>And</p> <p>Section 4.4.6 - Archaeological Resources</p> <p>(p.18-19)</p>	<p>Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.</p> <p>As noted in our comments on the Draft ToR, cultural heritage resources include archaeological resources, built heritage resources, and cultural heritage landscapes.</p> <p>Section 4.4.5 addresses all three types of cultural heritage resources. Section 4.4.6 should be a sub-section of 4.4.5 and should be revised to address archaeological resources only. We continue to recommend that the ToR specify that archaeological concerns have not been fully addressed until the reports have been entered into the Ontario Public Register of Archaeological Reports. See recommended text.</p> <p>A separate sub-section should be added to address built heritage resources and cultural heritage landscapes.</p> <p>We also continue to recommend that a disclaimer be included regarding the potential discovery of undocumented archaeological sites and human remains. See suggested text.</p>	<p>Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.</p> <p>Revision to document. We recommend the following suggested text:</p> <p>4.4.5 Cultural Heritage Resources Cultural heritage resources may be present in the study area and technical cultural heritage studies may be required to identify them, determine any potential impacts, and recommend appropriate avoidance and mitigation measures support the proposed alternative to. Cultural heritage resources include archaeological resources, built heritage resources, and cultural heritage landscapes that can be assessed and incorporated into the final EA report in support of the proposed alternative to.</p> <p>4.4.6.1 Archaeological Resources During the identification of the preferred Alternative To (refer to Section 6.0), if a new landfill site is to be developed or an existing landfill is to be expanded, as opposed to waste export, the "Criteria for Evaluating Archaeological Potential" screening checklist, developed by the Ministry of Citizenship and Multiculturalism (MCM), will be required completed.</p> <p>[...] Further archaeological assessments (e.g., Stage 2-4), if recommended, will be undertaken as early as possible during detailed design and prior to any ground disturbing activities.</p> <p>Note that archaeological concerns are not considered to have been addressed until the AA report(s) are found to be compliant and are entered into the Ontario Public Register of Archaeological Reports. MCM will issue a letter to the licensed archaeologist, copying the proponent and the approval authority, when the report is entered into the Ontario Public Register of Archaeological Reports.</p>	<p>These suggestions have been incorporated into the ToR report. Section 4.4.5 Cultural Heritage Resources includes sub-section 4.4.5.1 Archaeological Resources and 4.4.5.2 Built Heritage Resources and Cultural Heritage Landscapes.</p>

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
			<p>Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the <i>Ontario Heritage Act</i>. In this case, alteration of the site would cease immediately, and a licensed consultant archaeologist would be engaged to carry out an archaeological assessment, in compliance with Section 48(1) of the <i>Ontario Heritage Act</i>. The licensed archaeologist will be responsible for submitting the report directly to MCM for review. If, following an archaeological assessment, an archaeological site is identified and found to be associated with an Indigenous community, they will be notified.</p> <p>In the case of the discovery of human remains, the <i>Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33</i> requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the human remains are associated with archaeological resources, MCM will be notified to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the <i>Ontario Heritage Act</i>.</p> <p>[Add new sub-section] 4.4.5.2 Built Heritage Resources and Cultural Heritage Landscapes</p> <p>During the identification of the preferred <i>Alternative To</i> (Section 6.0), if a new landfill site is to be developed or an existing landfill is to be expanded – as opposed to waste export – the <i>Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes</i> screening checklist, developed by MCM, will be completed.</p> <p>The screening checklist shall be completed for each facility location identified under the <i>Site Selection Process</i> (refer to Section 6.4.1) to assist with the description of the existing conditions and potential effects on known or potential built heritage resources and cultural heritage landscapes. The completed screening checklist will be included with supporting documentation in the EA report.</p> <p>[...]"</p>	

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
2	Section 6.3 - Evaluation of Alternative Methods, Table 4 (p.30-31)	<p>For consistency with the current legislative framework, we recommend revising the terminology in Table 4. The term "archeological site resources" is not appropriate.</p> <p>In addition, we recommend including MCM's <i>Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Resources</i> screening checklist, as well as previous technical cultural heritage studies, as indicators under the "Cultural Heritage Resources" row.</p>	<p>Revision to document. We recommend the following revisions:</p> <p>Table 4, 2.4 – "Indigenous Communities" row (p.30):</p> <ul style="list-style-type: none"> • "Criteria (Preliminary)" column: "Archaeological sites resources and areas of archaeological potential" <p>Table 4, 3.2 – "Cultural Heritage Resources" row (p.28):</p> <ul style="list-style-type: none"> • "Criteria (Preliminary)" column: "Archaeological sites resources and areas of archaeological potential" • "Indicators" column: [new bullets] <ul style="list-style-type: none"> ○ Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes screening checklist ○ Previous technical cultural heritage studies (e.g., archaeological assessment, cultural heritage evaluation report, heritage impact assessment) 	These revisions have been reflected in Table 4.

Comments Table #5 - Scott Parker, Surface Water Specialist

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Scott Parker, Surface Water Specialist

Comment #	Reference to ToR Report	Comments & Rationale	Proposed Action/Solution	Changes to ToR Document Revision Date: July 7, 2025
1.	General	Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both. The Final TOR presents a very high-level description of the proposed undertaking and provides general commitments that will be addressed in the EA. As such, it is not possible to provide detailed comments on the ToR regarding potential surface water impacts. The proposed Alternatives To and Alternative Methods are also very high level/conceptual and do not provide any details specific to surface water to provide comment on.	Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc. As the EA is developed, the MECP should be consulted regarding baseline studies that will inform the selection of the preferred Alternative To and/or Alternative Methods for implementing the undertaking. This will ensure that adequate baseline data is collected and is appropriately scoped for the EA to provide rational justification.	Noted, this is understood and discussed as it is a requirement of the EA process.
2	General	The Final ToR provides little detail regarding plans for collecting additional information and data to support <i>the development of the EA</i> for the proposed undertaking.	The ToR should list the planned studies that will be completed as the EA process continues and it should provide an explanation for each. The ToR should include evaluation methods and details of studies to address each selected criteria as outlined in: Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario - Code of Practice document (Ontario, 2014). A contingency plan should be developed at the same time as the effects monitoring plan (baseline sampling) to ensure that should unanticipated effects occur, a plan will already be in place to respond to and mitigate those effects, thereby minimizing potential impacts.	Additional wording has been provided to section 2.2 and 4.2 to support additional data collection, and the indicator list in Table 4 supports multiple data collection streams. As discussed in respective sections, studies are provided as a basis for data collection; however, we state that if there are studies that may be required based on newly acquired information. These studies should be completed to support the proposed alternative. Additional wording has also been added to section 4.2 to include a contingency plan as described: "A list and explanation of the tools (i.e., studies, tests, surveys, mapping, etc.) that were used to provide a more detailed description of the environment will be finalized in the EA Study Report; however, a contingency plan should be developed at the same time as the effects monitoring plan (baseline sampling) to ensure that should unanticipated effects occur, a plan will already be in place to respond to and mitigate those effects, thereby minimizing potential impacts." These studies will be completed to support the proposed alternative and Ontario Regulation 232/98.
3	6.4.1 – Site Selection Process	The ToR does not make specific reference to surface water or groundwater concerns regarding the site selection of the proposed undertaking. The continued impact on groundwater and surface water receivers from landfills is generally on the scale of <i>decades</i>	Recommend highlighting the importance of surface water proximity and potential surface water and groundwater quality impacts in the site selection process in the EA.	This is a requirement of the D-4 series guideline that is outlined in section 6.4.1. The EA will need to consider the D-4 Guideline since it will propose an increased capacity or a new site nearby sensitive receptors. As such, this section has

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
		<i>to centuries</i> and thus highlights the importance of thorough baseline monitoring and site evaluation.		been amended to draw on the D-4 Guideline more throughout the EA development.
4	7.0 page 31-32 – Commitments and Monitoring	The ToR states that a monitoring framework will be developed during the EA process to consider all phases of the proposed undertaking. However, an important consideration of the EA process is the identification and establishment of baseline monitoring to help provide direction to site and alternatives evaluation in the EA.	The ToR indicates that the proponent has committed to providing additional detail regarding monitoring, documentation, and reporting in the EA. It is recommended that specific consideration with respect to baseline sampling is included in the EA with regard to site/alternatives evaluation and impact predictions on potential downgradient receivers.	Added wording to section 7

Comments Table #6 - Header Merza, Senior Noise Engineer

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Header Merza, Senior Noise Engineer

Comment #	Reference to ToR Report	Comments & Rationale	Proposed Action/Solution	Changes to ToR Document Revision Date: July 7, 2025
1	General	Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	
		<p>The noted November 15, 2024, document includes very limited references to noise in sections 4.5 & 6.5, Tables 2, 3, & 4, and Appendices III & IV. The references made to noise are very general and do not warrant any comments at the present time.</p> <p>It should be noted that during the EA phase and the environmental permitting phase of the subject landfill site, the assessment of the noise impacts associated with the following landfilling operations should be made in accordance with the noted Ministry guidance documents:</p> <ol style="list-style-type: none"> 1. Construction and Rehabilitation: Publication NPC-115 "Construction Equipment" and Publication NPC-118 "Motorized Conveyances" 2. Landfilling Operations: Noise Guidelines for Landfill Sites, October 1998; 3. Pest Control Devices: Noise Guidelines for Landfill Sites, October 1998; 4. Ancillary Facilities – Stationary Sources: Publication NPC-300 "Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning ; and 5. Off-Site Vehicles: Noise Guidelines for Landfill Sites, October 1998. <p>The noise impacts associated with items 1 to 5 should be assessed during the EA phase, while the noise impacts associated with Items 2 to 4 should be assessed during the environmental permitting phase.</p>	<p>No revision required.</p>	<p>We also have wording in section Table 4 for Noise that outlines requirements and indicators for the EA</p>

Comments Table #7 - Livia Wei, Senior Wastewater Engineer

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Livia Wei, Senior Wastewater Engineer

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	General	It appears that wastewater review comments on the draft ToR were addressed by this final ToR, no further comments at this time. Understanding that collection and disposal (quality and quantity) of leachate and/or contact stormwater (potentially contaminated with hazardous wastes) will be discussed in the EA document.	No revision required.	

Comments Table #8 - Ranjani Munasinghe, Waste Review Engineer

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Ranjani Munasinghe, Waste Review Engineer

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	ToR	No comments	No revision required.	
2	Appendix II-B	I have not reviewed this document as it is out of scope for the ToR. Updated D&O will be reviewed during the EPA approval process	No revision required.	
3	Appendix IV	Ministry (myself and Alyssa Dufresne) had a meeting after the dates of these documents. I confirmed that the approved capacity for the Site (both sites) is in accordance with the condition 22.1 is 551,000 cubic metres (m ³). Since the site is over this capacity, the Town should apply for amendment to the ECA to continue to use the site until the new site is ready to use. Fill beyond approved limit over 551,000 m ³ should be included in the EA process. I have not seen the capacity requested under the EA except that it is seeking 30-year planning period with the range of annual requirement of 8,000 m ³ to 10,000 m ³ .	No revision required.	We will consider this recommendation in the near future.
4	Appendix II-C			
5	Appendix II-C			

Comments Table #9 - Ron Nielsen, Senior Policy Advisor, RRPB

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Ron Nielsen, Senior Policy Advisor, RRPB

<p align="center">Comment #</p>	<p align="center">Reference to ToR Report</p>	<p align="center">Comments & Rationale</p>	<p align="center">Proposed Action/Solution</p>	<p align="center">Changes to ToR Document Revision Date: July 8, 2025</p>
<p align="center">1</p>	<p>Draft EA TOR May 12, 2023, Sec. 2.2 Identified Need, p. 11</p>	<p>Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.</p> <p>No description is provided of method, approach and data that is or will be used to:</p> <ul style="list-style-type: none"> • Determine the estimated waste generation rate. • Quantify and characterize future waste generation quantities. • Take into consideration the Proponent's current and future waste diversion / recycling efforts. <p>This is critical as it is the basis for substantiating the size of the Need (amount of waste disposal capacity required), particularly as there is no estimate in the ToR of the total amount of waste expected to be disposed, and the proposal lifetime is not defined – the ToR simply indicates that a 30-year planning period is assumed.</p>	<p>Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.</p> <p>Describe the method, approach and data that:</p> <ul style="list-style-type: none"> • Was used to determine the estimated waste generation rate. • Will be used to quantify and characterize current and future waste generation sources and quantities from respective sources (e.g., residential; industrial, commercial & institutional (IC&I)). • Will be used to assess current and future waste diversion / recycling efforts. • Identify relevant provincial and federal waste diversion and recycling policy, legislation and regulation that currently or may in future impact waste generation rates and diversion / recycling efforts. 	<p>Added wording to section 2.2 to support an in-depth preliminary look at the requirements of assessing these points. At this time, we do not know what the preferred alternative is, but we have included more wording to support the research and analysis of these important items.</p> <p>Changed the points to: "... The EA will be completed to:</p> <ul style="list-style-type: none"> • Determine the estimated waste generation rate through the completion of waste capacity assessments and calculation of annual waste generation by completing the following: <ul style="list-style-type: none"> ○ Review the total volume of waste and cover material currently at the Site, and compare this volume with historical topographic surveys and volume estimates; ○ Identify a disposal rate by comparing current and historic topographic surveys; and ○ Use the information identified in the topographic surveys to determine the remaining life expectancy of the Site, given the current regulatory constraints of the Site by the original Certificate of Approval (CofA), provisional CofA/Environmental Compliance Approval (ECA) and all amendments. • Quantify and characterize future waste generation quantities through the completion of population and waste quantity projections for the 30-year planning period to determine the new landfill waste capacity; • Consider the Proponent's current and future

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 8, 2025
				waste diversion / recycling efforts, and complete a population and recycling program analysis to determine potential improvements to the current recycling program; and <ul style="list-style-type: none"> • Review relevant provincial and federal waste diversion and recycling policy, legislation and regulation that currently or may impact waste generation rates and diversion / recycling efforts for the proposed alternative. Relevant provincial and federal waste management policy includes but not limited to: <ul style="list-style-type: none"> ○ Resource Recovery and Circular Economy Act, 2016; ○ Waste Diversion Transition Act, 2016; ○ Environmental Protection Act; ○ Environmental Assessment Act; ○ Food and Organix Waste Policy Statement; and ○ R.R.O. 1990, Reg. 347: General - Waste Management; and ○ Regulations under Regulation 347: General – Waste Management.”
2	Draft EA TOR May 12, 2023, Sec. 4.2 Data Collection, p. 13	No description is provided of the data sources that will be used to determine current and future waste generation rate / quantities and waste diversion / recycling rate / quantities.	List the data sources that will be used to determine waste generation and waste diversion / recycling.	Carried over the changes above to include in section 4.2. The ToR already includes multiple data collection points for the completion of waste disposal and diversion assessments, but we have included more information to support it.

Comments Table #10 - Environmental Compliance Officer

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Environmental Compliance Officer

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	ToR	I took a look at the ToR and have no comments.	No revision required.	

Comments Table #11 - Climate Change Policy Branch Reviewer

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Climate Change Policy Branch Reviewer

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	ToR	I have reviewed the ToR submission and our branch does not have any comments to provide.	No revision required.	

Comments Table #12 - Indigenous Advisor

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Indigenous Advisor

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	ToR	<p>Thank you for the timely reminders for review and comment. I was able to access the ToR and review. I noted that the proponent has updated their list of Indigenous communities to consult based on the advice provided. I have no concerns with the consultation plan they outlined.</p> <p>I did note that their Appendix IV Project Information Distribution List is very outdated, but they also have a note that identifies it as a preliminary list that will be developed and updated.</p>	<p>No revision required. We have updated the documents for this review phase of the project.</p>	

Comments Table #13 - Air Quality Analyst

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Air Quality Analyst

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	ToR	<p>I have reviewed the Terms of Reference for the Town of Hearst Waste Disposal Site. Air quality, greenhouse gas emissions, and odour have been identified as preliminary criteria for evaluating potential environmental effects—these are key components for consideration in the assessment process from an Air perspective.</p> <p>However, the ToR does not currently provide detailed information on how these assessments will be conducted or the specific criteria against which they will be evaluated.</p> <p>As a result, no technical review comments can be provided at this time. A more comprehensive review will be necessary once the draft or final Environmental Assessment document becomes available</p>	No revision required.	

Comments Table #14 - Northern Species at Risk Specialist

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks, Species at Risk Branch
Reviewer's Name and Job Title: Mike R. Allan, A/Northern Species at Risk Specialist

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	General Comment	<p>It remains unclear how the Town of Hearst intends to assess impacts of each of the Project alternatives on species at risk (SAR) and/or their habitat and how this information will be taken into consideration during the evaluation process.</p> <p>For your awareness, on June 5, 2025, the Province of Ontario passed Bill 5: Protecting Ontario by Unleashing our Economy Act, 2025 which included amendments to the ESA that are now in force, and the creation of the Species Conservation Act, 2025 which is not yet in effect. These changes are intended to streamline permit applications and approvals and help projects proceed faster while continuing to provide important protections for species at risk and their habitats.</p>	<p>More detail is required in the ToR to understand how the Town of Hearst intends to address SAR in the EA.</p> <p>For more information on these changes, please see the recent Environmental Registry of Ontario posting available online at https://ero.ontario.ca/notice/025-0380.</p>	<p>Section 4.3.5 has been revised to clarify how SAR will be addressed in the EA. The EA will assess each Project alternative by identifying baseline conditions for SAR and their habitat, evaluating potential impacts, developing avoidance and mitigation measures (including recognized Best Management Practices), assessing residual effects following mitigation, and proposing monitoring requirements. The evaluation of alternatives will explicitly consider adverse impacts to SAR in alignment with the <i>Endangered Species Act, 2007, S.O. 2007, c. 6, as amended</i> and the forthcoming <i>Species Conservation Act, 2025</i>.</p>
2	4.2 Data Collection	<p>What field surveys specific to species at risk will be undertaken at each of the Project alternative locations? All intended field work related to SAR should be identified and summarized in the draft ToR.</p> <p>Some of MECP's recommended survey methods are available here: https://www.ontario.ca/page/species-risk-surveys</p> <p>Survey methods related to SAR bats are available by contacting SAROntario@ontario.ca.</p> <p>Also, see comment # 8 below regarding Wolverine survey recommendations.</p> <p>The client has provided a list of SAR that may be present in the RSA and the site in section 4.3.5. Links and brief outlines of some recommended survey protocols have been provided above. Brief descriptions of survey techniques have not been provided as requested in the draft ToR.</p>	<p>Update the final ToR to identify any data collection that will be conducted for SAR during the development of the EA (i.e., data collection and monitoring work plan). Include a brief description of the data collection methodology that will be used.</p>	<p>Section 4.2 has been updated to include survey information and procedures for SAR that could potentially occur on site. This includes wolverine-specific aerial transect and hair snag/camera trap surveys, acoustic monitoring and roost surveys for bats, breeding bird surveys for avian SAR (e.g., Bank Swallow, Short-eared Owl, Lesser Yellowlegs), and reptile/amphibian surveys where suitable habitat is identified.</p>

Comment #	Reference to ToR Report	Comments & Rationale	Proposed Action/Solution	Changes to ToR Document Revision Date: July 7, 2025
3	4.3.5 Species at Risk	<p>Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.</p> <ul style="list-style-type: none"> The Town of Hearst should consider the following list of species at risk which are listed as 'threatened' or 'endangered' on the Species at Risk in Ontario (SARO) list (Ontario Regulation 230/08) and receive species and habitat protections under Sections 9 (1) and 10(1) of the amended ESA. Please note that this list is not definitive and there may be other species at risk in the vicinity that the Town of Hearst should also consider: <ul style="list-style-type: none"> - Wolverine (THR) - Little brown myotis (END) - Northern myotis (END) - Short-eared Owl (THR) - Lesser yellowlegs (THR) - Bank swallow (THR) - Eastern Red Bat (END) - Hoary Bat (END) - Silver-haired Bat (END) a new "habitat" definition replaced the definition of "habitat" that was in the ESA prior to Bill 5 coming into force, and "harass" has been removed from the prohibitions regarding harm to species 	<p>The amended ESA, habitat definition and changes to section 9(1) and 10(1) may be viewed at Endangered Species Act, 2007, S.O. 2007, c. 6 ontario.ca</p> <p>As mentioned in previous comments on the draft ToR, MNR has responsibility for SAR listed as 'special concern' on the SARO list. It is possible that MNR may have comments/concerns related to special concern species in the vicinity of the Project and MECP SARB encourages the Town of Hearst to reach out to the local MNR to inquire.</p> <p>Update final ToR to acknowledge that the client is aware and will contact MNR regarding species of 'special concern'.</p>	<p>Updated to clarify that the Town of Hearst is aware of the protections under the <i>Endangered Species Act, 2007, S.O. 2007, c. 6, as amended</i> and acknowledges that the listed species are not exhaustive. The Town of Hearst will contact the local MNR District regarding species of "special concern" to address any potential concerns related to their occurrence within the Project area.</p>
4	4.5 Potential Environmental Effects and Mitigation	<p>It is recommended that the Project be planned, and the EA prepared with the requirements of the amended Endangered Species Act (ESA) and proposed Species Conservation Act (SCA) in mind. In order to inform any future ESA authorization requirements, the net effects assessment for SAR should consider the requirements of the amended ESA and future SCA (i.e., species and habitat protection), including the identification of baseline conditions for all SAR and their habitat, potential impacts of the Project, mitigation measures, net effects that are likely to remain after mitigation measures are implemented, monitoring, etc.</p>	<p>No action required at this time. However, it is recommended that the client complete the net effects assessment for the Project with the requirements of the amended ESA and future SCA in mind to prevent delays should an ESA authorization be required subsequent to an EAA approval.</p>	<p>Revised to state that the EA will be undertaken in consideration of the amended ESA and the proposed SCA. The EA will include a net effects assessment for SAR, including baseline conditions, project impacts, mitigation measures, residual effects, and monitoring.</p>
5	Table 2: Waste management alternatives and typical concerns	<p>In order to inform any future ESA authorization requirements, the development of mitigation measures for SAR should consider the requirements of the amended ESA and future SCA (i.e., species and habitat protection).</p>	<p>No action required at this time. However, it is recommended that the client develop mitigation measures with the requirements of the amended ESA and future SCA in mind to prevent delays should an ESA authorization be required.</p>	<p>Revised and added comment about SAR and SCA act in planning</p>
6	Table 2: Waste Management Alternatives and Typical Concerns Loss of habitat and/or	<p>Avoidance is a preferred method of minimizing impacts and providing mitigation to SAR where possible. In addition to the proposed mitigation listed in the table:</p> <ul style="list-style-type: none"> <i>Siting of landfill away from significant habitat;</i> 	<p>Update the ToR to include avoidance measures and best management practices where identified for SAR as part of the client's commitment to minimizing and mitigating impacts to SAR and their habitat.</p>	<p>Table 2 has been updated to expand the mitigation measures for "Loss of habitat and/or effects on Species at Risk" to include avoidance of sensitive timing periods for SAR, application of relevant Best Management Practices, and explicit alignment with the <i>Endangered Species Act, 2007</i> (as</p>

Comment #	Reference to ToR Report	Comments & Rationale	Proposed Action/Solution	Changes to ToR Document Revision Date: July 7, 2025
	effects on Species at Risk	<p>Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.</p> <ul style="list-style-type: none"> Minimize facility size/footprint; and Compensation plantings <p>MECP SARB recommends including:</p> <ul style="list-style-type: none"> Avoiding activities that may have adverse impacts on SAR during SAR sensitive timing periods (e.g. no vegetation clearing during the active period for SAR bats – April 15 to October 15). <p>Following Best Management Practices to avoid or minimize impacts to SAR (e.g. <u>Best Management Practices for the Protection, Creation and Maintenance of Bank Swallow Habitat in Ontario</u>)</p>		amended) and proposed Species Conservation Act.
7	Table 3: Evaluation of Alternatives To – Preliminary List of Criteria	<p><i>Environmental considerations</i> Species at Risk should be considered a component of the natural environment criteria, particularly if a model is created to weigh impacts to individual components</p>	Update the final ToR to include SAR as a separate component within the natural environment criteria. Adverse impacts to SAR are recommended to be included as a component of consideration when comparing 'Alternative to' scenarios.	Table 3 has been updated to include “Species at Risk (SAR) and SAR habitat” as a separate criterion within Environmental Considerations. The criterion specifies that adverse impacts to SAR will be explicitly evaluated when comparing Alternatives To scenarios
8	6.1 Refining the Study Area The preliminary RSA is currently defined with a buffer of 75 km to accommodate the considerations of various species at risk, specifically the wolverine	<p>For awareness, and in the interest of timing, MECP SARB wanted to share the following guidance provided to other projects for baseline data collection to identify Wolverine presence and potential female density in the area of proposed projects: MECP SARB recommends the client survey for wolverine near the site and the area within 8 kilometres of the site as follows:</p> <p>i)</p> <ul style="list-style-type: none"> one (1) aerial transect survey flight per month between January 15 and March 15, for a total of (3) aerial survey days per year, in accordance with the following: <ul style="list-style-type: none"> flight transects are recommended to be spaced 500 metres apart covering an 8 kilometer by 8 kilometer area centered on the Site; and all aerial flights are recommended to adhere to the following survey conditions: <ol style="list-style-type: none"> time of day - between 10:00 to 14:30 hours; snow depth - minimum snow depth of 25 centimetres; time since snowfall – 12 to 72 hours; sky conditions – clear skies or hazy bright conditions with <30%cloud cover; <p>ii) Consistent to other recent EA's, MECP recommends that a hair snag/camera trap study be implemented following the camera</p>	For awareness at this time and if the client is planning on doing any wolverine winter surveys in 2026. MECP suggests updating the final ToR to include that the client will follow the recommended wolverine survey methodology as provided or will reach out to MECP for guidance on winter wolverine denning surveys and hair snag/camera trap surveys as required.	Section 4.2.1. (“Wolverine-specific surveys”) has been added to the ToR. This section commits the Proponent to undertaking wolverine surveys within an 8 km radius of the site, including aerial transect surveys and hair snag/camera trap surveys, consistent with MECP SARB’s recommended methodology and protocols. The Data Collection and Monitoring Work Plan in the EA will summarize SAR survey methodologies, timing, and protocols. No further change to Section 6.1 is required.

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
		trap design guidance from “Integrating Motion-Detection Cameras and Hair Snags for Wolverine Identification” (Magoun et al 2011) and applying the sampling intensity of one trap/100km² as outlined in “Surveying and Monitoring Wolverine in Ontario and other Lowland, Boreal Forest Habitats: Recommendations and protocols” (Koen et al 2008) . This study is focused on the identification of individuals and denning females. This information will be used to identify the number individual territories and the number of potential den sites that may be impacted by all project components.		

APPENDIX IV
Project Information Distribution List

**ENVIRONMENTAL ASSESSMENT FOR THE HEARST WASTE MANAGEMENT SYSTEM
GOVERNMENT AGENCY CONSULTATION**

Date Last Revised: June, 2025

Name, Position, Agency and Address	Document Form	Phone, Fax and Email
Hydro One Networks Inc.		
Hydro One Networks Inc.	1 electronic copy	SecondaryLandUse@HydroOne.com
Ministry of Agriculture, Food and Rural Affairs		
Ken Mott, Rural Planner Land Use Policy & Stewardship Food Safety and Environmental Policy Branch Ministry of Agriculture, Food & Rural Affairs 2284 Nursery Road Midhurst ON L9X 1N8	Prefers electronic version	T: 613-290-9112 omafra.eanotices@ontario.ca and ken.mott@ontario.ca
Ministry of Citizenship and Multiculturalism		
Citizenship, Inclusion and Heritage Division		
Currently vacant - Heritage Planner Heritage Planning Unit Heritage Branch Ministry of Citizenship and Multiculturalism 400 University Ave, 5 th Floor Toronto ON M7A 2R9	Electronic/ email copy only	Contact Karla Barboza: karla.barboza@ontario.ca
Ministry of Indigenous Affairs		
Ministry of Indigenous Affairs 160 Bloor St E, 9 th Floor Toronto ON M7A 2E6	Contact MECP to determine if the Ministry of	Contact the Ministry of the Environment, Conservation and Parks to determine if the Ministry of Indigenous Affairs should be notified
Ministry of Natural Resources and Forestry		
Northeast Region		
Ministry of Natural Resources and Forestry 5520 Hwy #101 East, Postal Bag 3020 South Porcupine ON P0N 1H0 Attn: Julie Robinson, Regional Land Use Planning Supervisor(A) & Amy Clement, Regional Planning Coordinator(A)	Prefers electronic version and notifications	Julie: T: 705-491-7676 julie.robinson@ontario.ca Amy: T: 705-755-5194 amy.clement@ontario.ca
Ministry of the Solicitor General		
Wagdy Guirgis, Manager(A), Capital Planning Facilities and Capital Planning Branch Ministry of the Solicitor General George Drew Bldg 13 th Flr 25 Grosvenor St Toronto ON M7A 1Y6	Downloading preferred	T: 647-201-6169 wagdy.quirgis@ontario.ca
Amorette Rodrigues, Manager(A), P3 Delivery and Operations Facilities and Capital Planning Branch Minister of the Solicitor General 25 Grosvenor St Toronto ON M7A 1Y6		T: 647-244-6341 amorette.rodrigues@ontario.ca
Ministry of Transportation		
Michelle McGrath, Manager Engineering Program Delivery Northeast Design and Engineering Branch Ministry of Transportation Ontario Government Complex 447 McKeown Ave. North Bay ON P1B 9S9	Electronic only	T: 289-783-3187 michelle.mcgrath@ontario.ca

Indigenous Community	Email	Phone	Mailing Address	City	Province	Postal Code
Constance Lake First Nation	clifford.ferris@clfn.on.ca		PO Box 4000	Calstock	Ontario	P0L 1B0
Brunswick House First Nation	reception@bhfn.ca	705-864-0248	1 Kanata Street	Chapleau	Ontario	P0M 1K0
Taykwa Tagamou Nation	reception@taykwatagamou.com	(705) 272-5766	1 Taykwata Drive	Cochrane	Ontario	P0L 1C0
Metis Nation of Ontario	contactus@metisnation.org	613-798-1488	Suite 1100, 11th Floor, 66 Slater Street	Ottawa	Ontario	K1P 5H1
Moose Cree First Nation	https://www.moosecree.com/contact/	705-335-2261	41 Murdock Street, Rm. 15 - Indian Friendship Centre	Kapuskasing	Ontario	P5N 1H9
Abitibi Inland Métis Community - Timmins Métis Council	https://r3metis.com/contact/	(705) 264-3939	347 Spruce Street South	Timmins	Ontario	P4N 2N2

May 9, 2025

MEMORANDUM

TO: Municipal Clerk and Other Public Record Locations Distribution List

FROM: Devon Wills
Project Officer
Environmental Assessment Branch

RE: Review of Proposed Terms of Reference
Town of Hearst Waste Management Plan Environmental Assessment
EA Reference No. **25002**

On May 9, 2025, The Hearst (Town) will be submitting a Terms of Reference (ToR) to the Minister of the Environment, Conservation and Parks for approval in support of the establishment of a Hearst Waste Management System.

The Town's existing landfill is operating over its approved capacity of 551,000 cubic meters (m³) and the current estimated volume at the site is approximately 650,000 m³. The Town's current waste generation rate is estimated at between 8,000 and 10,000 m³ per year. Assuming a 30-year planning period, the proposed waste volume increase will involve the evaluation of alternatives that consist of either the establishment of a new facility or the change to an existing landfill that would add more than 100,000 m³ to the total waste disposal existing volume, thus triggering the need for a comprehensive Environmental Assessment (EA).

The Town is publishing Notice of the Submission of the ToR in the following website: [Terms of Reference: Town of Hearst Landfill](#).

As is customary with EA related documents, the ToR is made available at various locations for public viewing.

Please make the enclosed document available for public review upon request from **May 9, 2025, to June 10, 2025**, this period being the comment period on the ToR.

The enclosed document are:

1. Terms of Reference for the Town of Hearst Waste Management Plan EA; and
2. Notice of Submission of ToR

Thank you for your assistance in this matter. If you have any questions, please contact me at 416-270-4457 or by e-mail at devon.wills@ontario.ca.

Thank you for your participation.

Devon Wills

Devon Wills

Enclosures

Public Record Location	Email	Phone	Mailing Address	City	Province	Postal Code
Town of Hearst: Town Hall	townofhearst@hearst.ca	705-362-4341	P.O. Bag 5000, 925 Alexandra Street	Hearst	Ontario	P0L 1N0
Town of Hearst Website	townofhearst@hearst.ca	705-362-4341	https://www.hearst.ca/en/terms-of-reference-town-of-hearst-landfill-site-new-waste-management-strategies/	-	-	-
Pinchin - Timmins	cwheten@pinchin.com	705-531-2404	40 Golden Avenue	South Porcupine	Ontario	P0N 1H0

APPENDIX V
Record of Consultation



May 20, 2026

Corporation of the Town of Hearst
925 Alexander Street
Hearst, Ontario P0L 1N0

E-mail: leonard@hearst.ca

Attention: Luc Leonard
Director of Public Works and Engineering Services

Re: Terms of Reference Record of Consultation
Hearst Waste Management System, Hearst, Ontario
Pinchin File: 270417.001

Pinchin Ltd. (Pinchin) has provided the record of consultation for the Hearst Waste Management System Terms of Reference (ToR) as required for the Environmental Assessment (EA) process.

The consultation activities undertaken during the development of the ToR is documented in a Record of Consultation. This Record shall be submitted to the MECP as an integral part of the proposed ToR document which includes information on:

- Parties consulted during ToR preparation (no personal names);
- Process used to identify consulted parties;
- Consultation activities which took place (methods, schedule of events);
- Public notices issued;
- Approach applied to identify interested Indigenous communities and how they were consulted;
- Comments (summary) made by all interested parties;
- Proponent's response and how concerns were considered in the development of the ToR; and
- Outstanding concerns.

PARTIES CONSULTED DURING THE TOR PREPARATION

In collaboration with the Town of Hearst and the MECP, Pinchin identified applicable parties to be invited to participate in the preparation of the ToR. The parties that were consulted are presented below:

- At the onset of the project, a pre-consultation meeting was held with the Ministry of the Environment, Conservation and Parks (MECP) on June 14, 2022, to confirm the EA process;
- Residents of Hearst and surrounding townships of Hanlan, Casgrain, Way, Kendall and Lowther;



- Local businesses;
- Municipal politicians; and
- Constance Lake First Nation.

CONSULTATION ACTIVITIES AND PUBLIC NOTICES ISSUED

On November 28, 2023, Pinchin and the Proponent (The Town of Hearst) hosted an Open House to discuss the EA planning process, the project objectives and identify issues, concerns and opportunities for involvement by the public, local businesses, municipal politicians and Indigenous communities. The Open House public notifications, as well as the Open House presentation are presented in Appendix I.

INDIGENOUS CONSULTATION

Discussions with representatives from the Town of Hearst and the MECP identified the following indigenous communities for engagement:

- Constance Lake First Nation (CLFN);
- Metis Nation of Ontario;
- Moose Cree First Nation;
- Brunswick House First Nation: and
- Taykwa Tagamou Nation.

A representative of CLFN was consulted during the development of the ToR and during preparation of the Open House. Initially, emails were sent to a CLFN representative on November 21, 2023; however, email correspondence was unsuccessful. A follow-up phone call was placed with Clifford Ferris (a representative of CLFN) on November 24, 2023, to provide a brief overview of the project and offer the opportunity to have a separate consultation meeting or attend the Open House event. Clifford advised that he would be able to attend the Open House on November 28th.

On November 28, 2023, a CLFN representative attended the Open House and was guided by Pinchin personnel to discuss the purpose of the EA, provide an overview of the EA process and the proposed ToR, and the potential impact of the project on the CLFN community. Pinchin also discussed future consultation opportunities for CLFN to provide a community focussed consultation and to share the upcoming steps of the project.

Pinchin distributed the Draft ToR to all indigenous community for review; however, no comments were received regarding the ToR document.



RESULTS OF CONSULTATION

The summary of the comments received from the public regarding the proposed ToR are summarized in table format as presented in Appendix II. Also included are follow-up performed by Pinchin or the Proponent for comments received in writing or verbally where deemed applicable. Where appropriate, comments received were considered in the development of the ToR. Primarily, this related to providing information at future open house events in both French and English.

From the Open House event, a list of project participants was developed as presented in Appendix II. This list will be updated throughout the EA process where requested and shall be one of the tools used to provide future updates on the status of the EA for the Hearst Waste Management System.

OUTSTANDING CONCERNS

There are no outstanding concerns regarding the proposed ToR for the Hearst Waste Management System.

CLOSING REMARKS

We trust that the foregoing information is satisfactory for your present needs. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Pinchin Ltd.

Prepared by:

Reviewed by:

Cody Wheten, B.E.S., RPP, MCIP
Project Manager
705.943.8513
cwheten@pinchin.com

Tim McBride, B.Sc., P.Geo., QP_{ESA}
Practice Specialist – Hydrogeology
Director, Northern Ontario
705.521.0560
tmcbride@pinchin.com

Encl.: Appendix I – Public Consultation Notifications and Materials
Appendix II – Comments Received and Project Participants
Appendix III – Government Review Team Comment Tables
Appendix IV – Email Distributions and Notices

Template: Master Template for Peer Review Letter, EDR, May 28, 2019

APPENDIX I
Public Consultation Notifications and Materials



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Terms of Reference – Town of Hearst Landfill Site New Waste Management Strategies

[Home](#) > [Terms of Reference – Town of Hearst Landfill Site New Waste Management Strategies](#)

Background

The Town of Hearst (the Town) has initiated a study under the *Environmental Assessment Act* to assess new waste management strategies regarding the Town of Hearst Landfill Site (the Site). The Site is located approximately 1.6 kilometres north of the Town of Hearst along Highway 583 North and was established in 1972. The Town of Hearst (including the surrounding area) currently has one site for domestic refuse and recycling of various items which is currently over its approved capacity.

Pinchin completed a Waste Capacity Assessment in 2018 (Pinchin 2018 WCA Report), which determined an estimated waste volume of over 600,000 m³, exceeding the maximum approved capacity of 551,000 m³. Pinchin subsequently completed a letter report based on the findings of the Pinchin 2018 WCA Report, entitled "Recommendations for Waste Management and Diversion Strategies", dated February 14, 2018. These recommendations concluded that the Town seek approval from the Ministry of the Environment, Conservation and Parks (MECP) for the removal of the volumetric constraints, allowing the Site to operate solely within the 12.0 ha area and follow the Site development criteria.



Terms of Reference – Town of Hearst Landfill Site New Waste Management Strategies

Home (<https://www.hearst.ca/>) › Terms of Reference – Town of Hearst Landfill Site New Waste Management Strategies

Background

The Town of Hearst (the Town) has initiated a study under the *Environmental Assessment Act* to assess new waste management strategies regarding the Town of Hearst Landfill Site (the Site). The Site is located approximately 1.6 kilometres north of the Town of Hearst along Highway 583 North and was established in 1972. The Town of Hearst (including the surrounding area) currently has one site for domestic refuse and recycling of various items which is currently over its approved capacity.

Pinchin completed a Waste Capacity Assessment in 2018 (Pinchin 2018 WCA Report), which determined an estimated waste volume of over 600,000 m³, exceeding the maximum approved capacity of 551,000 m³. Pinchin subsequently completed a letter report based on the findings of the Pinchin 2018 WCA Report, entitled “Recommendations for Waste Management and Diversion Strategies”, dated February 14, 2018. These recommendations concluded that the Town seek approval from the Ministry of the Environment, Conservation and Parks (MECP) for the removal of the volumetric constraints, allowing the Site to operate solely within the 12.0 ha area and follow the Site development criteria.

Given that the landfilled volume exceeded the maximum capacity, Pinchin recommended that the Proponent seek approval from the MECP to have the volume constraint of 551,000 m³ waived from the Hearst WDS to allow it to operate based on the 12.0 ha area constraints, instead of volumetric limits.

In further consultations with the MECP, it was determined that this approach would not be appropriate for the Site, and the MECP identified that the Town would be required to amend the Environmental Compliance Approval (ECA) to approve any additional landfilling capacity. Given that the Proponent requires a volumetric increase of greater than 100,000 m³, the project would be subject to an Environmental Assessment (EA). As such, it was recommended that the Proponent engage in the EA process to further assess potential opportunities regarding the capacity requirements at the Site. The EA process commences with the preparation and submission of Terms of Reference (TOR) which propose activities and guidance for the evaluation of the preferred alternative to the status quo.

The Process

The TOR provide the framework and requirements for preparation and review of the EA. Upon completion, the TOR will be submitted to the MECP for review and a decision regarding approval. The TOR propose that the EA be prepared in accordance with subsection 6(2)(a) and 6.1(2) of the *Environmental Assessment Act* (EAA), and the MECP's Code of Practice: Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario (June 2022). As a result, the TOR include the following:

- An identification of the Proponent;
- The purpose of the EA study;
- The description and rationale for the undertaking;
- A description of the existing environment and potential effects;
- The evaluation and selection of a preferred alternative(s) to the undertaking;
- The evaluation and selection of a preferred alternative method(s);
- A commitment to carry out compliance monitoring;
- A description of the consultation plan proposed for the Environmental Assessment;



- A discussion of flexibility to accommodate new circumstances during the planning process; and
- Activities following approval of the EA report and other approvals required.

The activities undertaken as part of the consultation on the TOR, as well as the results of these activities, will be presented in a stand-alone compendium document Record of Consultation.

Consultation

The Consultation Plan (Plan) outlines the Proponent’s consultation and engagement program that will support the development of the TOR, and ultimately the EA. Specifically, the Plan outlines:

- Principles and benefits of engagement;
- Plan objectives and purpose;
- Identification of project participants and interested parties;
- Consultation approach;
- Consultation activities;
- Indigenous community consultation;
- Schedule and key decision-making points;
- Documentation of consultation;
- Issues resolution strategy; and
- Evaluation and modification of the Plan.

Public notices will be issued throughout the EA process to communicate opportunities for participation and engagement in the study, to solicit stakeholder feedback and to announce milestones in the decision-making process. At this point in time, the following public notices have been issued and/or are foreseen (see also schedule/milestones) for the following activities:

Commencement of Terms of Reference (TOR) Process	issued on July 21, 2022
Invitation to the first Open House	November 21, 2023
Opportunity to review the revised draft TOR	
Submission of the proposed TOR	

Ministry of the Environment, Conservation and Parks (MECP)
approval of TOR

Commencement of the Environmental Assessment (EA)


Invitation to the second Open House

Invitation to the third Open House

Submission of EA Study Report

MECP approval of EA

Members of the public, government agencies, Indigenous communities, and interested persons are encouraged to actively participate in the development of the TOR.

Interested parties are requested to forward their comments on the  *Draft Environmental Assessment Terms of Reference* (<http://www.hearst.ca/wp-content/uploads/2023/12/270417.001-DRAFT-Terms-of-Reference-Hearst-Waste-Mgmt-May-12-2023.pdf>) before **December 20, 2023.** Other opportunities for involvement in the TOR process are offered via the Town's website or direct contact (see below). Upon finalization and formal submission of the proposed TOR to the Ministry, a 30-day public review period will be provided. Upon approval of the TOR, the Town will commence with the actual EA study. That process will continue to include opportunities for involvement. Specific events will be communicated through notices and the project website (see below).

Cody Wheten, B.E.S. Planning

Project Coordinator

Pinchin Ltd.

189 Upton Road

Sault Ste. Marie, Ontario

Email: cwheten@pinchin.com (<mailto:cwheten@pinchin.com>)

Share





OPEN HOUSE ANNOUNCEMENT

The Town of Hearst (the Town) and Pinchin Ltd. is hosting an Open House to share information about the **Terms of Reference** for the development of new waste management strategies for the Town and the surrounding service area. The Town has identified a need for new waste management strategies for the community based on the current capacity limits of the Hearst municipal landfill, and specifically the requirements outlined in the Environmental Assessment Act.

The Town would like to meet with members of the community and interested persons to discuss the **Terms of Reference** as part of the Environmental Assessment process, and provide feedback on the establishment of new waste management strategies for the Town of Hearst.

Tuesday, November 28, 2023
from 2:00 p.m. to 7:00 p.m.
Inovo Centre, 523 Highway 11 East
Hearst, Ontario

If you would like to be added to the Project Mailing List or have project-related questions, please visit www.hearst.ca or contact:

Luc Léonard, P.Eng.
Director of Public Works and Engineering Services
The Corporation of the Town of Hearst
P.O. Bag 5000
925 Alexandra Street
Hearst, Ontario P0L 1N0
Email: townofhearst@hearst.ca
www.hearst.ca/en/hearst-main-contact-us





AVIS DE SÉANCE PORTES OUVERTES

La Ville de Hearst (la Ville) et Pinchin Ltd. organisent une séance portes ouvertes pour partager de l'information sur les termes de référence pour l'élaboration de nouvelles stratégies de gestion des déchets pour la Ville et la zone de service environnante. La Ville a identifié le besoin de nouvelles stratégies de gestion des déchets pour la communauté, basées sur les limites de capacité actuelles de la décharge municipale de Hearst, et plus particulièrement sur les exigences décrites dans la Loi sur les évaluations environnementales.

La Ville aimerait rencontrer les membres de la communauté et les personnes intéressées pour discuter des termes de référence dans le cadre du processus d'évaluation environnementale et pour fournir des commentaires sur l'établissement de nouvelles stratégies de gestion des déchets pour la Ville de Hearst.

le mardi 28 novembre 2023

de 14h00 à 19h00

Centre Inovo, 523, route 11 Est

Hearst, Ontario

Si vous souhaitez être ajouté à la liste de diffusion du projet ou si vous avez des questions liées au projet, veuillez visiter www.hearst.ca ou contacter:

Luc Léonard, P.Eng.

Directeur des travaux publics et des services d'ingénierie

La Corporation de la Ville de Hearst

Sac postal 5000

925, rue Alexandra

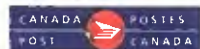
Hearst, Ontario P0L 1N0

Courriel: townofhearst@hearst.ca

www.hearst.ca/fr/hearst-main-nous-joindre/



Postes Canada/Canada Post
 HEARST PO
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Information Renseignements

Mailed by (Company name) Expédié par (Nom de l'entreprise) Town of Hearst	Customer no. N° du client	Mailed on behalf of (sold to) name Posté au nom de (vendu à) nom Town of Hearst	Customer no. N° du client	Agreement no. N° de la convention	Paid by no. Payé par le n°
Address Adresse 925 Alexandra	Postal code Code postal	Publication title Titre de la publication Avis de journée porte ouverte	Issue date Date de parution 2013 11 23	Address accuracy Exactitude des adresses	Expiry date Date d'expiration Y A M M O J

Contact name Personne-ressource Andrée Beaulieu	Telephone no. N° de téléphone 705-362-4341	Date of mailing Date de l'envoi 2013 11 23	Payment option Option de paiement 1 Metered mail Cour. affranchi à la machine	2 Account Compte	3 Cash Espèces	4 Other Autre	Delivery mode Mode de livraison	Code de vérification du mode de livraison	Continuous inbound freight Acheminement continu de marchandise d'arrivée	%
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Item Article

Service description (see legend)	Description du service (voir la légende)	1	2	3	4	5	6	7	8	Total Volume Volume total
Number of items	Nombre d'articles	1978								
Weight per item (g) * (see reverse)	Poids de l'article (g) * (voir au verso)	0.05								
Net weight (kg)	Poids net (kg)									
NM Thickness more than 1.9 cm (0.75 in)	C. de Q. Épaisseur plus de 1,9 cm (0,75 po)	<input type="checkbox"/> Yes/ Oui	<input type="checkbox"/> Yes/ Oui	<input type="checkbox"/> Yes/ Oui	<input type="checkbox"/> Yes/ Oui	<input type="checkbox"/> Yes/ Oui	<input type="checkbox"/> Yes/ Oui	<input type="checkbox"/> Yes/ Oui	<input type="checkbox"/> Yes/ Oui	
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Weight price ** (see reverse)	Tarif au poids ** (voir au verso)									
Metered rate	Tarif-machine à affranchir									
Transportation volume	Volume à transporter									
Transportation price per item	Frais de transport à l'article									
Total (\$)	Total (\$)	348.13								\$ 348.13

Total (\$) 348.13 + + + + + + + = \$ 348.13

Date stamp Timbre à date	Canada Post use only À l'usage de Postes Canada seulement	The Customer warrants that this mailing: • does not contain dangerous or prohibited goods; • otherwise complies with the terms and conditions on the reverse, and • is accurately described on this document.	Scan/Balayer	Phantom Compensatoire	Number of Items	Nombre d'articles	Price X	Tarif
Site no. N° du bureau 451495	Payment by Paiement par Visa	Le client garantit que cet envoi: • ne contient pas de matières dangereuses ou interdites; • est conforme aux conditions indiquées au verso; • est décrit avec exactitude dans le document ci-présent.	M008552916	Address accuracy adjustment	Rajustement-exactitude des adresses		\$	
Authorized customer signature X Doris Beaulieu	Signature autorisée du client			Less total metered postage	Moins le total-machine à affranchir		\$	
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	FSM % % de la MTGOP			GST/HST	TPS/TVH		\$	
				PST	TVP		\$	15.26
				Total amount due to Canada Post	Montant total dû à Postes Canada		\$	393.39
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1 348,13 \$
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 Number:0064278190
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 Standard
 Nombre d'articles/Number of Items:
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 Poids par article (g)/Weight per item
 (g):5
 Tarif par article (\$)/Price per item
 (\$):0.1760

US-TOTAL/SUBTL 348,13 \$
 H/HST 45,26 \$
 TAL 393,39 \$
 sa 393,39 \$

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Avis de lancement Termes de référence Journée portes ouvertes

Termes de référence —
Nouvelles stratégies de gestion des déchets du
site d'enfouissement de la Ville de Hearst
Hearst, Ontario

L'étude

La Ville de Hearst (la Ville) a lancé une étude en vertu de la Loi sur les évaluations environnementales afin d'évaluer de nouvelles stratégies de gestion des déchets concernant le site d'enfouissement de la Ville de Hearst (le Site). Le Site est situé à environ 1,6 kilomètre au nord de la ville de Hearst longeant la route 583 Nord, et a été créé en 1972. La Ville de Hearst (y compris ses environs) possède actuellement une décharge pour les ordures ménagères et le recyclage de divers articles et cette dernière dépasse présentement sa capacité approuvée. Une étude sur la capacité de gestion des déchets a conclu que la décharge requiert une expansion ou une stratégie alternative de gestion des déchets. La Ville entame actuellement un processus complet d'évaluation environnementale (ÉE) à cette fin.

Le processus

L'ÉE sera réalisée conformément aux exigences de la Loi sur les évaluations environnementales. La première étape du processus est la préparation de termes de référence (TDR). Les TDR abordent des éléments tels que la zone d'étude, l'approche d'évaluation des alternatives, les critères d'évaluation de l'impact potentiel et le programme de consultation proposé. S'ils sont approuvés par le ministre, les TDR fourniront le cadre et les exigences pour la préparation de l'ÉE.



Consultation

Les membres du public, les agences gouvernementales, les communautés autochtones et les personnes intéressées sont encouragés à participer activement à l'élaboration des TDR. Pour présenter le projet, les travaux réalisés à ce jour et pour discuter de l'ébauche des termes de référence, la Ville vous invite à une journée portes ouvertes:

Mardi 28 novembre 2023, entre 14 h et 19 h
Centre Inovo, 523, route 11 Est, Hearst, Ontario

Les parties intéressées sont priées de transmettre leurs commentaires sur l'ébauche des TDR avant le 20 décembre 2023. D'autres opportunités de participation au processus de TDR sont proposées via le site Internet de la Ville ou par contact direct (voir ci-dessous). Une fois que les TDR proposés seront officiellement soumis au ministère, une période d'examen public de 30 jours sera accordée. Une fois les TDR approuvés, la Ville commencera l'étude ÉE proprement dite. Ce processus continuera à inclure des opportunités de participation. Les événements spécifiques seront communiqués via des avis et sur le site Web du projet (voir ci-dessous).

Commentaires

Pour télécharger une copie de l'ébauche des TDR, fournir des commentaires, obtenir de plus amples informations et/ou être ajouté à la liste de diffusion de cette étude, veuillez visiter le site Web du projet à l'adresse (<http://www.hearst.ca>) ou contacter

Cody Wheten, B.E.S. Planning
Coordinateur du projet
Pinchin Ltd.
189, chemin Upton
Sault Ste. Marie, Ontario
Courriel: cwheten@pinchin.com

En vertu de la Loi sur l'accès à l'information et la protection de la vie privée et de la Loi sur les évaluations environnementales, sauf indication contraire dans la présentation, tous les renseignements personnels tels que le nom, l'adresse, le numéro de téléphone et l'emplacement de la propriété inclus dans une présentation feront partie des dossiers publics pour cette affaire et seront communiqués, sur demande, à toute personne.



Notice of Commencement Terms of Reference Open House

Terms of Reference —
Town of Hearst Landfill Site
New Waste Management Strategies
Hearst, Ontario

The Study

The Town of Hearst (the Town) has initiated a study under the Environmental Assessment Act to assess new waste management strategies regarding the Town of Hearst Landfill Site (the Site). The Site is located approximately 1.6 kilometres north of the Town of Hearst along Highway 583 North and was established in 1972. The Town of Hearst (including the surrounding area) currently has one landfill for domestic refuse and recycling of various items and it is currently over its approved capacity. A waste capacity study concluded that the landfill requires an expansion or an alternate waste management strategy. The Town is now starting a comprehensive Environmental Assessment (EA) process for this purpose.

The Process

The EA will be carried out in accordance with the requirements of the Environmental Assessment Act. The first step in the process is the preparation of Terms of Reference (TOR). The TOR address things such as the study area, the approach to the evaluation of alternatives, criteria for the assessment of the potential impact, and the proposed Consultation Program. If approved by the Minister, the TOR will provide the framework and requirements for the preparation of the EA.



Consultation

Members of the public, government agencies, Indigenous communities, and interested persons are encouraged to actively participate in the development of the TOR. To introduce the project, present work completed to date and to discuss the draft TOR, the Town invites you to attend a Public Open House:

Tuesday, November 28, 2023; between 2:00 p.m. and 7:00 p.m.
Inovo Centre, 523 Highway 11 East, Hearst, Ontario

Interested parties are requested to forward their comments on the draft TOR before December 20, 2023. Other opportunities for involvement in the TOR process are offered via the Town's website or direct contact (see below). Upon finalization and formal submission of the proposed TOR to the Ministry, a 30-day public review period will be provided. Upon approval of the TOR, the Town will commence with the actual EA study. That process will continue to include opportunities for involvement. Specific events will be communicated through notices and the project website (see below).

Comments

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Project Coordinator
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189 Upton Road
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Email: cwheten@pinchin.com

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Les Médias de l'épinière noire inc

CINN-FM 91,1/Journal Le Nord
C.P. 2648
HEARST, ON P0L 1N0
Tel: (705) 372-1011

FACTURE

N° facture: 6033536
Date: 11/23/2023
Date d'expédition:
Page: 1
Re: N° commande

Vendu à:

Corporation Ville de Hearst
C.P. 5000
HEARST, ON P0L 1N0

Expédié à:

Corporation Ville de Hearst
C.P. 5000
HEARST, ON P0L 1N0

No. d'entreprise: 12396 7762 RT0001

Article	Unité	Quantité	Description	Taxe	Prix unit.	Montant
		1	Avis de lancement	H	541.20	541.20
		1	Production et mise en page PO# 11033	H	20.00	20.00
			H - TVH 13% TVH			72.96
Les Médias de l'épinière noire inc TVH: #12396 7762						
Expédié par: No. Suivi:					Montant total	634.16
Conditions : Net 30. Échu 12/23/2023.					Montant payé	0.00
Remarques:					Montant dû	634.16
Vendu par:						

Open House

Environmental Assessment

Expansion of the Town of Hearst
Waste Disposal Site

Draft Terms of Reference

November 28, 2023

2:00 to 7:00 PM

Centre Inovo Centre
Hearst, Ontario

Purpose of the Open House



Introduction

- The Town of Hearst has one landfill site for the local and surrounding area, as well as Constance Lake First Nation.
- In 2018, Pinchin was retained to assess landfill capacity at the Hearst Landfill
 - Concluded that the landfill is over-capacity.
- The Town of Hearst, Pinchin and the Ministry of the Environment Conservation and Parks concluded that a landfill expansion is subject to an Environmental Assessment (EA).
- This initiated the Terms of Reference for the evaluation of new waste management strategies for the community.

Discuss the Planning Process

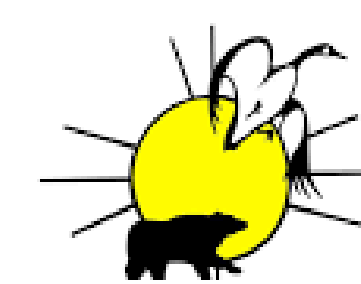
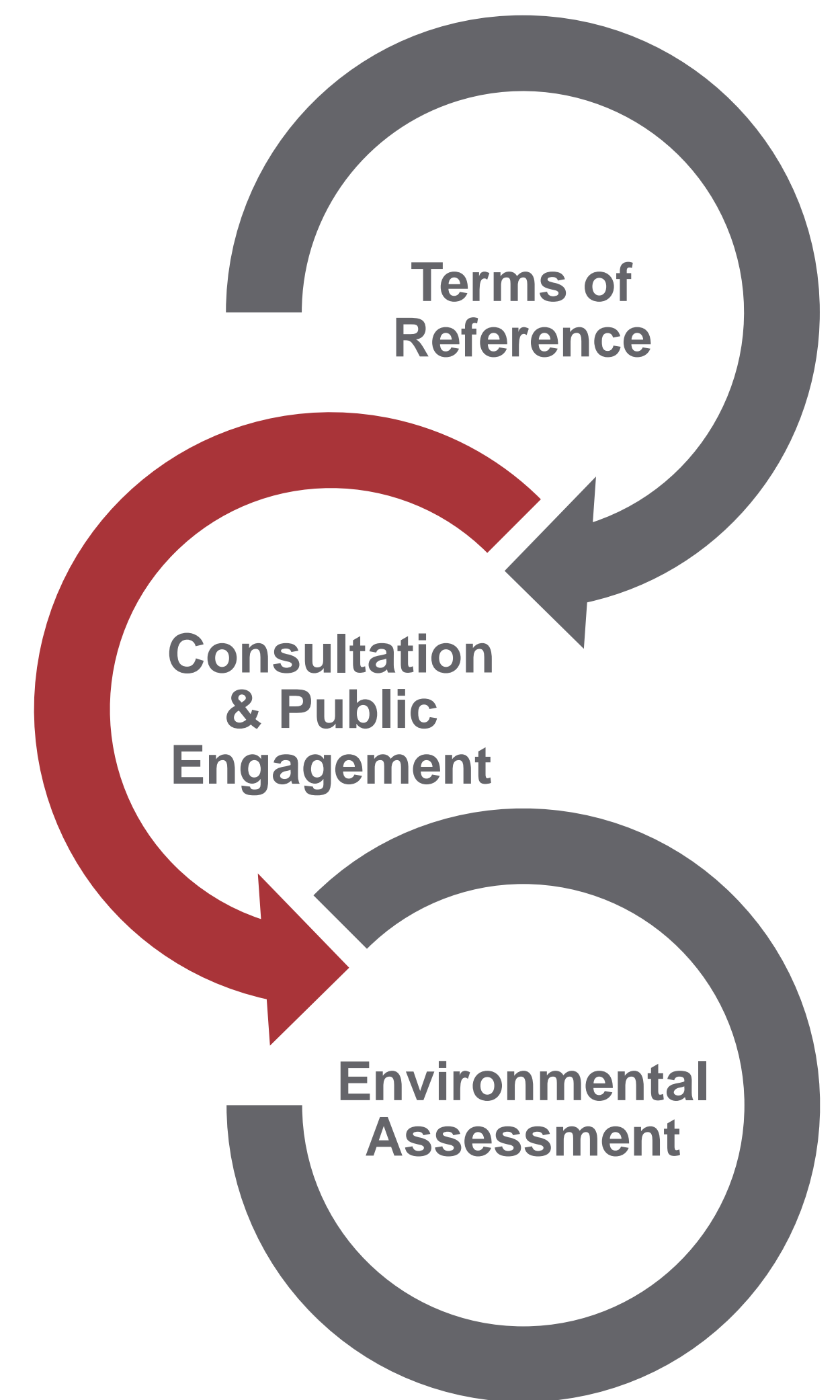
- Consultation is required to gain valuable input from all stakeholders, including community representatives, citizens and Indigenous communities.
- Provide an overview of planning legislation and how it supports the community's interest.
- Be transparent and explanatory throughout the entire EA process.
- Obtain your input on the draft Terms of Reference for the EA.

Identify Issues, Concerns and Opportunities for Involvement

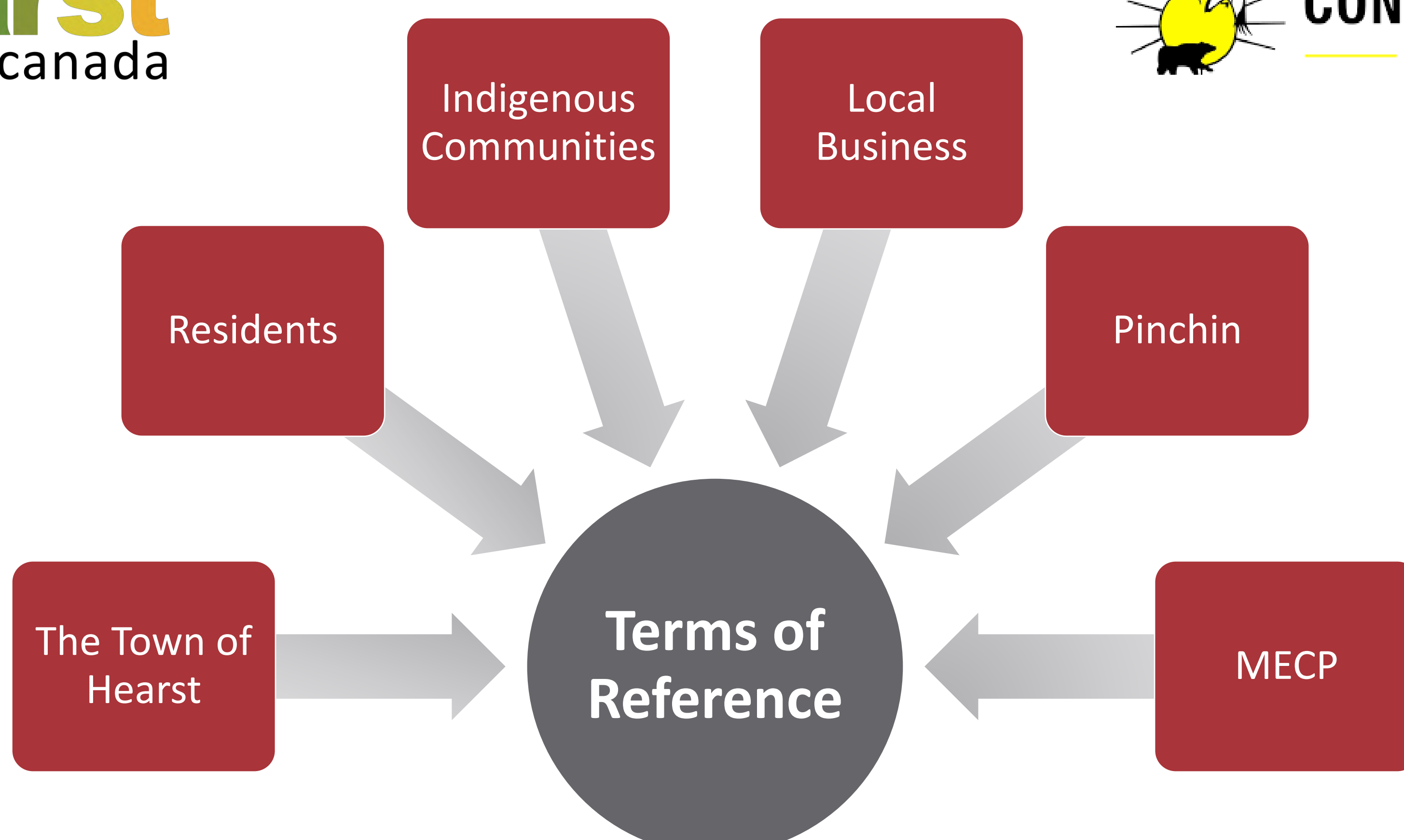
- Address stakeholder concerns.
- Outline future consultation and input opportunities.
- Allow for collaborative discussion to "iron out details".

Project Objectives

- Consider and evaluate a wide range of alternatives to address the identified need for additional waste management opportunities for the Town of Hearst and surrounding communities.
- Carry out the planning process for an EA and implement responsible planning throughout.
- Obtain approval under the *Environmental Assessment Act* for additional waste management capacity.



CONSTANCE LAKE
FIRST NATION



1972 – Landfill is established for 100% solid, non-hazardous municipal waste.

1980 – Certificate of Approval (CofA) No. 7313903, issued April 23, 1980.

- Approved an 8-hectare (ha) waste footprint.

1994 – CofA No. A612003, issued October 31, 1994.

- Approved an additional 4.0 ha of landfill area.

2000 – Constance Lake First Nation landfill was closed.

- Utilizing the Town of Hearst landfill for waste deposition.

2007 – Amended CofA No. A612003, issued March 21, 2007.

- Incorporated original CofA 7313903 for a total of 12.0 ha of landfill area within 185 ha Site.
- Introduced a total capacity limit of 551,000 m³:
 - Includes 360,000 m³ from original CofA 7313903.
 - Includes waste, daily cover and intermediate cover.

2016 – Amended Environmental Compliance Approval (ECA) No. A612003, issued July 4, 2016:

- Development of water quality trigger mechanisms and contingency plans.
- Reporting period extended to once every six years.

2018 – Waste diversion strategies developed and implemented by the Town – Recycling program.

2019 – Pinchin Waste capacity assessment completed.

- Identified the landfill volume (621,302 m³) exceeds the maximum approved capacity of 551,000 m³.
- Annual landfill quantity of 8,000 m³ to 10,000 m³.

2020/2021 – Discussions initiated with the MECP regarding landfill expansion.

2022 – Discussions with MECP and Pinchin regarding Environmental Assessment for the Landfill.

2023 – Preparing a draft Terms of Reference and hosting the first round of public and Indigenous consultation.



Current Waste Management Practices



Recycling and Waste Diversion

- Metals (i.e., aluminum) cans and containers.
- Empty aerosol containers.
- Polycoat and aseptic containers (i.e., polyethylene and aluminum-lined paper products).
- Household papers and cardboard/boxboard.
- Plastic containers (i.e., plastic types 1 to 5 and 7).
- **Does not accept** or process the recycling of glass containers (i.e., coloured or clear), industrial aerosol containers (i.e., paint containers, brake cleaner and lubricant containers) and/or polystyrene foam products.



Solid Waste Collection

- Developed in 2018 to enhance the previous collection system.
- Collection once every two weeks of residential waste.
- Collection twice every two weeks of industrial and commercial waste.
- Weekly collection for food-related businesses.
 - Between June 1st and September 30th
- Hazardous waste is **not** collected by the Town of Hearst.

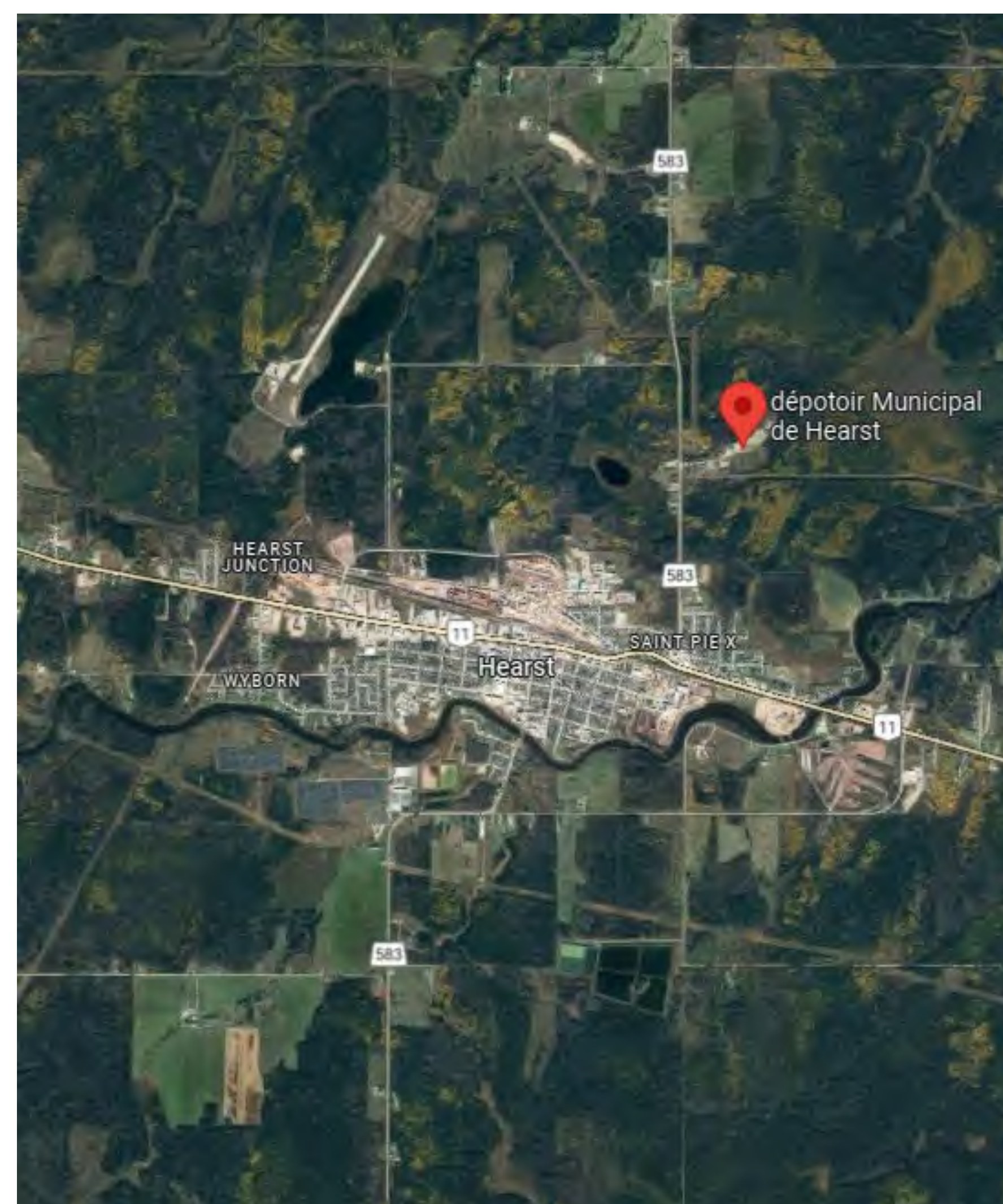


Waste Disposal

- Town of Hearst Landfill.
- Services the Town of Hearst, Townships of Hanlan, Way, Casgrain, Kendall and Lowther and Constance Lake First Nation.

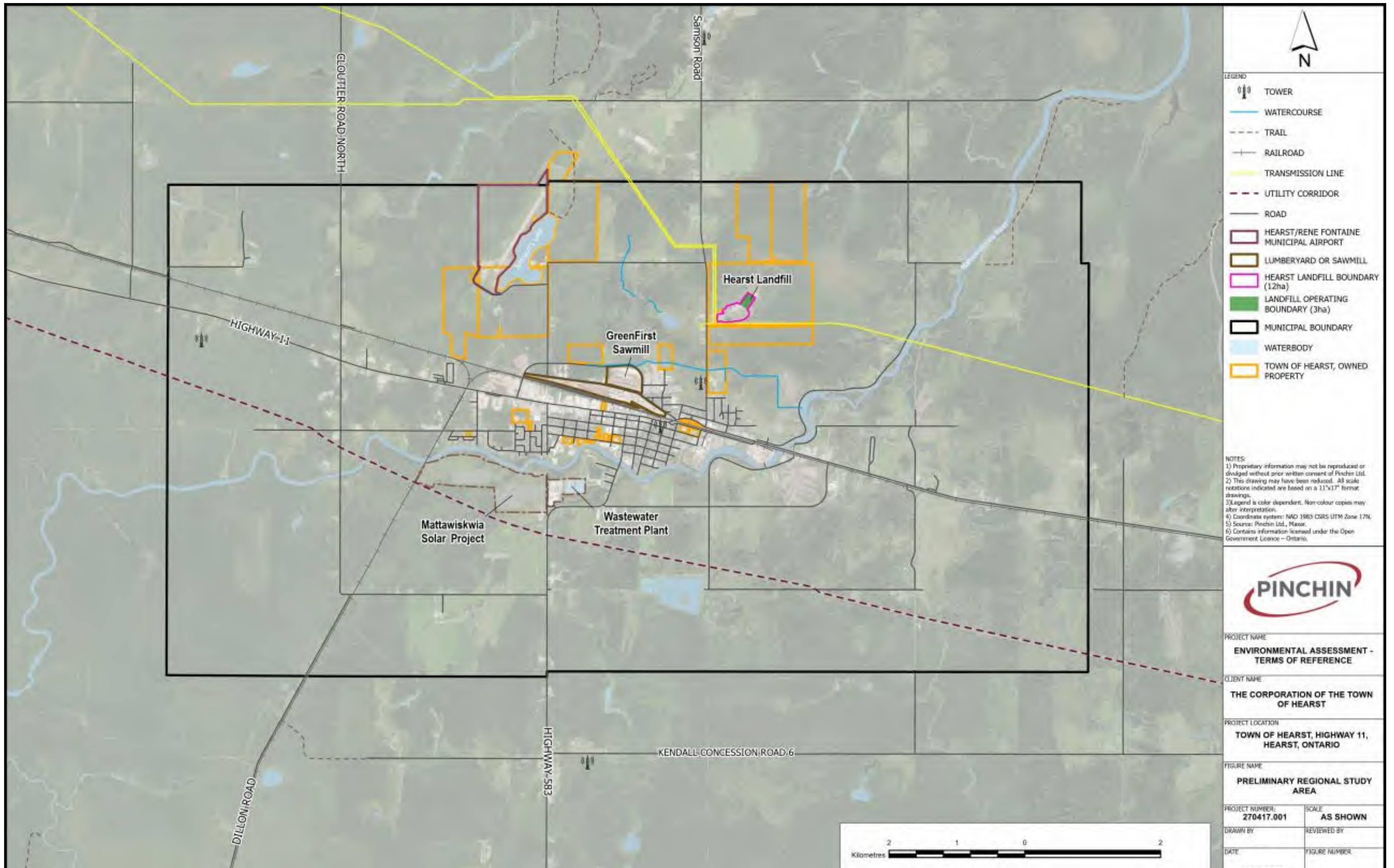
The Town of Hearst Landfill

- Used for waste disposal since 1972.
- Located approximately 2 km north of the Town along Highway 553.
- Total property area is 185 ha with a 12-ha fill area.
- Current landfilling operation is in the active cell.
 - Area fill method, compaction, interim daily cover.
- Contaminants managed through natural attenuation.
- Annual landfill monitoring program which includes:
 - Groundwater well network of 20 wells.
 - Surface water monitoring at two stations.
 - Semi-annual sampling (spring and fall).
 - Typical leachate indicator parameters.
 - Trigger level monitoring program in place.
 - Annual internal review/reporting with report submission to MECP every 6th year.
- Monitoring results suggest no significant impacts with leachate migration.



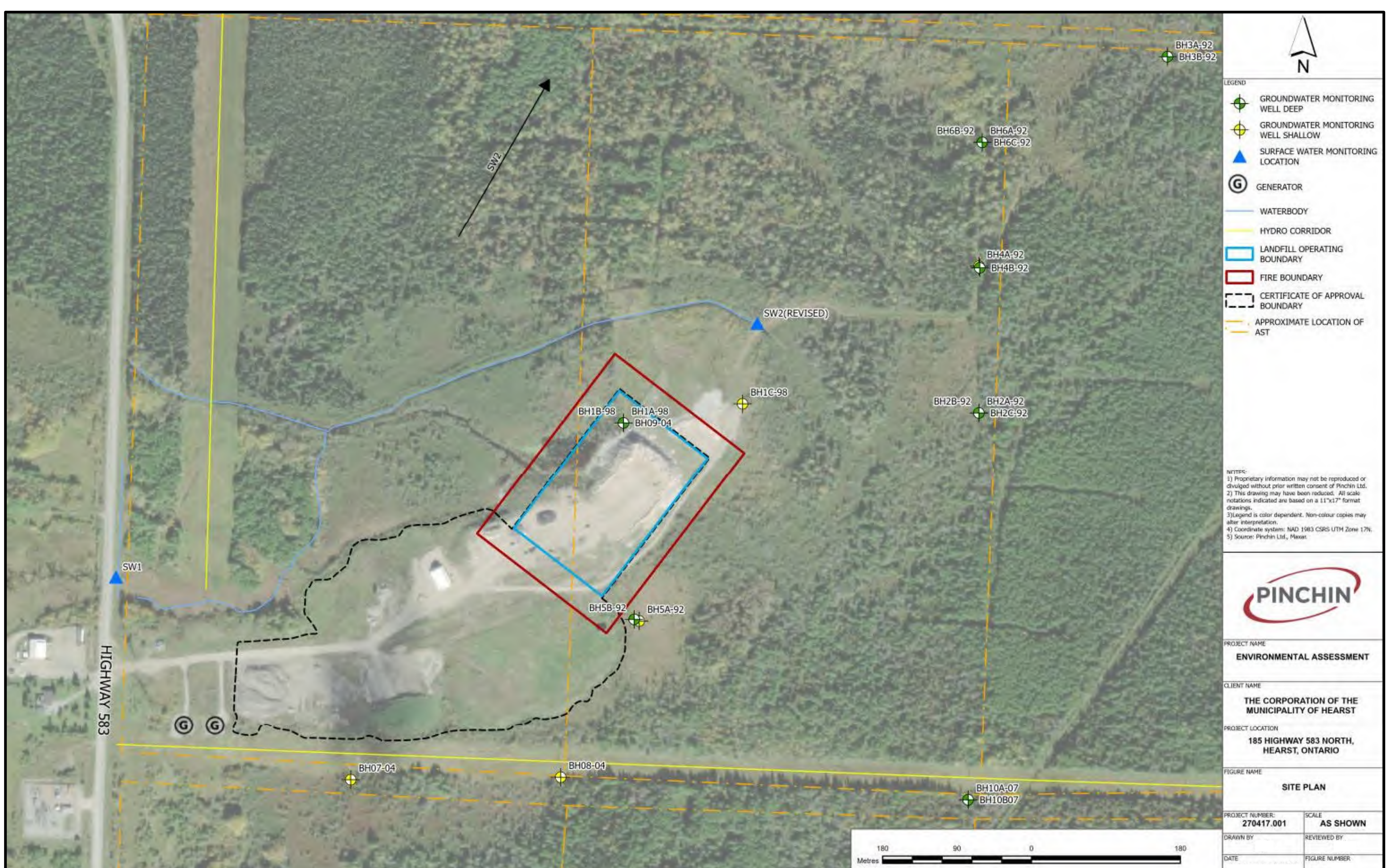
Preliminary Regional Study Area

Zone d'étude régionale préliminaire



Town of Hearst Landfill - Site Plan

dépotoir Municipal de Hearst - Plan du site



Environmental Assessment: What and Why?



An Environmental Assessment (EA) is a decision-making process to promote good environmental planning through the assessment of potential effects on the environment (natural and human) by proposed activities

Regulatory Requirements

- EAs are required under Ontario Regulation 101/07, Waste Management Projects for new landfill sites and landfill expansions greater than 375,000 m³ or where there is an increase exceeding 25% of the approved capacity.
- Ontario Environmental Assessment Act requires:
 - Terms of Reference (ToR).
 - Environmental Assessment.
 - Consultation:
 - “Terms of Reference” Open House (November 28, 2023).
 - “Alternative To” Open House (TBD).
 - “Identification of Preferred Alternative” Open House (TBD).

Key Elements of the Environmental Assessment

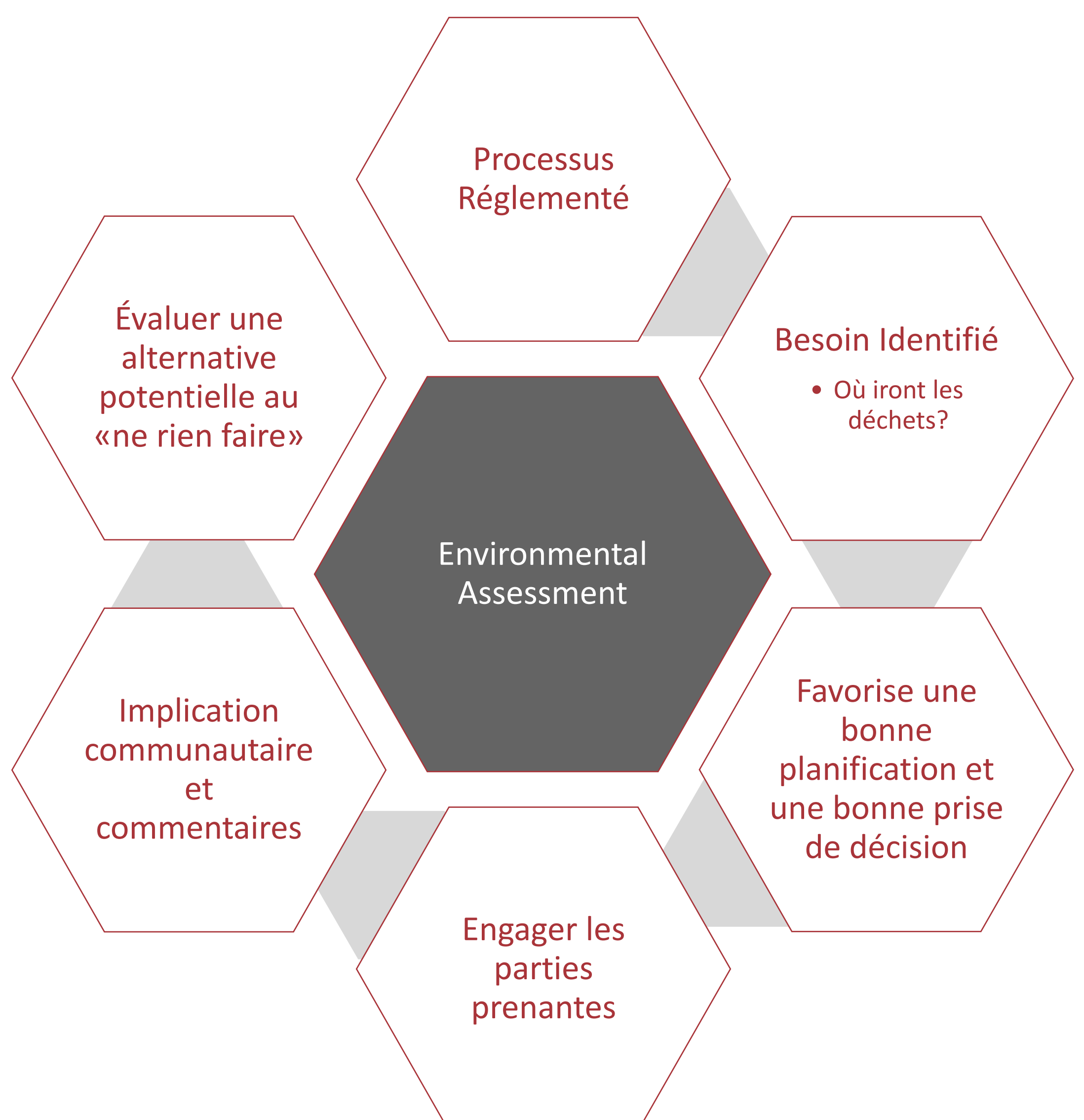
- Establish the need/rationale for the undertaking.
- Description of the Project.
- Environmental characterization of the Project area.
- Identification/evaluation of alternatives.
- Assessment of environmental effects.
- Development of mitigation and monitoring measures.
- Consultation and engagement (public, stakeholders, government agencies, indigenous communities).

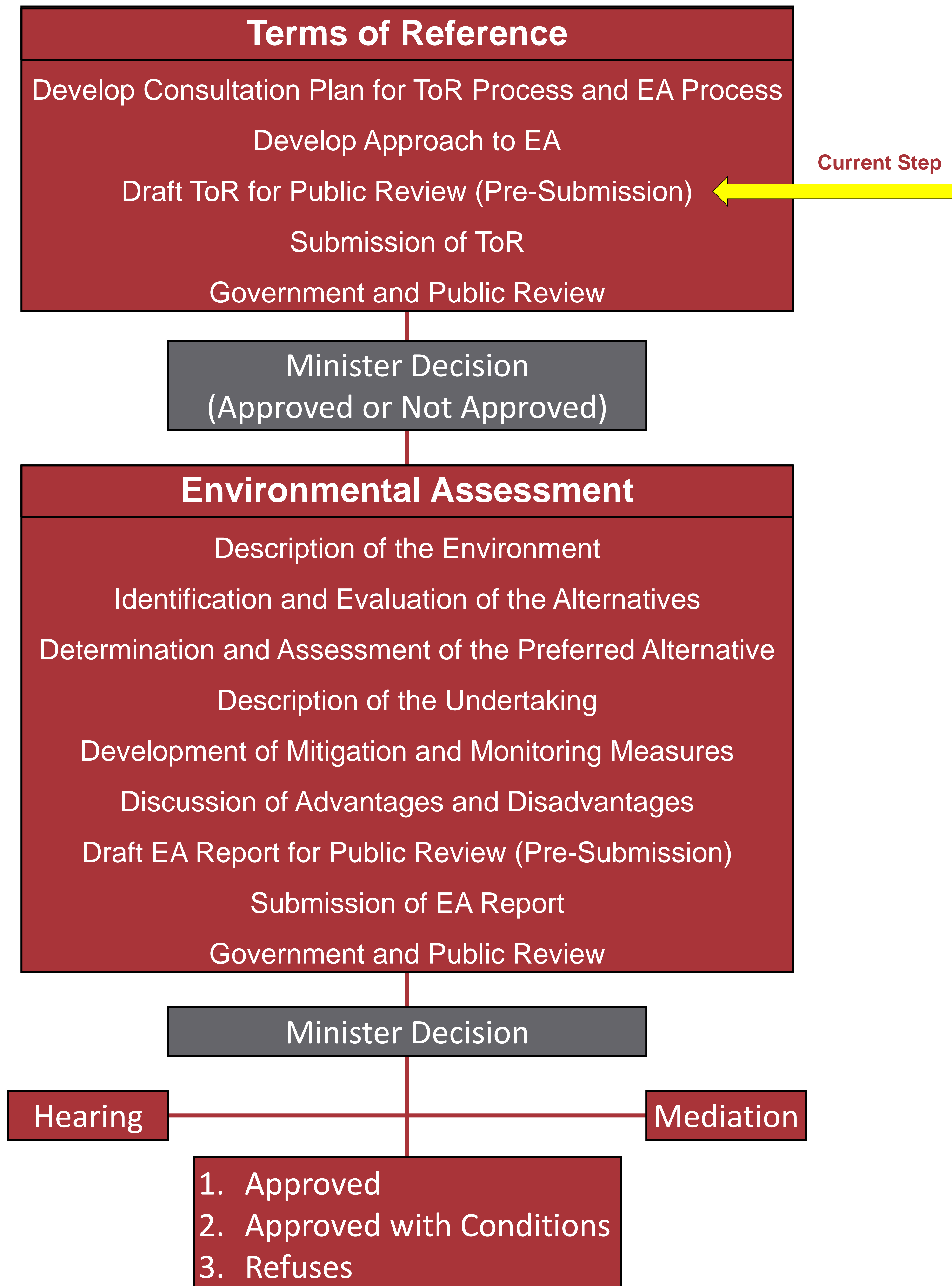
Why an Environmental Assessment?

- Identify “Alternatives To”**
 - Outlines the potential alternatives to the “do nothing” approach
 - Various alternatives that benefit all stakeholders
- Evaluate “Alternatives To”**
 - Evaluation of feasibility based on qualitative and quantitative criteria
- Define the “Preferred Alternative To”**
 - Evaluating the most feasible option that benefits all stakeholders
- Following the EA, complete the goals set out within the process and set action to the “Preferred Alternative To”

Identified Need

- Additional waste management capacity is required for the Town of Hearst:
 - Calculated capacity (2019) at 621,302 m³ vs. maximum approved capacity of 551,000 m³
 - Estimated waste generation of 8,000 m³ to 10,000 m³ per year.





“Alternative To” and “Alternative Methods”



“Alternative Methods” represent different ways of implementing the preferred “Alternative To” such as different Site locations and designs.

The process involves the following steps:

1. Site selection process:
 - Sites within the municipal boundary.
 - Sites outside the municipal boundary.
2. Evaluation of alternative designs / operational approaches:
 - Site layout.
 - Engineering or operational approaches.
 - Defined criteria for evaluation of alternative designs.

Evaluation Criteria

- **Natural Environment and Resources**
 - Air quality.
 - Groundwater.
 - Freshwater quality.
 - Wildlife and wildlife habitat.
 - Aquatic environments and species.
- **Social and Cultural Environment**
 - Road safety.
 - Water supply.
 - Nuisance effects.
 - Land use.
 - Heritage resources.
 - Existing infrastructure.
- **Economic Factors**
 - Local economy, municipal economics.
 - Implementation time/potential for disruption of operation.
 - Technical and operational aspects.
 - Suitability of technology:
 - Is it a proven technology?
 - How well does it operate in this setting?
 - Compatibility with the Town of Hearst and provincial programs, plans and policies.

Upon Determination of Preferred Alternative

- Develop the conceptual design of the Project.
- Evaluate the potential environmental effects of the conceptual design.
- Design mitigative measures to address potential environmental impacts:
 - Natural, social, cultural and economic environments.
 - Mitigative measures will represent technically and economically feasible measures to avoid or reduce risk.

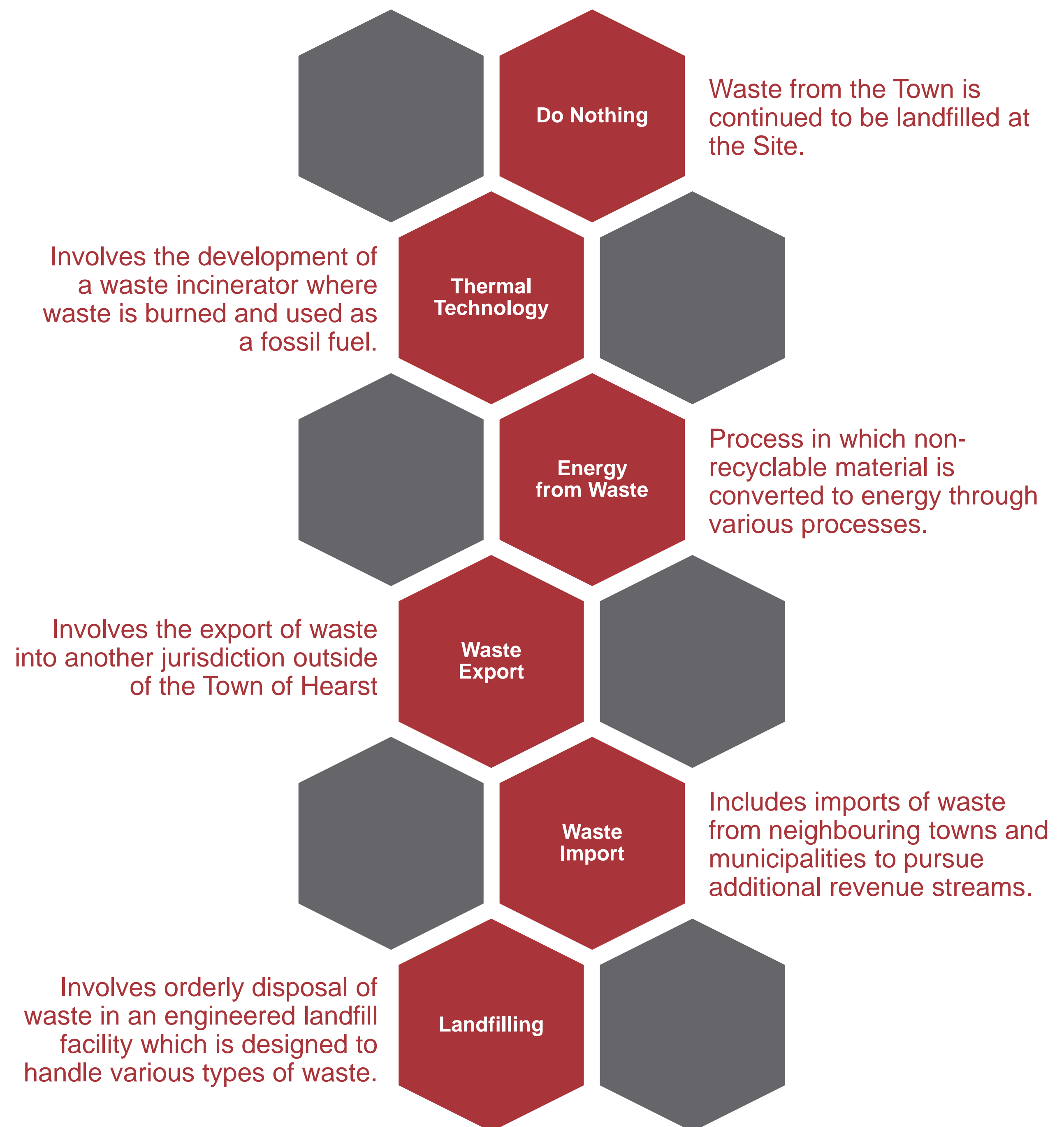


← Waste Import

→ Waste Export



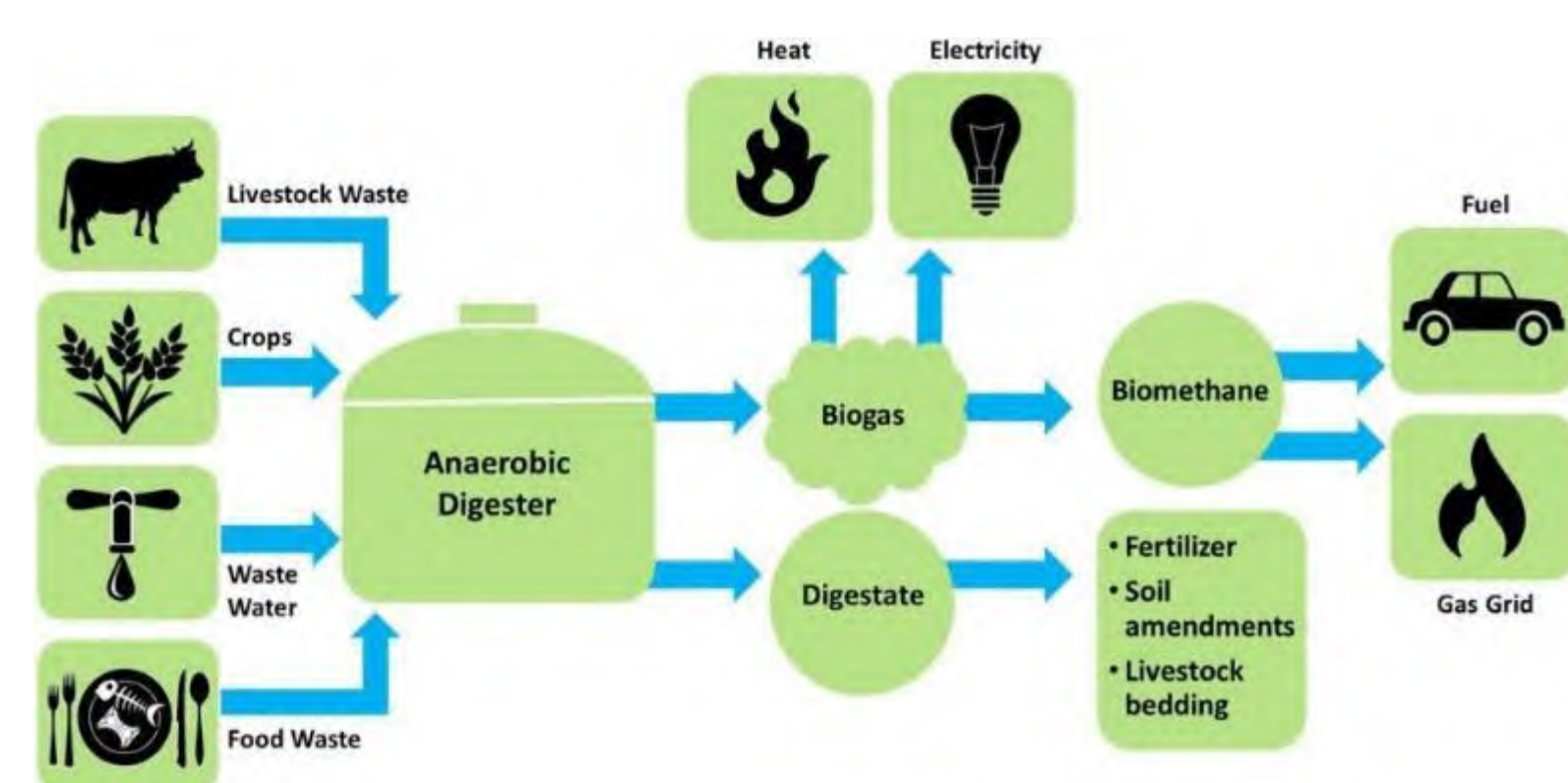
“Alternative To” refers to different ways we can strategize waste management.



Landfill Expansion...



Do nothing...



Energy from Waste...

Consultation Plan and Project Team



The Consultation Plan (Plan) outlines the consultation and engagement program that will support the development of the Environmental Assessment and the development of the Terms of Reference.

Proposed Consultation Approach:

- Two-way communication between the Project Team and interested parties:
 - Public, Indigenous communities, interest groups, MECP, adjacent landowners, etc.
- Early opportunity to participate, obtain information and comment.
- Designed to remain flexible and responsive.
- Consultation with the public and local Indigenous community.

Proposed Consultation Activities:

- Public notices – communicate opportunities to participate/engage.
- Direct mail/email distribution.
- Newspaper advertisements.
- Project website: www.Hearst.ca.
- Accessible documents and reports:
 - Terms of Reference
 - Draft EA Study Report
 - EA Study Report
- Public meetings and stakeholder workshops:
 - Terms of Reference process.
 - Environmental Assessment process – General approach.
 - Environmental Assessment process – Preliminary results.

Next Steps

- Interested parties to provide comments on proposed Terms of Reference by **December 20, 2023**.
 - Share your thoughts or comments with us today; or
 - Email or mail your comments to the Project Team.
- Submit the proposed Terms of Reference to the MECP.
 - TBD
- 30-day public review of proposed Terms of Reference.
 - Posted on Environmental Registry of Ontario.
- Minister's decision on the Terms of Reference (a maximum period of 12 weeks)

Upon Approval of Terms of Reference...

- Commencement of the Environmental Assessment process.
- A future Open House will be hosted explaining this process.

Consultation will be provided at key milestones throughout the Environmental Assessment process to engage stakeholders and Indigenous communities.

Add your name to the mailing list!

Project Team

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Portes ouvertes

Évaluation environnementale

Agrandissement du site d'enfouissement de
déchets de la ville de Hearst

Termes de référence proposés

28 Novembre 2023

14h00 à 19h00

Centre Inovo Centre

Hearst, Ontario

Objectif de la rencontre à portes ouvertes



Introduction

- La ville de Hearst possède un site d'enfouissement pour la région locale et environnante, ainsi que pour la Première Nation de Constance Lake.
- En 2018, Pinchin a été retenu pour évaluer la capacité de la décharge de déchets de Hearst et a conclu que le site est en surcapacité.
- La Ville de Hearst, Pinchin et, le ministère de l'Environnement, de la Protection de la nature et des Parcs (MEPP) ont conclu que l'agrandissement de ce site d'enfouissement est sujet à une évaluation environnementale (ÉE).
- Cela a lancé une évaluation pour trouver de nouvelles stratégies de gestion des déchets pour la communauté.

Discuter du processus de planification

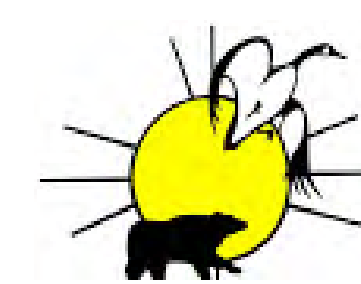
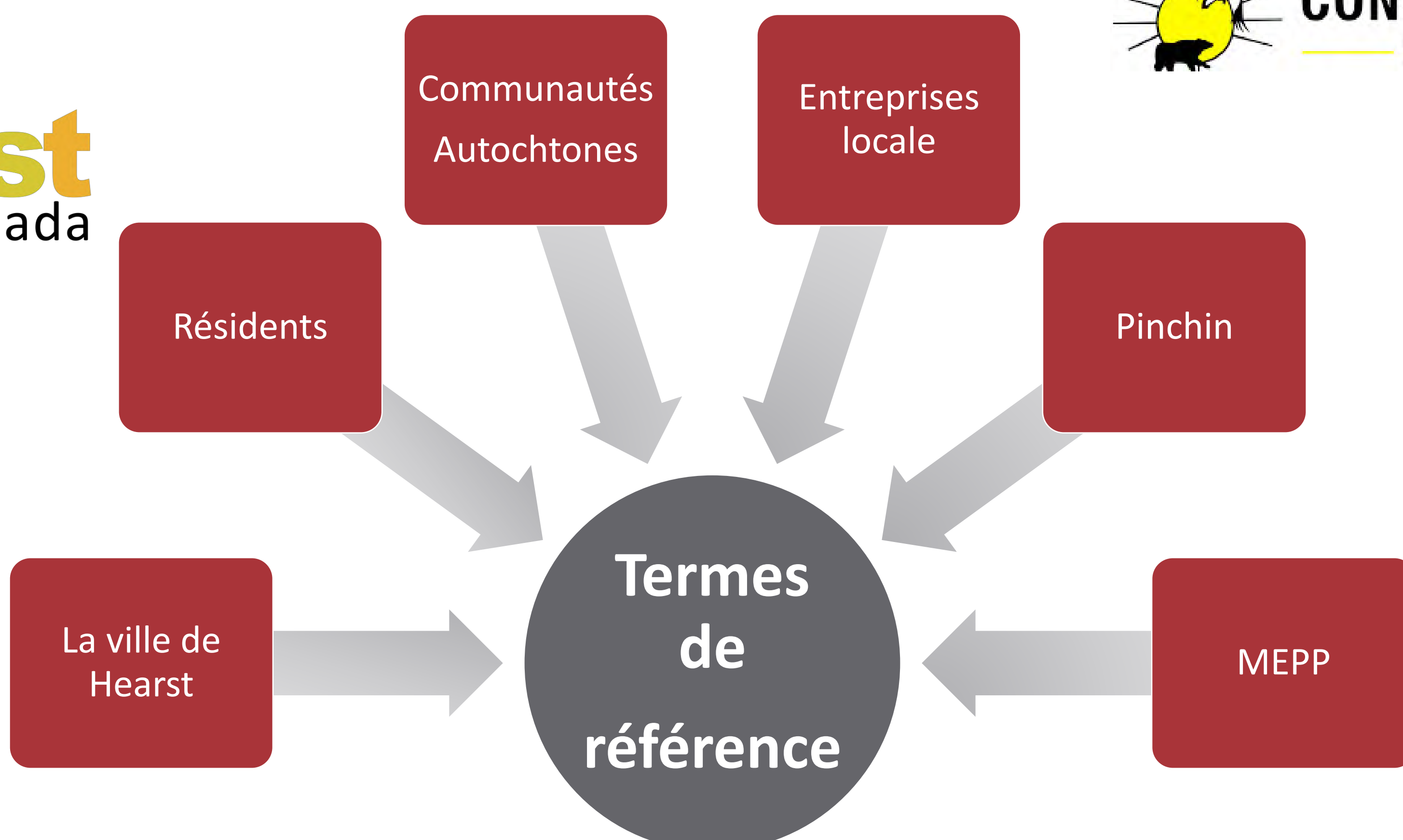
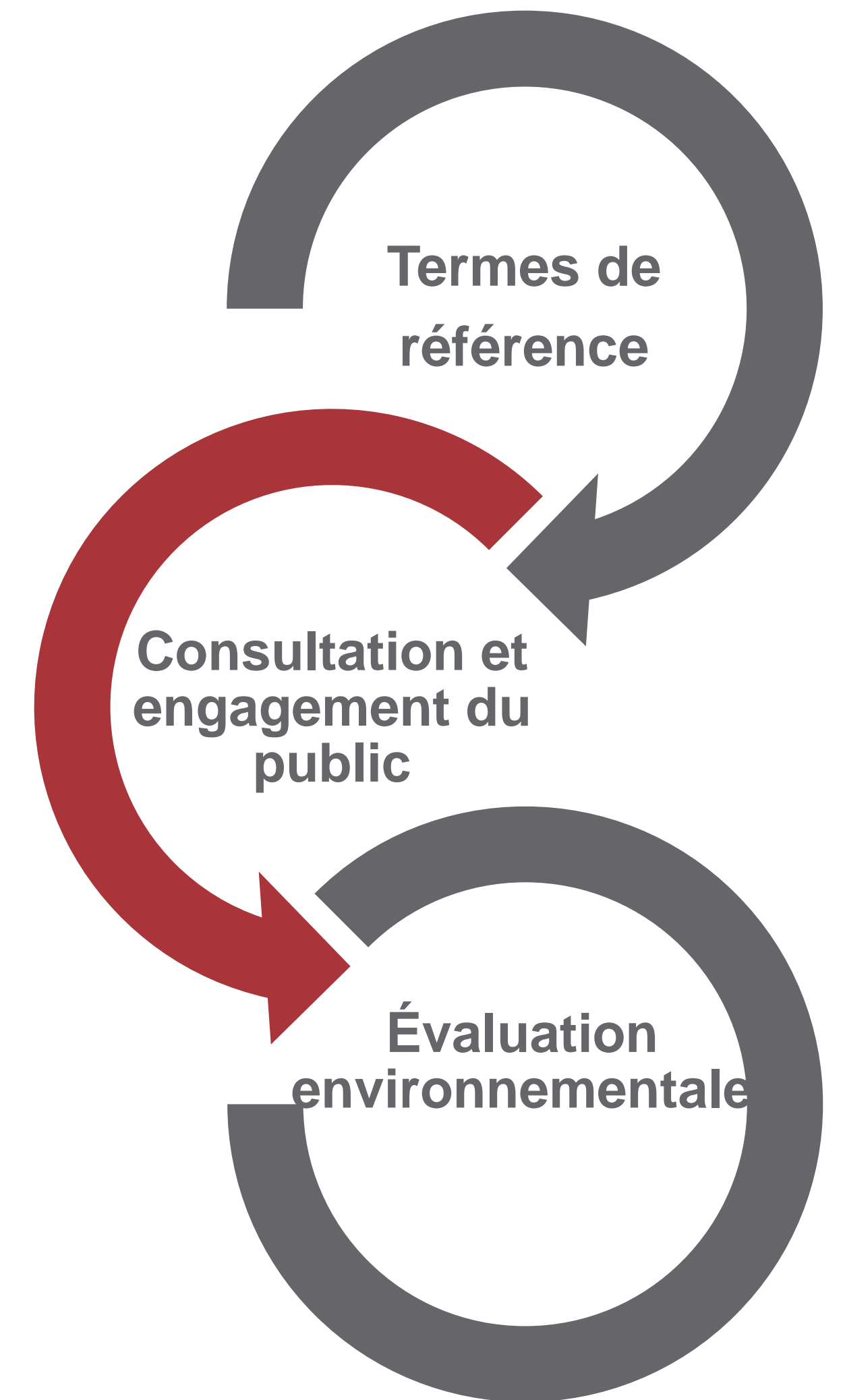
- Cette consultation est nécessaire pour obtenir des commentaires de ceux impliqués, y compris les représentants communautaires, les citoyens et la communauté Première Nation.
- Fournir un aperçu de la législation et comment supporter les intérêts de la communauté.
- Être transparent et explicatif tout au long du processus d'ÉE.
- Obtenir l'avis du public vis-à-vis les termes de référence (TdR) proposés de l'ÉE.

Identifier les problèmes, préoccupations et fournir l'occasion de participer

- Fournir des réponses aux préoccupations présentées par le public.
- Décrire les opportunités futures de consultation et de contribution.
- Promouvoir une discussion collaborative.

Objectifs du projet

- Considérer et évaluer les solutions alternatives pour répondre au besoin de diversifier les possibilités de gestion des déchets pour la ville de Hearst et les communautés environnantes.
- Mener le processus de planification d'une ÉE et mettre en œuvre une planification responsable tout au long.
- Obtenir l'approbation en vertu de la Loi sur les évaluations environnementales pour une capacité supplémentaire de gestion des déchets.



CONSTANCE LAKE
FIRST NATION

Histoire du site d'enfouissement de déchets de la Ville de Hearst

1972 – Création d'une décharge pour les déchets municipaux 100% solides et non dangereux.

1980 – Certificat d'autorisation (CofA) n° 7313903, daté le 23 avril 1980.

- Approuvé une empreinte de déchets de 8 hectares (ha).

1994 – CofA n° A612003, daté le 31 octobre 1994.

- Approuvé 4ha supplémentaires de zone d'enfouissement.

2000 – Le site d'enfouissement de la Première Nation de Constance Lake ferme.

- La communauté commence à utiliser le site de la ville de Hearst pour le dépôt des déchets.

2007 – CofA modifié n° A612003, daté le 21 mars 2007.

- Incorporation du CofA original 7313903 pour un total de 12,0 ha de zone de décharge sur un site de 185 ha.
- Introduction d'une capacité limite totale de 551 000 m³ :
- Comprend 360 000 m³ du CofA original 7313903.
- Comprend les déchets et, la couverture quotidienne et intérimaire.

2016 – Autorisation environnementale (AE) modifiée n° A612003, délivrée le 4 juillet 2016 :

- Développement de la surveillance de la qualité de l'eau et de plans d'urgence.
- Rapports étendue à une fois tous les six ans.

2018 – Stratégies pour détourner certains déchets mises en œuvre par la Ville de Hearst – Programme de recyclage.

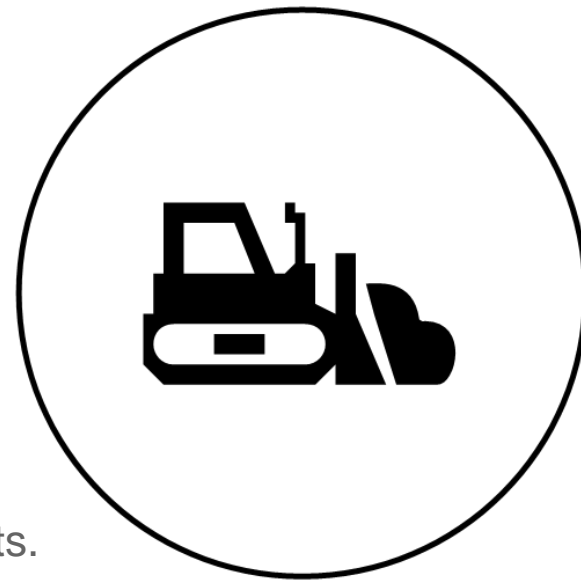
2019 – Capacité du site évalué par Pinchin.

- Le volume de la décharge identifié (621 302 m³) dépasse la capacité maximale approuvée de 551 000 m³.
- Quantité annuelle de décharge de 8 000 m³ à 10 000 m³.

2020/2021 – Discussions initiées avec le MEPP concernant l'agrandissement du site d'enfouissement.

2022 – Discussions avec MEPP et Pinchin concernant l'évaluation environnementale de la décharge.

2023 – Préparer une ébauche de termes de référence et organiser la première consultation avec le public et Premières Nations.



Pratiques actuelles de gestion des déchets



Recyclage et réacheminement de déchets

- Canettes et contenants en métal (e.g. Aluminium).
- Contenants aérosols vides.
- Contenants polycouche et aseptiques (produits en papier doublés de polyéthylène et d'aluminium).
- Papiers ménagers et carton.
- Contenants en plastique (plastiques 1 à 5 et 7).
- **N'accepte, ni ne traite** le recyclage des contenants en verre (colorés ou transparents), des contenants aérosols industriels (contenants de peinture, des contenants de nettoyant pour freins et de lubrifiant) et/ou des produits en mousse de polystyrène.



Collecte des déchets solides

- Développé en 2018 pour améliorer le système de collecte précédent.
- Collecte de déchets résidentiels à chaque deux semaines.
- Collecte des déchets industriels et commerciaux deux fois à chaque deux semaines.
- Collection hebdomadaire pour les entreprises liées à l'alimentation.
 - Entre le 1er juin et le 30 septembre
- Les déchets dangereux ne sont pas collectés par la Ville de Hearst.

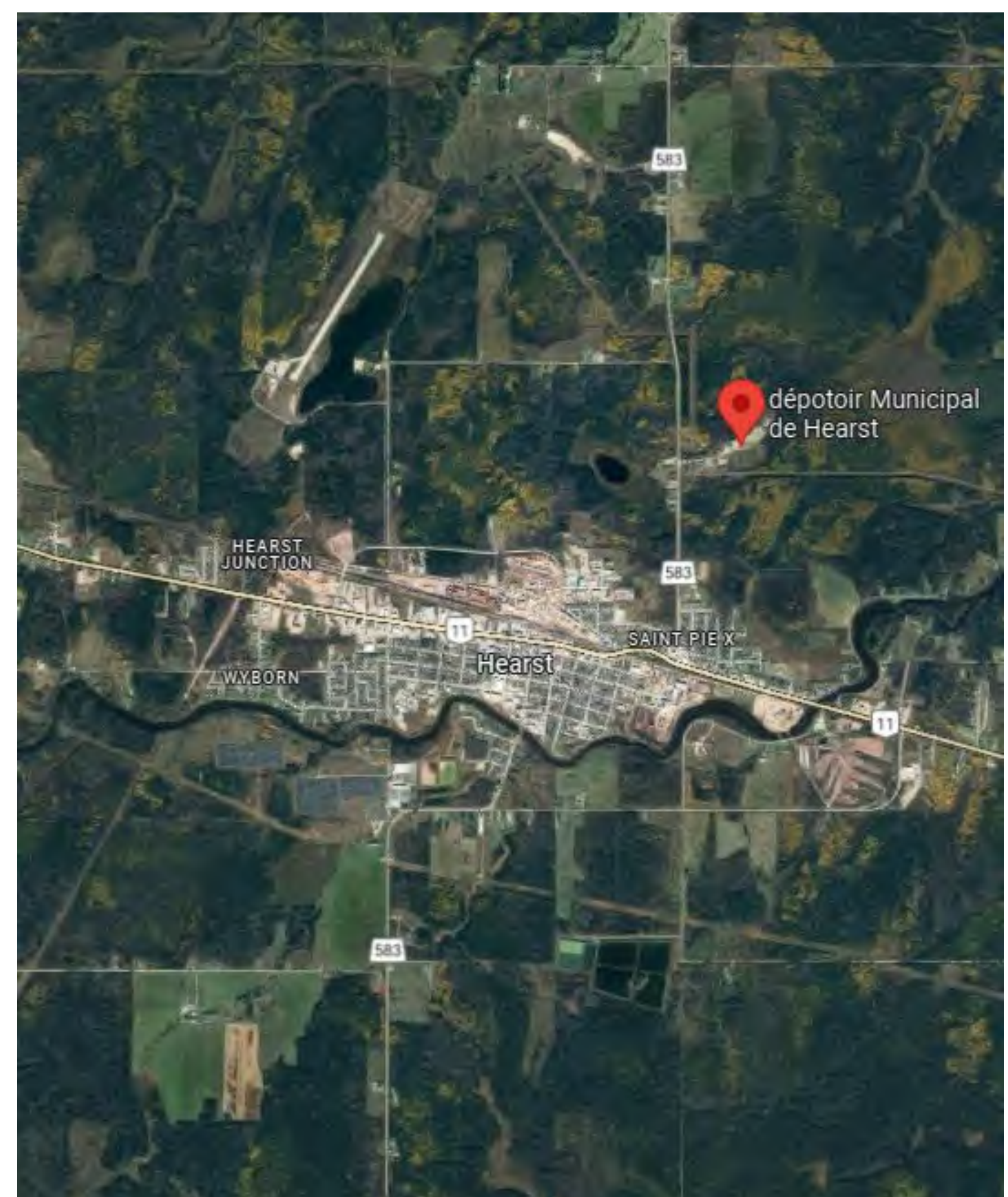


Traitement de déchets

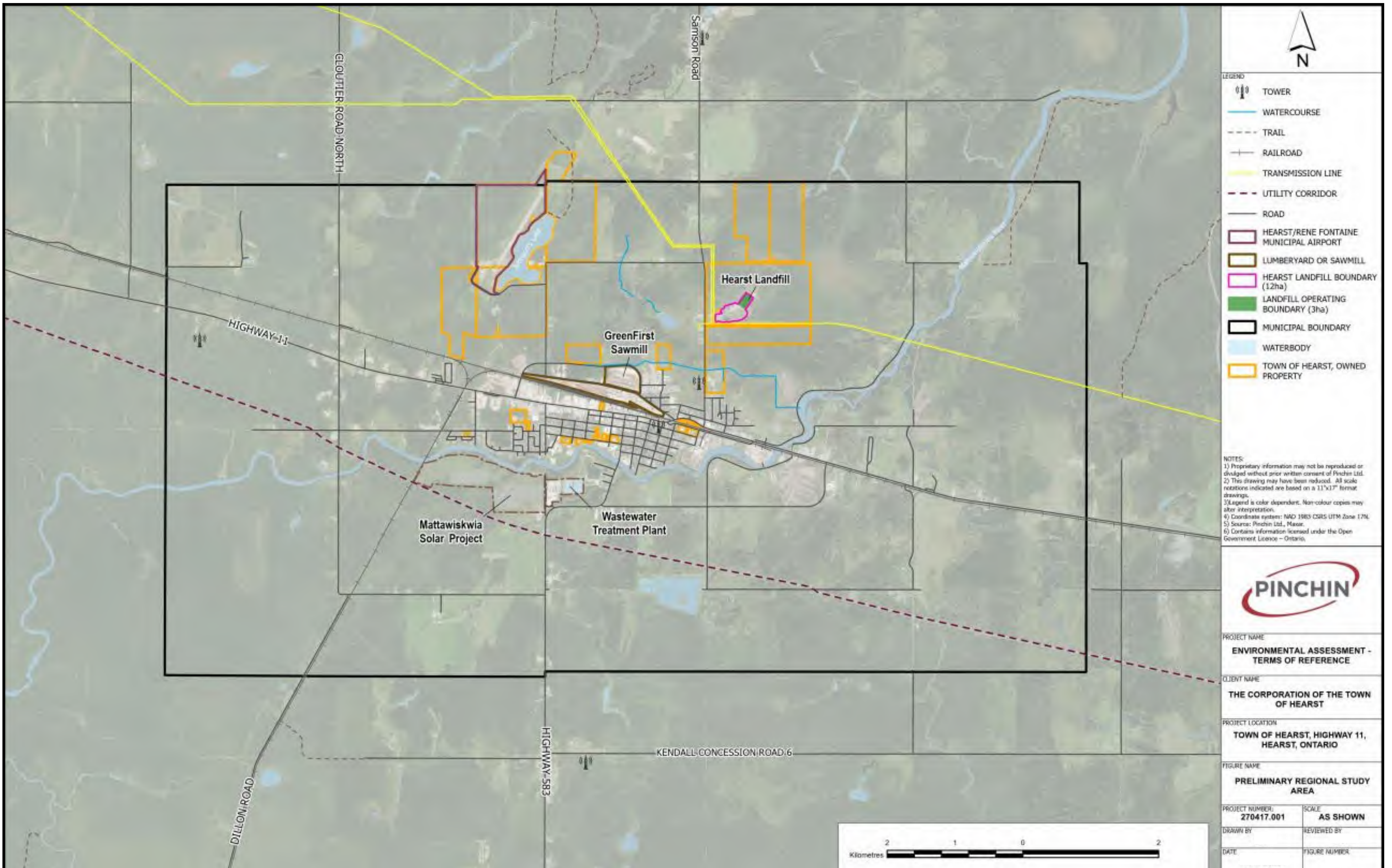
- Décharge au site d'enfouissement de la ville de Hearst.
- Dessert la ville de Hearst, les cantons de Hanlan, Way, Casgrain, Kendall et Lowther et la Première Nation de Constance Lake.

La décharge de la ville de Hearst

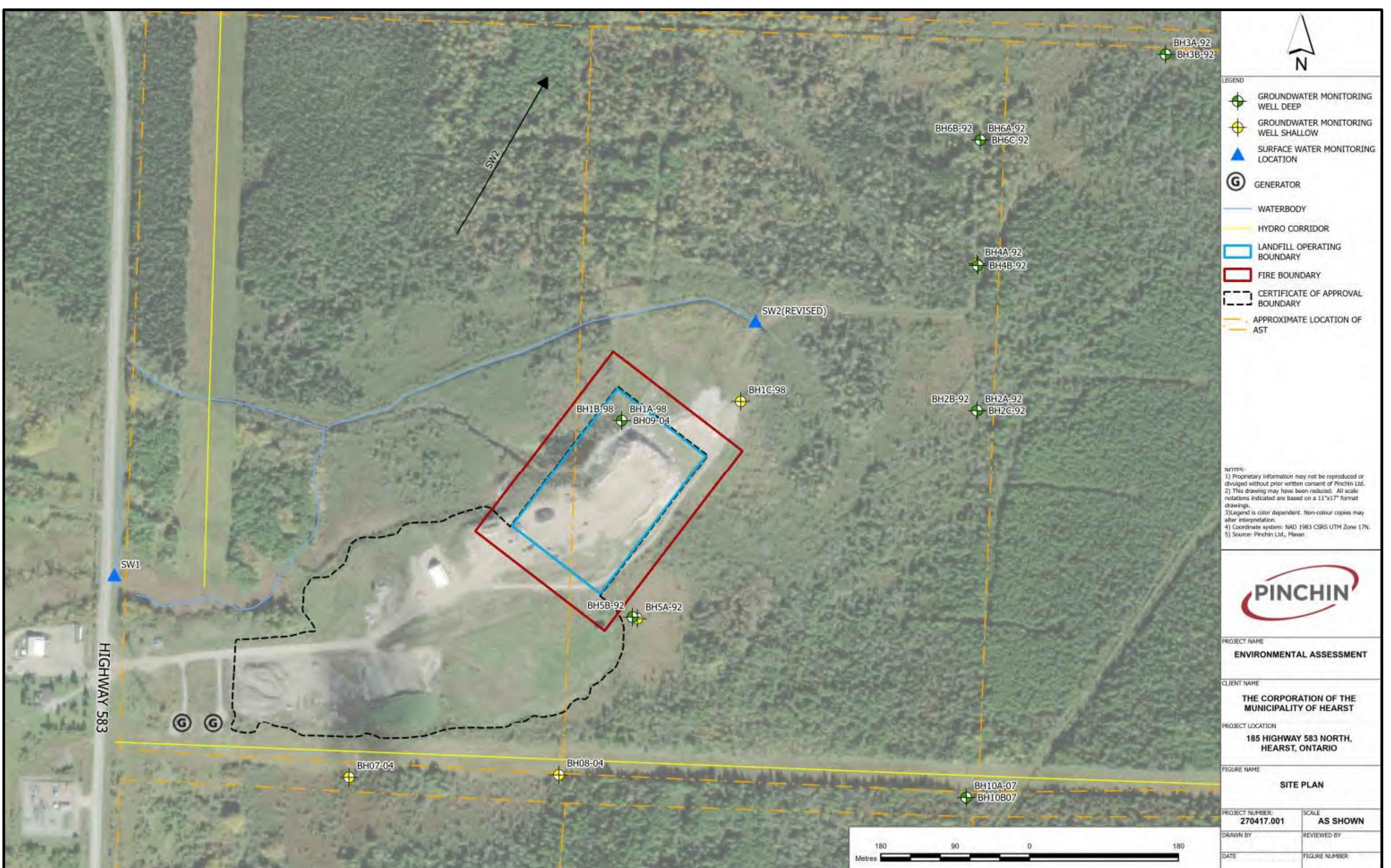
- Utilisé pour l'élimination des déchets depuis 1972.
- Situé à environ 2 km au nord de la Ville, au long de l'autoroute 553.
- La superficie totale de la propriété est de 185 ha avec une zone de remblai de 12 ha.
- L'opération de décharge en cours est dans la cellule active.
 - Méthode de remplissage de la zone, compactage, couverture quotidienne provisoire.
- Contaminants gérés par atténuation naturelle.
- Programme annuel de surveillance des décharges qui comprend :
 - Réseau d'eau souterraine de 20 puits.
 - Surveillance des eaux de surface à deux stations.
 - Échantillonnage semestriel (printemps et automne).
 - Paramètres typiques d'indicateur de lixiviat.
 - Programme de surveillance du niveau de déclenchement en place.
 - Examen/rapport interne annuel avec soumission du rapport au MEPP tous les 6 ans.
- Les résultats de la surveillance ne suggèrent aucun impact significatif lié à la migration du lixiviat.



Zone d'étude régionale préliminaire



Dépotoir municipal de Hearst - Plan du site



Évaluation environnementale : Quoi et pourquoi ?



Une évaluation environnementale (ÉE) est un processus décisionnel visant à promouvoir une bonne planification environnementale grâce à l'évaluation des effets potentiels sur l'environnement (naturel et humain) des activités proposées.

Exigences réglementaires

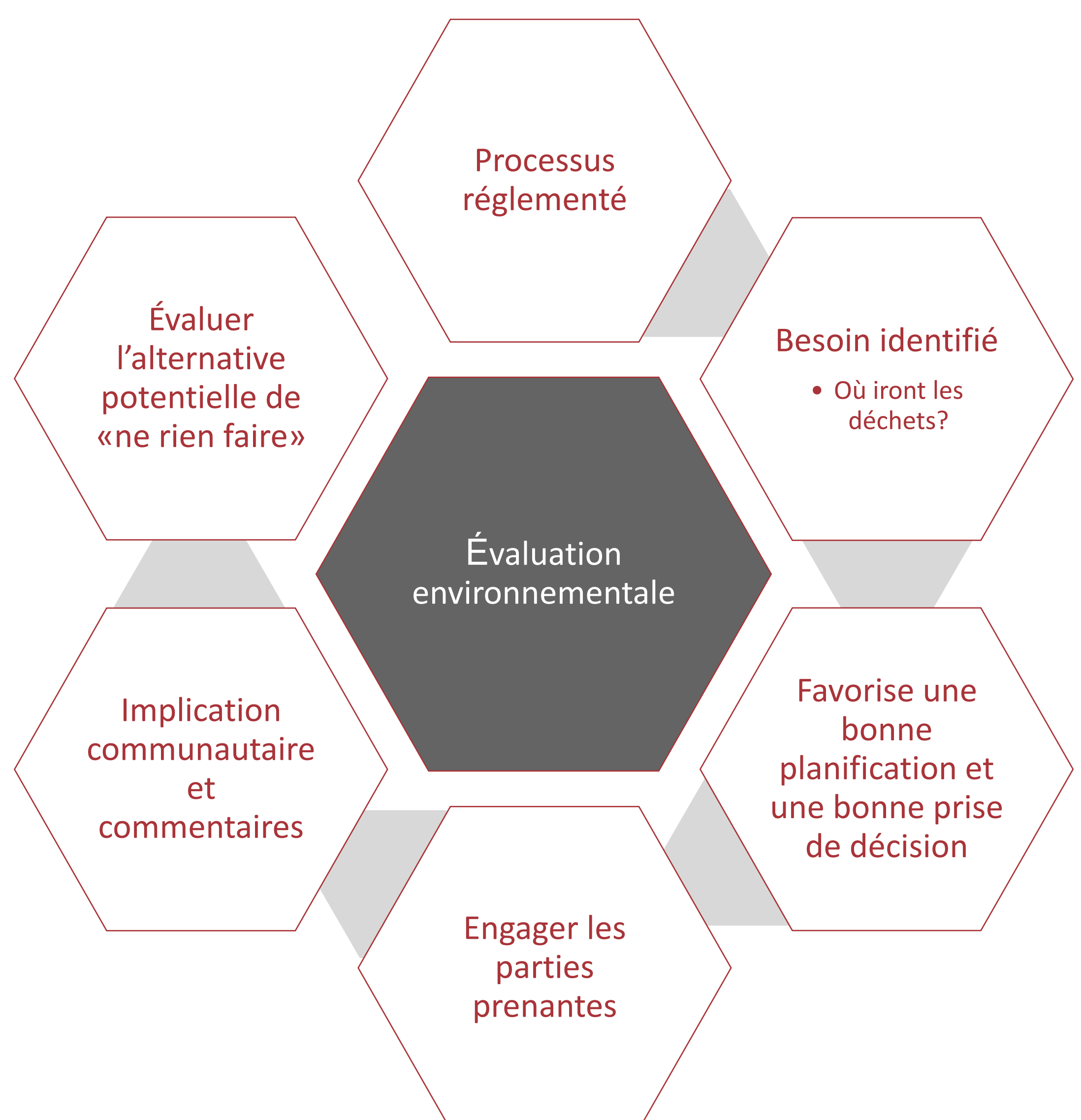
- Des ÉE sont requises en vertu du Règlement de l'Ontario 101/07. Des projets de gestion des déchets pour des nouveaux sites d'enfouissement et les agrandissements des décharges de plus de 375 000 m³ ou lorsqu'il y a une augmentation supérieure à 25% de la capacité approuvée.
- *La Loi sur l'Évaluation Environnementale* de l'Ontario Exige :
 - Termes de référence (TdR).
 - Évaluation environnementale.
 - Consultation:
 - Portes ouvertes « Termes de référence » (28 novembre 2023).
 - Portes ouvertes « Alternatif » (à déterminer).
 - Portes ouvertes « Identification de l'alternatif préféré » (à déterminer).

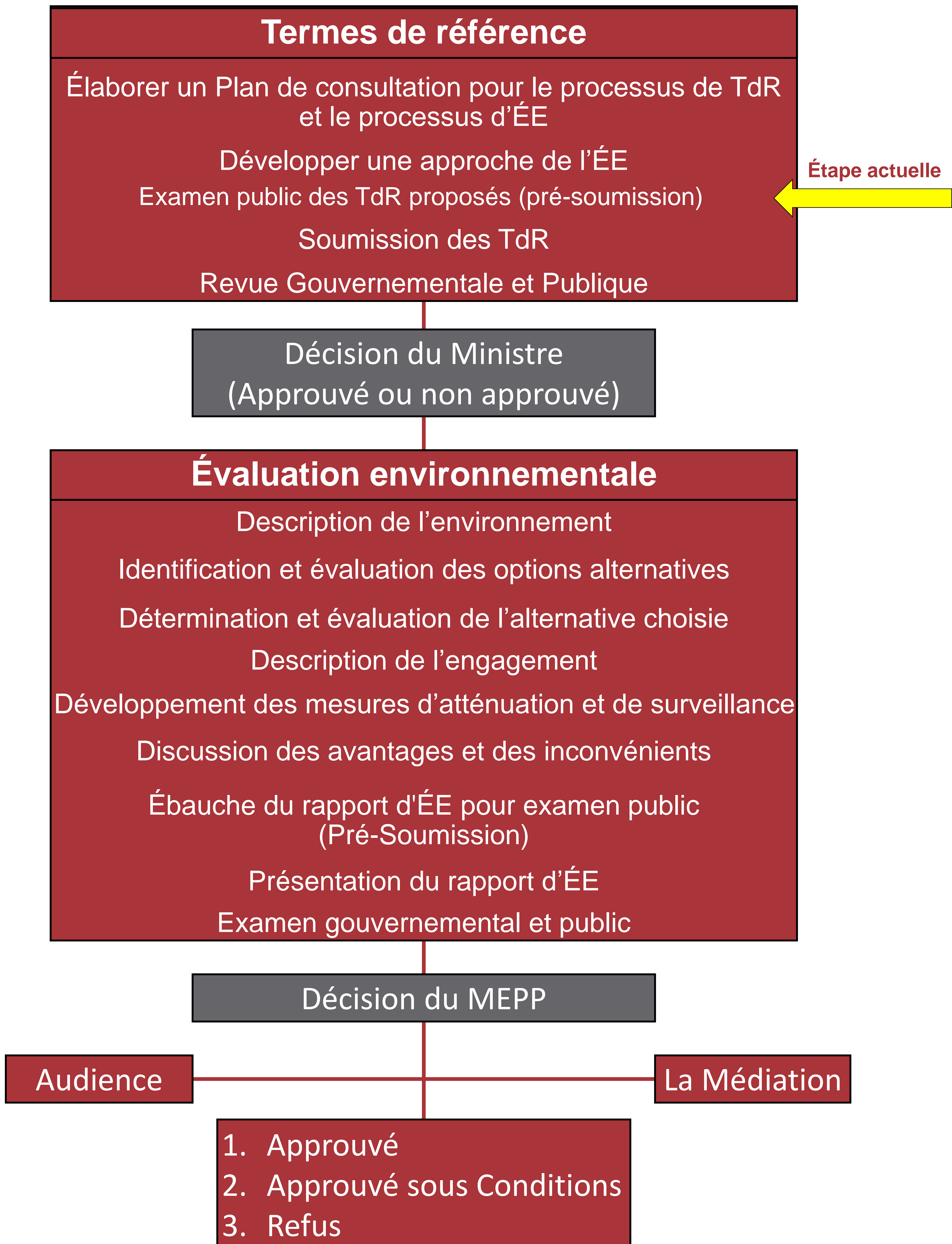
Éléments clés de l'évaluation environnementale

- Établir la nécessité/la justification de l'entreprise.
- Description du projet.
- Caractérisation environnementale de la zone du projet.
- Identification/évaluation des alternatifs.
- Évaluation des effets environnementaux.
- Élaboration de mesures d'atténuation et de surveillance.
- Consultation et engagement (public, parties prenantes, agences gouvernementales, communautés Autochtones).

Pourquoi une évaluation environnementale ?

- **Identifier les « alternatifs »**
 - Décrit les alternatifs potentiels à l'approche de « ne rien faire »
 - Divers alternatifs qui profitent à toutes les parties prenantes
- **Évaluer les « alternatifs à »**
 - Évaluation environnementale de faisabilité basée sur des critères qualitatifs et quantitatifs
- **Définir « l'alternatif préféré à »**
 - Évaluer l'option la plus réalisable qui profite à toutes les parties prenantes
- Après l'évaluation environnementale, compléter les objectifs du processus et définir les actions en fonction de « l'alternatif préféré à »
- **Besoin identifié**
 - De la capacité supplémentaire est requise pour la gestion des déchets pour le site d'enfouissement de la ville de Hearst :
 - Capacité calculée (2019) à 621 302 m³ par rapport à une capacité maximale approuvée de 551 000 m³
 - Production de déchets estimée entre 8 000 m³ et 10 000 m³ par année.





« Alternative à » et « Méthodes Alternatives »



Les « méthodes alternatives » représentent différentes façons de mettre en œuvre « l'alternatif à » préféré, tels que différents emplacements et conceptions de sites.

Le processus comprend les étapes suivantes :

1. Processus de sélection du site :
 - Sites à l'intérieur des limites municipales.
 - Sites à l'extérieur des limites communales.
2. Évaluation de conceptions alternatives/approches opérationnelles :
 - Disposition du site.
 - Approches techniques ou opérationnelles.
 - Critères définis pour l'évaluation des conceptions alternatives.

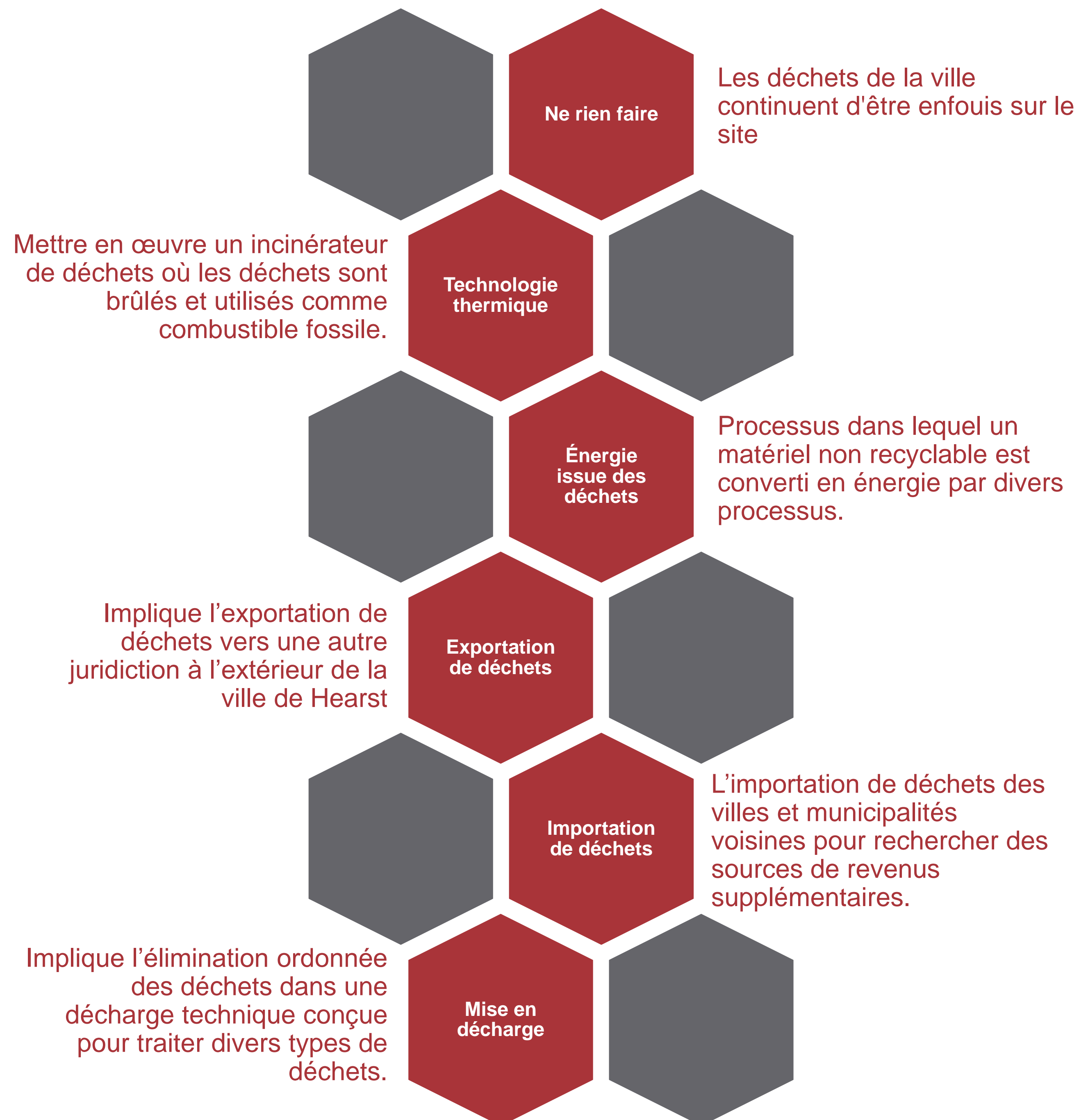
Critère d'évaluation

- **Environnement et ressources naturelles**
 - Qualité de l'air.
 - Eaux souterraines.
 - Qualité de l'eau douce.
 - Faune et habitat faunique.
 - Milieux et espèces aquatiques.
- **Environnement social et culturel**
 - Sécurité routière.
 - Approvisionnement en eau.
 - Effets nuisibles.
 - L'utilisation des terres.
 - Ressources patrimoniales.
 - Infrastructures existantes.
- **Facteurs économiques**
 - Économie locale, économie municipale.
 - Délais de mise en œuvre/possibilité de perturbation des opérations.
 - Aspects techniques et opérationnels.
 - Adéquation de la technologie :
 - Est-ce une technologie approuvée?
 - Quelle mesure fonctionne-t-elle dans ce contexte ?
 - Compatibilité avec les programmes, plans et politiques de la Ville de Hearst et de la province.

Suite à la détermination de l'alternatif préféré

- Développer la conception conceptuelle du Projet.
- Évaluer les effets environnementaux potentiels de la conception.
- Concevoir des mesures d'atténuation pour faire face aux impacts environnementaux potentiels :
 - Environnements naturels, sociaux, culturels et économiques.
 - Les mesures d'atténuation doivent être des mesures techniquement et économiquement réalisables pour éviter ou réduire les risques.

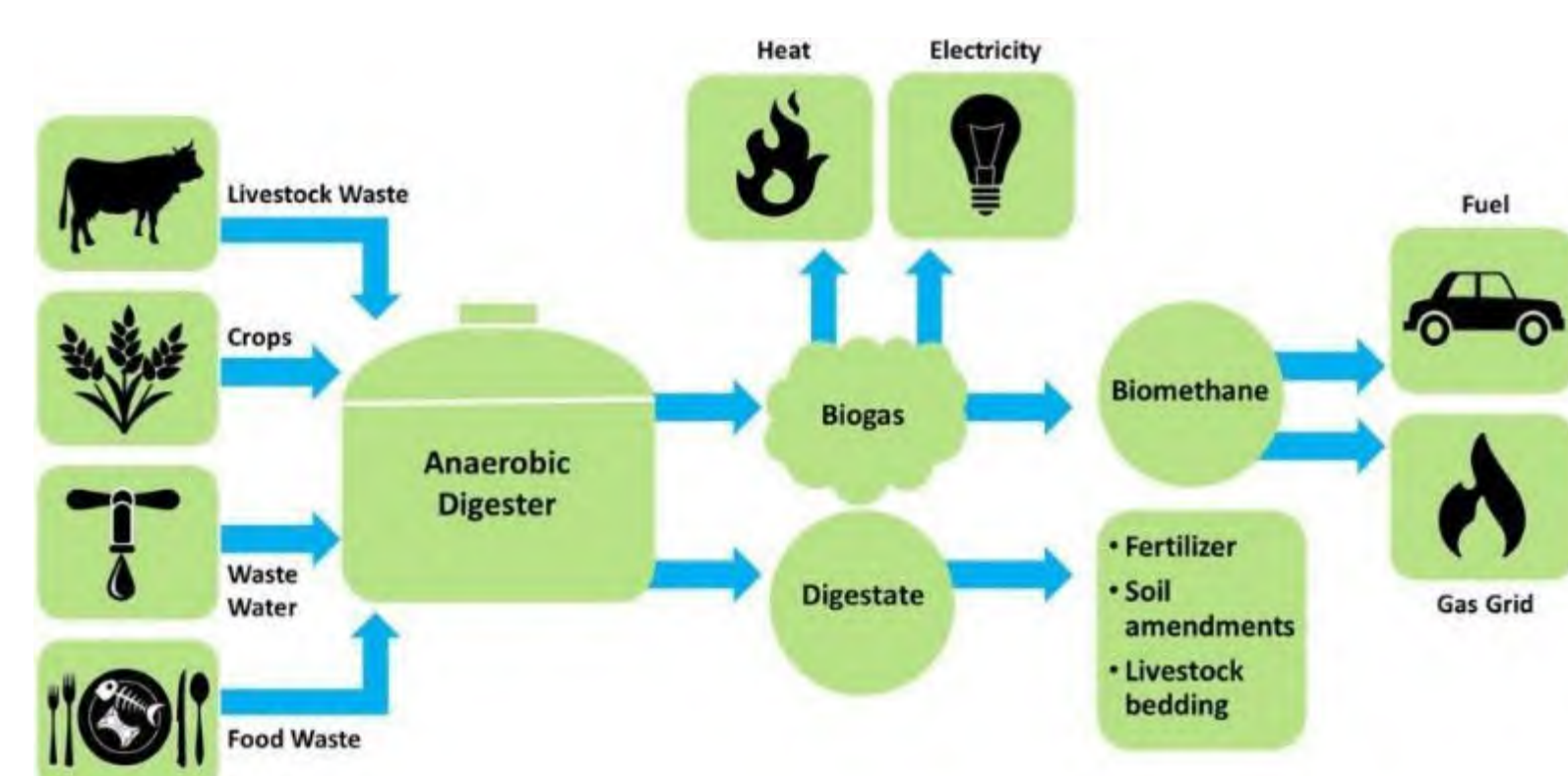
« Alternatif à » fait référence aux différentes façons dont nous pouvons élaborer une stratégie de gestion des déchets.



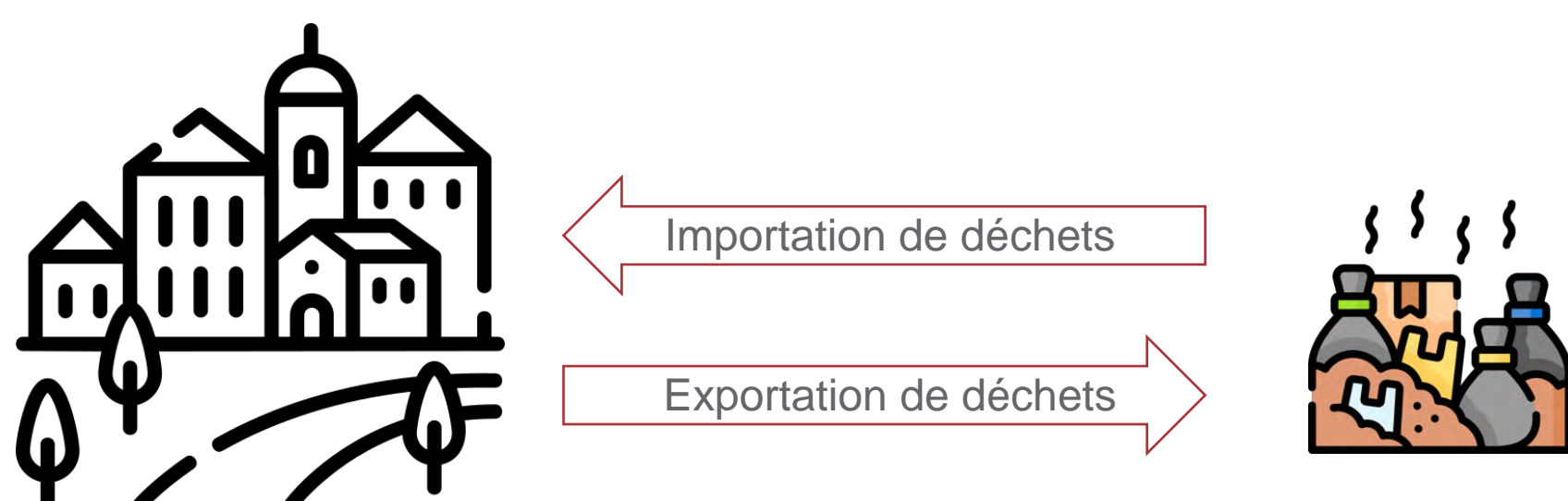
Aggrandir le site d'enfouissement...



Ne rien faire...



Énergie issue de déchets...



Plan de consultation et équipe de projet



Le Plan de consultation (le Plan) décrit le programme de consultation et l'engagement pour soutenir l'élaboration de l'Évaluation Environnementale (ÉE) et des Termes de Référence (TdR).

Approche de consultation proposée :

- Communication entre l'Équipe de Projet et les parties intéressées:
 - Public, communautés Autochtones, groupes d'intérêt, MEPP, propriétaires fonciers adjacents, etc.
- L'occasion de participer et d'obtenir des informations et commentaires, du début.
- Conçu pour rester flexible et réactif.
- Consultation avec le public et la communauté Autochtone locale.

Activités de consultation proposées :

- Avis publics – communiquer les opportunités de participation/engagement.
- Distribution par postes et e-mail.
- Annonces dans les journaux.
- Site web du projet : www.Hearst.ca
- Documents et rapports accessibles :
 - Termes de Référence
 - Ébauche du Rapport d'Étude d'ÉE
 - Rapport d'Étude d'ÉE
- Réunions publiques et ateliers pour parties prenantes :
 - Processus des Termes de Référence.
 - Processus d'Évaluation Environnementale – Approche générale.
 - Processus d'Évaluation Environnementale – Résultats préliminaires.

Prochaines étapes

- Ceux intéressés doivent fournir leurs commentaires sur le mandat proposé d'ici le 20 Décembre 2023.
 - **Partagez vos réflexions ou commentaires avec nous aujourd'hui; et**
 - **Envoyez vos commentaires à l'Équipe du Projet soit par la poste ou courriel.**
- Soumettre les Termes de Référence proposés au MEPP
 - *Date à déterminer*
- Examen public de 30 jours des Termes de Référence proposés.
 - Publié sur le Registre environnemental de l'Ontario.
- Décision du Ministre sur les Termes de Référence (délais maximum de 12 semaines)

Après l'approbation des termes de référence...

- Début du processus de l'Évaluation Environnementale.
- Une autre session Portes Ouvertes sera organisée pour expliquer ce processus.

Équipe de projet

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Nikole Walters
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Directeur des Travaux Publics et des Services d'Ingénierie
La Corporation de la Ville de Hearst

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S.P. 5000

Hearst, Ontario P0L 1N0

Courriel: townofhearst@hearst.ca

<https://www.hearst.ca/fr/hearst-main-nous-joindre/>

Autres consultations seront organisées aux étapes clés tout au long du processus d'Évaluation Environnementale afin d'informer les parties prenantes et la communauté de Premières Nations.

Ajoutez votre nom à la liste de diffusion !





OPEN HOUSE – DRAFT TERMS OF REFERENCE

November 28, 2023

NAME	ADDRESS	EMAIL	WOULD YOU LIKE TO BE ADDED TO THE MAILING LIST?
Rita Guindon	10, 9 ^e rue	rivagio18@gmail.com	<input checked="" type="checkbox"/> ^{fr} Yes <input type="checkbox"/> No
André Riquart	35 DENIS	ANDRE.RIQUART@M253.COM	<input type="checkbox"/> Yes <input type="checkbox"/> No
Marc Morin	827 Prince		<input type="checkbox"/> Yes <input type="checkbox"/> No
LAURENT VAILLANCOURT	822 EDWARD	l.vailancourt1902@gmail.com	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
JACQUES VERON	22 Gilles		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Daniel Lemaire	50 Rue Houle	daniel.lemaire.ca@ychou.ca	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Eric Picard	925 Alexandre		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Charles Harris	1533 Hwy 11	charles.harris@villeave.ca	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Renée-Pier Fontaine	1781 HWY 11 W	rpfontaine@ rpfontaine@hearstmedias.ca	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Daniela Gagnon	1867 Hwy 11 W	dani.gagnon23@gmail.com	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



OPEN HOUSE – DRAFT TERMS OF REFERENCE

November 28, 2023

NAME	ADDRESS	EMAIL	WOULD YOU LIKE TO BE ADDED TO THE MAILING LIST?
Andrée Beaulieu	416-1 brison		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Clifford Ferris	Constance Lake	clifford.ferris@clfu.bc.ca	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Marc Pelletier	41 rue Labelle	marc.pelletier@homehardware.ca	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roxanne Trépanier	20 Rose	roxytrepanier@hotmail.com	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Eric Lehoux	331 Tremblay	eric.lehoux@gmail.com	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No

APPENDIX II
Comments Received and Project Participant

TABLE 1 - Public Comment Summary Table

TABLE 1 - Public Comment Summary Table		
Project	Terms of Reference for the Hearst Waste Management System	
Proponent:	The Town of Hearst	
Submitter	Summary of Comments	Proponent's Response
Submitter #1	<p>Translation: Here are my recommendations. The site should be expanded within the current site. Reasons: clay soil which prevents the erosion of materials towards the surrounding land, less costs for the municipality and its taxpayers, environmental tests have already been carried out with existing wells. We must ensure that the First Nation who uses the landfill pays their fair share. Emphasis should be placed on recycling to ensure the landfill expansion lasts as long as possible by requiring Constance Lake to recycle, passing a municipal recycling bylaw that would require businesses to recycle and residents to recycle. Some residents only have trash bins and companies such as Canada Post and Tim Horton do not recycle. Based on information i have, school boards also do not recycle. If this is accurate, they should recycle. Sensitized children will become sensitized adults. On the other hand, other companies and organizations set an example and should be cited as examples. A radio and newspaper awareness campaign with these examples could be a way to encourage residents, businesses and organizations to recycle.</p> <p>The consultant should respect French-speaking and provide educational materials in both languages. The posters at the open house were in English only. The Town of Hearst should require that all material be presented in both languages. To my knowledge, Canada is still a bilingual country. Especially since there is a Pinchin-affiliated company in Quebec associated with Pinchin Ltd. which has an office in Rouyn-Noranda. It seems to me that it would not have been difficult to ask the associated company to help produce material in French.</p>	<p>Recycling and other waste management practices will be examined as part of the Environmental Assessment (EA) process. Pinchin was retained by the Corporation of the Town of Hearst to provide the technical Terms of Reference for an Environmental Assessment in accordance with MECP requirements. Bilingual information is not required to satisfy MECP requirements. At no extra cost to the Client, a francophone Pinchin representative was in attendance at the public consultation to translate and discuss with the community members. Consideration should be given to the provision of bilingual information during the consultation process of the EA.</p>
Submitter #2	<p>Original: Please add me to waste mgt [sic] mail list. I couldn't check out recent open house, but definitely want to learn more about the waste situation, the current landfill site, Environmental Assessment Act requirements and new "strategies based on capacity limits". If there are items, documents at town hall, whatever, I'll gladly pick 'em [sic] up rather than u [sic] waisting [sic] taxpayer bucks for postage. (Kiddin'...).</p>	<p>Added to the distribution/mailling list.</p>
Submitter #3	<p>Translation: In my opinion the current site is the best place for the landfill. I would like an area to dump glass.</p>	<p>Noted the addition of organized recycling to be considered during the EA process.</p>
Submitter #4	<p>Translation: I want the current landfill site to be improved so it can remain in the same location since it is good for another 20 years.</p>	<p>Improvements to the landfill will be heavily considered during the EA process, with consideration of remaining in place and the expansion of the existing landfill site.</p>
Submitter #5	<p>Translation: Expand what is already there.</p>	<p>This will be considered as an option to the "do nothing" alternative, and evaluated as part of the EA process.</p>
Submitter #6	<p>Original: Thorough inspection at entrance BEFORE [sic] dumping. Keeping same location since it's already familiar & a little bit out of town but still close by enough if possible. If too far...ppl [sic] will dump in ditches & bush. Designated area of burning of garbage. Increase dumping fee by a substantial amount... could encourage ppl [sic] to recycle. Reduce cost for "non-resident" to recycle or encourage recycling. Make recycling mandatory OR pay more to dump recyclable items than "actual (garbage)". Clear bags to SEE what's in bag. Scales to weigh.</p>	<p>These changes to the site operation, and opportunities to reduce landfilling of waste is noted and will be considered during the EA process. Additional opportunities to provide these comments will be provided during the consultation process, and it is encouraged to continue engaging in the public consultation process and future workshops.</p>
Submitter #7	<p>Translation: We want improvements beside the current landfill.</p>	<p>Several options will be considered during the EA process, and will be provided as alternatives to the "do nothing" approach.</p>
Submitter #8	<p>Translation: Burn the garbage to generate electricity or other energies.</p>	<p>Waste to energy opportunities will be considered as part of the EA process alternatives.</p>
Submitter #9	<p>Translation: I believe the logical choice and less expensive is to expand the current site.</p>	<p>Feasibility of the alternatives to the "do nothing" approach will be included as part of the EA study, and included to evaluate all landfilling options.</p>

TABLEAU 1 - Tableau récapitulatif des commentaires publics

Proposé:	Termes de référence pour la gestion des déchets de Hearst	
Partisan:	La ville de Hearst	
Déclarant	Résumé des commentaires	Réponse du promoteur
Déclarant #1	<p>Original: Voici mes recommandations. Le site devrait être agrandi avec le site actuel. Raisons : sol glaiseux qui empêche l'érosion de matières vers les terres environnantes, moins de coûts pour la municipalité et ses contribuables, tests environnementaux déjà faits avec puits existants. Il faut s'assurer que la Première Nation qui utilise notre dépotoir paie sa juste part. De l'emphase devrait être mis sur le recyclage afin d'assurer que l'extension du dépotoir dure le plus longtemps possible en demandant à Constance Lake de recycler, en passant un règlement municipal sur le recyclage qui obligerait les entreprises à recycler et les résidents à recycler. Certains résidents ont des bacs à poubelles seulement et des entreprises telles Postes Canada et Tim Horton ne recycle pas. Les conseils scolaires d'après l'information que j'ai eue ne recyclent pas. Si c'est le cas, ils devraient recycler. Des enfants sensibilisés deviendront des adultes sensibilisés. Par contre d'autres entreprises et organismes donnent l'exemple et devraient être citées en exemple. Une campagne de sensibilisation à la radio et dans le journal avec ces exemples pourrait être un moyen d'encourager les résidents, les entreprises et les organismes à recycler. Le consultant devrait respecter la francophonie et fournir du matériel didactique dans les deux langues. Les affiches lors de la porte ouverte étaient en anglais seulement. La Ville de Hearst devrait exiger que tout le matériel soit présenté dans les deux langues. À ma connaissance, le Canada est encore un pays bilingue. Surtout qu'il existe une société Pinchin au Québec qui est une entreprise associée à Pinchin qui a un bureau à Rouyn-Noranda. Il me semble que ça n'aurait pas été difficile de demander à la compagnie associée d'aider à produire du matériel en français. Merci de me donner l'occasion de présenter mes commentaires.</p>	<p>Le recyclage et autres pratiques de gestion des déchets seront examinés dans le cadre du processus d'évaluation environnementale (ÉE).</p> <p>Pinchin a été retenu par la Corporation de la Ville de Hearst pour fournir les termes de référence techniques pour cette évaluation environnementale conformément aux exigences du MEPP. Les informations bilingues ne sont pas requises pour satisfaire aux exigences du MEPP. Sans frais supplémentaires au client, une représentante francophone de Pinchin était présente à la consultation publique pour traduire et discuter avec les membres de la communauté. Fournir des informations bilingues pendant la consultation du processus de l'ÉE est considérable.</p> <p>Merci pour votre avis.</p>
Déclarant #2	<p>Traduction: S'il vous plaît, m'ajouter à la liste de diffusion de gestion des déchets. Je n'ai pas pu assister aux portes ouvertes mais je veux en connaître davantage sur la situation des déchets, le site d'enfouissement actuel, les exigences de la Loi sur l'évaluation environnementale et les nouvelles « stratégies basées sur les limites de capacité ». S'il y a des objets, des documents à la mairie, peu importe, je les récupérerai avec plaisir plutôt que de gaspiller l'argent des contribuables pour les frais de poste. (Je plaisante...)</p>	Ajouté à la liste de distribution.
Déclarant #3	<p>Original: À mon avis le site actuel est le meilleur endroit pour le dépotoir. Je souhaiterais avoir un endroit pour déposer le verre.</p>	L'ajout du recyclage organisé est noté et à considérer lors du processus d'ÉE.
Déclarant #4	<p>Original: Je veux que le site actuel du dépotoir [sic] soit amélioré [sic] pour rester au même endroit qu'il est maintenant puisqu'il est bon pour encore plus de 20 ans.</p>	Les améliorations au site d'enfouissement seront fortement prises en compte au cours du processus d'ÉE, en tenant compte de l'agrandissement du site d'enfouissement existant.
Déclarant #5	<p>Original: Agrandir [sic] ce qui est déjà en place.</p>	Cette solution sera considérée comme un choix faisant parti de l'alternative « ne rien faire » et évaluée dans le cadre du processus d'ÉE.
Déclarant #6	<p>Traduction: Complétez une inspection à l'entrée du site AVANT le déversement. Si possible, gardez le même site car c'est déjà familier et hors de la ville mais quand même proche. Si le site est déplacé trop loin, les gens déverseront dans les fossés et les buissons. Mettez en place une zone désignée pour brûler les déchets. Augmentez les frais de déversement... ce qui pourrait inciter les gens à recycler. Réduisez les coûts de recyclage pour les « non-résidents » ou encouragez le recyclage. Rendez le recyclage obligatoire OU faire payer plus que les déchets pour jeter les articles recyclables. Enforcez l'utilisation des sacs transparents pour VOIR ce qu'il y a à l'intérieur. Mettez en place une balance pour peser.</p>	Ces changements dans la gestion du site et les possibilités de réduire les déchets sont notés et seront pris en compte au cours du processus d'ÉE. Des occasions supplémentaires seront offertes au cours du processus de consultation pour fournir ces commentaires, et nous encourageons la communauté à continuer de participer au processus de consultation publique et aux futurs ateliers.
Déclarant #7	On veut que amélioration [sic] se fait à côté du landfill présent.	Plusieurs options seront examinées au cours du processus d'ÉE et seront proposées comme solutions alternatives à l'approche de « ne rien faire ».
Déclarant #8	Brûle les déchets pour faire de l'électricité ou autres énergies.	L'incinération des déchets sera considérée comme partie des alternatives au processus d'ÉE.
Déclarant #9	Je crois qu'un choix logique et moins dispendieux serait l'utilisation du site actuel en l'agrandissant.	Les alternatives à l'approche « ne rien faire » seront inclus dans le cadre de l'étude d'ÉE et dans l'évaluation de toutes les options de gestion du site d'enfouissement.

TABLE 2 - Indigenous Community Comment Summary Table		
Proposed:	Terms of Reference for the Hearst Waste Management System	
Proponent:	The Town of Hearst	
Submitter	Summary of Comments	Proponent's Response
-	No comments	No comments

TABLEAU 2 - Tableau des commentaires des communautés de première nation		
Proposé:	Termes de référence pour la gestion des déchets de Hearst	
Partisan:	La ville de Hearst	
Déclarant	Résumé des commentaires	Réponse du promoteur
	aucun commentaire	aucun commentaire

TABLE 3 - Government Agency Comment Summary Table

Proposed:	Terms of Reference for the Hearst Waste Management System		
Proponent:	The Town of Hearst		
Submitter	Summary of Comments		Proponent's Response
-	No comments		No comments

TABLEAU 3 - Tableau des commentaires des agences gouvernementales

Proposé:	Termes de référence pour la gestion des déchets de Hearst		
Partisan:	La ville de Hearst		
Déclarant	Résumé des commentaires		Réponse du promoteur
-	aucun commentaire		aucun commentaire

ENVIRONMENTAL ASSESSMENT FOR THE HEARST WASTE MANAGEMENT SYSTEM
LIST OF PROJECT PARTICIPANTS

Date Last Revised: March 26, 2024

First Name	Last Name	Mailing Address	City	Province	Postal Code	Email	Add to Mailing List?
Andre	Beaulieu	416-1 Brisson Boulevard	Hearst	Ontario	P0L 1N0		No
Clifford	Ferris	Constance Lake First Nation	Constance Lake	Ontario	P0L 1B0	clifford.ferris@clfn.on.ca	Yes
Renee-Pier	Fontaine	1781 Highway 11	Hearst	Ontario	P0L 1N0	rfontaine@hearstmedias.ca	Yes
Daniela	Gagnon	1867 Highway 11	Hearst	Ontario	P0L 1N0	dani.gagnon23@gmail.com	Yes
Rita	Guindon	10 9th Street	Hearst	Ontario	P0L 1N0	rivag1018@gmail.com	Yes
Charles	Harris	1533 Highway 11	Hearst	Ontario	P0L 1N0	charles.horris@villeneuve.ca	Yes
Eric	Lehoux	331 Tremblay Street	Hearst	Ontario	P0L 1N0	ericlehoux@gmail.com	Yes
Daniel	Lemaire	50 Houle Street	Hearst	Ontario	P0L 1N0	daniellemaireca@yahoo.ca	Yes
Marc	Morin	827 Prince Street	Hearst	Ontario	P0L 1N0		Not requested
Jacques	Neron	22 Gilles Street	Hearst	Ontario	P0L 1N0		Yes
Marc	Pelletier	41 Labelle Street	Hearst	Ontario	P0L 1N0	marcs.pelletier@homehardware.ca	Yes
Eric	Picard	925 Alexandra Street	Hearst	Ontario	P0L 1N0		No
Andre	Rheaume	35 Denis Street	Hearst	Ontario	P0L 1N0	andrerheaume@gmail.com	Not requested
Roxanne	Trepanier	20 Rose Street	Hearst	Ontario	P0L 1N0	roxytrepanier@hotmail.com	No
Laurent	Vaillancourt	822 Edward Street	Hearst	Ontario	P0L 1N0	l.vaillancourt1902@gmail.com	Yes

APPENDIX III
Government Review and Team Comment Tables

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Comments Table #1 - Kady Kaurin, Regional Environmental Planner: Northern

Proposal: Terms of Reference (ToR) for the Town of Hearst Waste Management Project EA

Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks

Reviewer's Name and Job Title: Kady Kaurin, Regional Environmental Planner – Northern

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	D-1 Guidelines;	The ministry suggests the proponent ensure all applicable D-series guidelines in the scope of the EA, be considered, including guidelines D-1 as well as D-4	Include supporting information to applicable sections with respect to the D-1 Guidelines, instead of the specific D-4 Guidelines.	Added wording to section 6.4.1 for various D-series guidelines that could apply. General commentary for the consideration for the D-1 guideline
2	Excess Soils;	The ToR should reference that activities involving the management of excess soil should be completed in accordance with O. Reg. 406/19 and the ministry's current guidance document titled " <i>Management of Excess Soil – A Guide for Best Management Practices</i> " (2014) and " <i>Rules for Soil Management and Excess Soil Quality Standards</i> " (2022).	Include supporting information in the ToR for the EA to consider Regulation 406/19; Excess Soils.	Included wording in section 6.5 with respect to the construction of the Site and management of excess soils, with respect to the noted regulations
3	Indigenous Consultation	Please continue reaching out to communities and include the record of consultation with any subsequent applications to the ministry to help in our review of those applications	Include any and all comments and records of consultation with Indigenous communities.	If any comments have been received, they have been included in the consultation records.

Comments Table #2 - Suzie Longtin, Regional Planner

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of Natural Resources and Forestry
Reviewer's Name and Job Title: Suzie Longtin, Regional Planner

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	Section 10	We recommend adding the CFSA to Section 10.0 of the final ToR as any clearing of Crown Forest resources associated with a new site of expansion will require authorization from the MNR.	Amend Section 10	Included the CFSA to section 10 and rationale for it during the EA.

Comments Table #3 - Shawn Kinney, P.Geo. Hydrogeologist

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Shawn Kinney, P.Geo. Hydrogeologist

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	Section 4.3 Natural Environment	Previous hydrogeological reviewer (Shannon Heggie, 3 Sep 2024) requested inclusion of additional sub-section under Section 4.3, Groundwater, that includes a description of the hydrogeological environment in the Regional Study Area, with reference to identified groundwater users and water supply well owners. The final version of the ToR appears to have adequately addressed this request.	No further action proposed	
2	Section 6.5 Concept Design, Environmental Effects of the Undertaking	Previous hydrogeological reviewer (Shannon Heggie, 3 Sep 2024) requested that the Hydrogeological Assessment, as described in Section 4.3 of "Landfill Standards: A Guideline on the Regulatory and Approval Requirements for New or Expanding Landfilling Sites" be addressed at the EA Phase. The final version of the ToR appears to have adequately addressed this request.	No further action proposed	
3	General	Statement of Limitations The purpose of the preceding review is to provide advice to the Ministry of the Environment, Conservation and Parks regarding subsurface conditions based on a review of the information provided in the above-referenced documents. The conclusions, opinions and recommendations of the reviewer are based on information provided by others, except where otherwise noted. The Ministry cannot guarantee that the information that is provided by others is accurate or complete. A lack of specific comment by the reviewer is not to be construed as endorsing the content or views expressed in the reviewed material.	Please acknowledge	Acknowledged. No revisions required.

Comments Table #4 - Erika Leclerc, Heritage Planner

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Heritage Planning Unit, MCM
Reviewer's Name and Job Title: Erika Leclerc, Heritage Planner

<p align="center">Comment #</p>	<p align="center">Reference to ToR Report</p>	<p align="center">Comments & Rationale</p>	<p align="center">Proposed Action/Solution</p>	<p align="center">Changes to ToR Document Revision Date: July 7, 2025</p>
<p align="center">1</p>	<p>Section 4.4.5 - Cultural Heritage Resources</p> <p>And</p> <p>Section 4.4.6 - Archaeological Resources</p> <p>(p.18-19)</p>	<p>Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.</p> <p>As noted in our comments on the Draft ToR, cultural heritage resources include archaeological resources, built heritage resources, and cultural heritage landscapes.</p> <p>Section 4.4.5 addresses all three types of cultural heritage resources. Section 4.4.6 should be a sub-section of 4.4.5 and should be revised to address archaeological resources only. We continue to recommend that the ToR specify that archaeological concerns have not been fully addressed until the reports have been entered into the Ontario Public Register of Archaeological Reports. See recommended text.</p> <p>A separate sub-section should be added to address built heritage resources and cultural heritage landscapes.</p> <p>We also continue to recommend that a disclaimer be included regarding the potential discovery of undocumented archaeological sites and human remains. See suggested text.</p>	<p>Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.</p> <p>Revision to document. We recommend the following suggested text:</p> <p>4.4.5 Cultural Heritage Resources Cultural heritage resources may be present in the study area and technical cultural heritage studies may be required to identify them, determine any potential impacts, and recommend appropriate avoidance and mitigation measures support the proposed alternative to. Cultural heritage resources include archaeological resources, built heritage resources, and cultural heritage landscapes that can be assessed and incorporated into the final EA report in support of the proposed alternative to.</p> <p>4.4.6.1 Archaeological Resources During the identification of the preferred Alternative To (refer to Section 6.0), if a new landfill site is to be developed or an existing landfill is to be expanded, as opposed to waste export, the "Criteria for Evaluating Archaeological Potential" screening checklist, developed by the Ministry of Citizenship and Multiculturalism (MCM), will be required completed.</p> <p>[...] Further archaeological assessments (e.g., Stage 2-4), if recommended, will be undertaken as early as possible during detailed design and prior to any ground disturbing activities.</p> <p>Note that archaeological concerns are not considered to have been addressed until the AA report(s) are found to be compliant and are entered into the Ontario Public Register of Archaeological Reports. MCM will issue a letter to the licensed archaeologist, copying the proponent and the approval authority, when the report is entered into the Ontario Public Register of Archaeological Reports.</p>	<p>These suggestions have been incorporated into the ToR report. Section 4.4.5 Cultural Heritage Resources includes sub-section 4.4.5.1 Archaeological Resources and 4.4.5.2 Built Heritage Resources and Cultural Heritage Landscapes.</p>

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
			<p>Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the <i>Ontario Heritage Act</i>. In this case, alteration of the site would cease immediately, and a licensed consultant archaeologist would be engaged to carry out an archaeological assessment, in compliance with Section 48(1) of the <i>Ontario Heritage Act</i>. The licensed archaeologist will be responsible for submitting the report directly to MCM for review. If, following an archaeological assessment, an archaeological site is identified and found to be associated with an Indigenous community, they will be notified.</p> <p>In the case of the discovery of human remains, the <i>Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33</i> requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the human remains are associated with archaeological resources, MCM will be notified to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the <i>Ontario Heritage Act</i>.</p> <p>[Add new sub-section] 4.4.5.2 Built Heritage Resources and Cultural Heritage Landscapes</p> <p>During the identification of the preferred <i>Alternative To</i> (Section 6.0), if a new landfill site is to be developed or an existing landfill is to be expanded – as opposed to waste export – the <i>Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes</i> screening checklist, developed by MCM, will be completed.</p> <p>The screening checklist shall be completed for each facility location identified under the <i>Site Selection Process</i> (refer to Section 6.4.1) to assist with the description of the existing conditions and potential effects on known or potential built heritage resources and cultural heritage landscapes. The completed screening checklist will be included with supporting documentation in the EA report.</p> <p>[...]"</p>	

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
2	Section 6.3 - Evaluation of Alternative Methods, Table 4 (p.30-31)	<p>For consistency with the current legislative framework, we recommend revising the terminology in Table 4. The term "archeological site resources" is not appropriate.</p> <p>In addition, we recommend including MCM's <i>Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Resources</i> screening checklist, as well as previous technical cultural heritage studies, as indicators under the "Cultural Heritage Resources" row.</p>	<p>Revision to document. We recommend the following revisions:</p> <p>Table 4, 2.4 – "Indigenous Communities" row (p.30):</p> <ul style="list-style-type: none"> • "Criteria (Preliminary)" column: "Archaeological sites resources and areas of archaeological potential" <p>Table 4, 3.2 – "Cultural Heritage Resources" row (p.28):</p> <ul style="list-style-type: none"> • "Criteria (Preliminary)" column: "Archaeological sites resources and areas of archaeological potential" • "Indicators" column: [new bullets] <ul style="list-style-type: none"> ○ Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes screening checklist ○ Previous technical cultural heritage studies (e.g., archaeological assessment, cultural heritage evaluation report, heritage impact assessment) 	These revisions have been reflected in Table 4.

Comments Table #5 - Scott Parker, Surface Water Specialist

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Scott Parker, Surface Water Specialist

Comment #	Reference to ToR Report	Comments & Rationale	Proposed Action/Solution	Changes to ToR Document Revision Date: July 7, 2025
1.	General	Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both. The Final TOR presents a very high-level description of the proposed undertaking and provides general commitments that will be addressed in the EA. As such, it is not possible to provide detailed comments on the ToR regarding potential surface water impacts. The proposed Alternatives To and Alternative Methods are also very high level/conceptual and do not provide any details specific to surface water to provide comment on.	Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc. As the EA is developed, the MECP should be consulted regarding baseline studies that will inform the selection of the preferred Alternative To and/or Alternative Methods for implementing the undertaking. This will ensure that adequate baseline data is collected and is appropriately scoped for the EA to provide rational justification.	Noted, this is understood and discussed as it is a requirement of the EA process.
2	General	The Final ToR provides little detail regarding plans for collecting additional information and data to support <i>the development of the EA</i> for the proposed undertaking.	The ToR should list the planned studies that will be completed as the EA process continues and it should provide an explanation for each. The ToR should include evaluation methods and details of studies to address each selected criteria as outlined in: Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario - Code of Practice document (Ontario, 2014). A contingency plan should be developed at the same time as the effects monitoring plan (baseline sampling) to ensure that should unanticipated effects occur, a plan will already be in place to respond to and mitigate those effects, thereby minimizing potential impacts.	Additional wording has been provided to section 2.2 and 4.2 to support additional data collection, and the indicator list in Table 4 supports multiple data collection streams. As discussed in respective sections, studies are provided as a basis for data collection; however, we state that if there are studies that may be required based on newly acquired information. These studies should be completed to support the proposed alternative. Additional wording has also been added to section 4.2 to include a contingency plan as described: “A list and explanation of the tools (i.e., studies, tests, surveys, mapping, etc.) that were used to provide a more detailed description of the environment will be finalized in the EA Study Report; however, a contingency plan should be developed at the same time as the effects monitoring plan (baseline sampling) to ensure that should unanticipated effects occur, a plan will already be in place to respond to and mitigate those effects, thereby minimizing potential impacts.” These studies will be completed to support the proposed alternative and Ontario Regulation 232/98.
3	6.4.1 – Site Selection Process	The ToR does not make specific reference to surface water or groundwater concerns regarding the site selection of the proposed undertaking. The continued impact on groundwater and surface water receivers from landfills is generally on the scale of <i>decades</i>	Recommend highlighting the importance of surface water proximity and potential surface water and groundwater quality impacts in the site selection process in the EA.	This is a requirement of the D-4 series guideline that is outlined in section 6.4.1. The EA will need to consider the D-4 Guideline since it will propose an increased capacity or a new site nearby sensitive receptors. As such, this section has

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
		<i>to centuries</i> and thus highlights the importance of thorough baseline monitoring and site evaluation.		been amended to draw on the D-4 Guideline more throughout the EA development.
4	7.0 page 31-32 – Commitments and Monitoring	The ToR states that a monitoring framework will be developed during the EA process to consider all phases of the proposed undertaking. However, an important consideration of the EA process is the identification and establishment of baseline monitoring to help provide direction to site and alternatives evaluation in the EA.	The ToR indicates that the proponent has committed to providing additional detail regarding monitoring, documentation, and reporting in the EA. It is recommended that specific consideration with respect to baseline sampling is included in the EA with regard to site/alternatives evaluation and impact predictions on potential downgradient receivers.	Added wording to section 7

Comments Table #6 - Header Merza, Senior Noise Engineer

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Header Merza, Senior Noise Engineer

Comment #	Reference to ToR Report	Comments & Rationale	Proposed Action/Solution	Changes to ToR Document Revision Date: July 7, 2025
1	General	Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	
		<p>The noted November 15, 2024, document includes very limited references to noise in sections 4.5 & 6.5, Tables 2, 3, & 4, and Appendices III & IV. The references made to noise are very general and do not warrant any comments at the present time.</p> <p>It should be noted that during the EA phase and the environmental permitting phase of the subject landfill site, the assessment of the noise impacts associated with the following landfilling operations should be made in accordance with the noted Ministry guidance documents:</p> <ol style="list-style-type: none"> 1. Construction and Rehabilitation: Publication NPC-115 "Construction Equipment" and Publication NPC-118 "Motorized Conveyances" 2. Landfilling Operations: Noise Guidelines for Landfill Sites, October 1998; 3. Pest Control Devices: Noise Guidelines for Landfill Sites, October 1998; 4. Ancillary Facilities – Stationary Sources: Publication NPC-300 "Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning ; and 5. Off-Site Vehicles: Noise Guidelines for Landfill Sites, October 1998. <p>The noise impacts associated with items 1 to 5 should be assessed during the EA phase, while the noise impacts associated with Items 2 to 4 should be assessed during the environmental permitting phase.</p>	<p>No revision required.</p>	<p>We also have wording in section Table 4 for Noise that outlines requirements and indicators for the EA</p>

Comments Table #7 - Livia Wei, Senior Wastewater Engineer

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Livia Wei, Senior Wastewater Engineer

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	General	It appears that wastewater review comments on the draft ToR were addressed by this final ToR, no further comments at this time. Understanding that collection and disposal (quality and quantity) of leachate and/or contact stormwater (potentially contaminated with hazardous wastes) will be discussed in the EA document.	No revision required.	

Comments Table #8 - Ranjani Munasinghe, Waste Review Engineer

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Ranjani Munasinghe, Waste Review Engineer

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	ToR	No comments	No revision required.	
2	Appendix II-B	I have not reviewed this document as it is out of scope for the ToR. Updated D&O will be reviewed during the EPA approval process	No revision required.	
3	Appendix IV	Ministry (myself and Alyssa Dufresne) had a meeting after the dates of these documents. I confirmed that the approved capacity for the Site (both sites) is in accordance with the condition 22.1 is 551,000 cubic metres (m ³). Since the site is over this capacity, the Town should apply for amendment to the ECA to continue to use the site until the new site is ready to use. Fill beyond approved limit over 551,000 m ³ should be included in the EA process. I have not seen the capacity requested under the EA except that it is seeking 30-year planning period with the range of annual requirement of 8,000 m ³ to 10,000 m ³ .	No revision required.	We will consider this recommendation in the near future.
4	Appendix II-C			
5	Appendix II-C			

Comments Table #9 - Ron Nielsen, Senior Policy Advisor, RRPB

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Ron Nielsen, Senior Policy Advisor, RRPB

Comment #	Reference to ToR Report	Comments & Rationale	Proposed Action/Solution	Changes to ToR Document Revision Date: July 8, 2025
1	Draft EA TOR May 12, 2023, Sec. 2.2 Identified Need, p. 11	<p>Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.</p> <p>No description is provided of method, approach and data that is or will be used to:</p> <ul style="list-style-type: none"> • Determine the estimated waste generation rate. • Quantify and characterize future waste generation quantities. • Take into consideration the Proponent's current and future waste diversion / recycling efforts. <p>This is critical as it is the basis for substantiating the size of the Need (amount of waste disposal capacity required), particularly as there is no estimate in the ToR of the total amount of waste expected to be disposed, and the proposal lifetime is not defined – the ToR simply indicates that a 30-year planning period is assumed.</p>	<p>Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.</p> <p>Describe the method, approach and data that:</p> <ul style="list-style-type: none"> • Was used to determine the estimated waste generation rate. • Will be used to quantify and characterize current and future waste generation sources and quantities from respective sources (e.g., residential; industrial, commercial & institutional (IC&I)). • Will be used to assess current and future waste diversion / recycling efforts. • Identify relevant provincial and federal waste diversion and recycling policy, legislation and regulation that currently or may in future impact waste generation rates and diversion / recycling efforts. 	<p>Added wording to section 2.2 to support an in-depth preliminary look at the requirements of assessing these points. At this time, we do not know what the preferred alternative is, but we have included more wording to support the research and analysis of these important items.</p> <p>Changed the points to: "... The EA will be completed to:</p> <ul style="list-style-type: none"> • Determine the estimated waste generation rate through the completion of waste capacity assessments and calculation of annual waste generation by completing the following: <ul style="list-style-type: none"> ○ Review the total volume of waste and cover material currently at the Site, and compare this volume with historical topographic surveys and volume estimates; ○ Identify a disposal rate by comparing current and historic topographic surveys; and ○ Use the information identified in the topographic surveys to determine the remaining life expectancy of the Site, given the current regulatory constraints of the Site by the original Certificate of Approval (CofA), provisional CofA/Environmental Compliance Approval (ECA) and all amendments. • Quantify and characterize future waste generation quantities through the completion of population and waste quantity projections for the 30-year planning period to determine the new landfill waste capacity; • Consider the Proponent's current and future

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 8, 2025
				waste diversion / recycling efforts, and complete a population and recycling program analysis to determine potential improvements to the current recycling program; and <ul style="list-style-type: none"> • Review relevant provincial and federal waste diversion and recycling policy, legislation and regulation that currently or may impact waste generation rates and diversion / recycling efforts for the proposed alternative. Relevant provincial and federal waste management policy includes but not limited to: <ul style="list-style-type: none"> ○ Resource Recovery and Circular Economy Act, 2016; ○ Waste Diversion Transition Act, 2016; ○ Environmental Protection Act; ○ Environmental Assessment Act; ○ Food and Organix Waste Policy Statement; and ○ R.R.O. 1990, Reg. 347: General - Waste Management; and ○ Regulations under Regulation 347: General – Waste Management.”
2	Draft EA TOR May 12, 2023, Sec. 4.2 Data Collection, p. 13	No description is provided of the data sources that will be used to determine current and future waste generation rate / quantities and waste diversion / recycling rate / quantities.	List the data sources that will be used to determine waste generation and waste diversion / recycling.	Carried over the changes above to include in section 4.2. The ToR already includes multiple data collection points for the completion of waste disposal and diversion assessments, but we have included more information to support it.

Comments Table #10 - Environmental Compliance Officer

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Environmental Compliance Officer

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	ToR	I took a look at the ToR and have no comments.	No revision required.	

Comments Table #11 - Climate Change Policy Branch Reviewer

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Climate Change Policy Branch Reviewer

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	ToR	I have reviewed the ToR submission and our branch does not have any comments to provide.	No revision required.	

Comments Table #12 - Indigenous Advisor

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Indigenous Advisor

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	ToR	<p>Thank you for the timely reminders for review and comment. I was able to access the ToR and review. I noted that the proponent has updated their list of Indigenous communities to consult based on the advice provided. I have no concerns with the consultation plan they outlined.</p> <p>I did note that their Appendix IV Project Information Distribution List is very outdated, but they also have a note that identifies it as a preliminary list that will be developed and updated.</p>	<p>No revision required. We have updated the documents for this review phase of the project.</p>	

Comments Table #13 - Air Quality Analyst

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks
Reviewer's Name and Job Title: Air Quality Analyst

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	ToR	<p>I have reviewed the Terms of Reference for the Town of Hearst Waste Disposal Site. Air quality, greenhouse gas emissions, and odour have been identified as preliminary criteria for evaluating potential environmental effects—these are key components for consideration in the assessment process from an Air perspective.</p> <p>However, the ToR does not currently provide detailed information on how these assessments will be conducted or the specific criteria against which they will be evaluated.</p> <p>As a result, no technical review comments can be provided at this time. A more comprehensive review will be necessary once the draft or final Environmental Assessment document becomes available</p>	No revision required.	

Comments Table #14 - Northern Species at Risk Specialist

Proposal: Terms of Reference for the Town of Hearst Waste Management Project EA
Proponent: Town of Hearst

Agency: Ministry of the Environment, Conservation and Parks, Species at Risk Branch
Reviewer's Name and Job Title: Mike R. Allan, A/Northern Species at Risk Specialist

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
1	General Comment	<p>It remains unclear how the Town of Hearst intends to assess impacts of each of the Project alternatives on species at risk (SAR) and/or their habitat and how this information will be taken into consideration during the evaluation process.</p> <p>For your awareness, on June 5, 2025, the Province of Ontario passed Bill 5: Protecting Ontario by Unleashing our Economy Act, 2025 which included amendments to the ESA that are now in force, and the creation of the Species Conservation Act, 2025 which is not yet in effect. These changes are intended to streamline permit applications and approvals and help projects proceed faster while continuing to provide important protections for species at risk and their habitats.</p>	<p>More detail is required in the ToR to understand how the Town of Hearst intends to address SAR in the EA.</p> <p>For more information on these changes, please see the recent Environmental Registry of Ontario posting available online at https://ero.ontario.ca/notice/025-0380.</p>	<p>Section 4.3.5 has been revised to clarify how SAR will be addressed in the EA. The EA will assess each Project alternative by identifying baseline conditions for SAR and their habitat, evaluating potential impacts, developing avoidance and mitigation measures (including recognized Best Management Practices), assessing residual effects following mitigation, and proposing monitoring requirements. The evaluation of alternatives will explicitly consider adverse impacts to SAR in alignment with the <i>Endangered Species Act, 2007, S.O. 2007, c. 6, as amended</i> and the forthcoming <i>Species Conservation Act, 2025</i>.</p>
2	4.2 Data Collection	<p>What field surveys specific to species at risk will be undertaken at each of the Project alternative locations? All intended field work related to SAR should be identified and summarized in the draft ToR.</p> <p>Some of MECP's recommended survey methods are available here: https://www.ontario.ca/page/species-risk-surveys</p> <p>Survey methods related to SAR bats are available by contacting SAROntario@ontario.ca.</p> <p>Also, see comment # 8 below regarding Wolverine survey recommendations.</p> <p>The client has provided a list of SAR that may be present in the RSA and the site in section 4.3.5. Links and brief outlines of some recommended survey protocols have been provided above. Brief descriptions of survey techniques have not been provided as requested in the draft ToR.</p>	<p>Update the final ToR to identify any data collection that will be conducted for SAR during the development of the EA (i.e., data collection and monitoring work plan). Include a brief description of the data collection methodology that will be used.</p>	<p>Section 4.2 has been updated to include survey information and procedures for SAR that could potentially occur on site. This includes wolverine-specific aerial transect and hair snag/camera trap surveys, acoustic monitoring and roost surveys for bats, breeding bird surveys for avian SAR (e.g., Bank Swallow, Short-eared Owl, Lesser Yellowlegs), and reptile/amphibian surveys where suitable habitat is identified.</p>

Comment #	Reference to ToR Report	Comments & Rationale	Proposed Action/Solution	Changes to ToR Document Revision Date: July 7, 2025
3	4.3.5 Species at Risk	<p>Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.</p> <ul style="list-style-type: none"> The Town of Hearst should consider the following list of species at risk which are listed as 'threatened' or 'endangered' on the Species at Risk in Ontario (SARO) list (Ontario Regulation 230/08) and receive species and habitat protections under Sections 9 (1) and 10(1) of the amended ESA. Please note that this list is not definitive and there may be other species at risk in the vicinity that the Town of Hearst should also consider: <ul style="list-style-type: none"> - Wolverine (THR) - Little brown myotis (END) - Northern myotis (END) - Short-eared Owl (THR) - Lesser yellowlegs (THR) - Bank swallow (THR) - Eastern Red Bat (END) - Hoary Bat (END) - Silver-haired Bat (END) a new "habitat" definition replaced the definition of "habitat" that was in the ESA prior to Bill 5 coming into force, and "harass" has been removed from the prohibitions regarding harm to species 	<p>The amended ESA, habitat definition and changes to section 9(1) and 10(1) may be viewed at Endangered Species Act, 2007, S.O. 2007, c. 6 ontario.ca</p> <p>As mentioned in previous comments on the draft ToR, MNR has responsibility for SAR listed as 'special concern' on the SARO list. It is possible that MNR may have comments/concerns related to special concern species in the vicinity of the Project and MECP SARB encourages the Town of Hearst to reach out to the local MNR to inquire.</p> <p>Update final ToR to acknowledge that the client is aware and will contact MNR regarding species of 'special concern'.</p>	<p>Updated to clarify that the Town of Hearst is aware of the protections under the <i>Endangered Species Act, 2007, S.O. 2007, c. 6, as amended</i> and acknowledges that the listed species are not exhaustive. The Town of Hearst will contact the local MNR District regarding species of "special concern" to address any potential concerns related to their occurrence within the Project area.</p>
4	4.5 Potential Environmental Effects and Mitigation	<p>It is recommended that the Project be planned, and the EA prepared with the requirements of the amended Endangered Species Act (ESA) and proposed Species Conservation Act (SCA) in mind. In order to inform any future ESA authorization requirements, the net effects assessment for SAR should consider the requirements of the amended ESA and future SCA (i.e., species and habitat protection), including the identification of baseline conditions for all SAR and their habitat, potential impacts of the Project, mitigation measures, net effects that are likely to remain after mitigation measures are implemented, monitoring, etc.</p>	<p>No action required at this time. However, it is recommended that the client complete the net effects assessment for the Project with the requirements of the amended ESA and future SCA in mind to prevent delays should an ESA authorization be required subsequent to an EAA approval.</p>	<p>Revised to state that the EA will be undertaken in consideration of the amended ESA and the proposed SCA. The EA will include a net effects assessment for SAR, including baseline conditions, project impacts, mitigation measures, residual effects, and monitoring.</p>
5	Table 2: Waste management alternatives and typical concerns	<p>In order to inform any future ESA authorization requirements, the development of mitigation measures for SAR should consider the requirements of the amended ESA and future SCA (i.e., species and habitat protection).</p>	<p>No action required at this time. However, it is recommended that the client develop mitigation measures with the requirements of the amended ESA and future SCA in mind to prevent delays should an ESA authorization be required.</p>	<p>Revised and added comment about SAR and SCA act in planning</p>
6	Table 2: Waste Management Alternatives and Typical Concerns Loss of habitat and/or	<p>Avoidance is a preferred method of minimizing impacts and providing mitigation to SAR where possible. In addition to the proposed mitigation listed in the table:</p> <ul style="list-style-type: none"> <i>Siting of landfill away from significant habitat;</i> 	<p>Update the ToR to include avoidance measures and best management practices where identified for SAR as part of the client's commitment to minimizing and mitigating impacts to SAR and their habitat.</p>	<p>Table 2 has been updated to expand the mitigation measures for "Loss of habitat and/or effects on Species at Risk" to include avoidance of sensitive timing periods for SAR, application of relevant Best Management Practices, and explicit alignment with the <i>Endangered Species Act, 2007</i> (as</p>

Comment #	Reference to ToR Report	Comments & Rationale	Proposed Action/Solution	Changes to ToR Document Revision Date: July 7, 2025
	effects on Species at Risk	<p>Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.</p> <ul style="list-style-type: none"> • <i>Minimize facility size/footprint; and</i> • <i>Compensation plantings</i> <p>MECP SARB recommends including:</p> <ul style="list-style-type: none"> • Avoiding activities that may have adverse impacts on SAR during SAR sensitive timing periods (e.g. no vegetation clearing during the active period for SAR bats – April 15 to October 15). <p>Following Best Management Practices to avoid or minimize impacts to SAR (e.g. <u>Best Management Practices for the Protection, Creation and Maintenance of Bank Swallow Habitat in Ontario</u>)</p>		amended) and proposed Species Conservation Act.
7	Table 3: Evaluation of Alternatives To – Preliminary List of Criteria	<p><i>Environmental considerations</i> Species at Risk should be considered a component of the natural environment criteria, particularly if a model is created to weigh impacts to individual components</p>	Update the final ToR to include SAR as a separate component within the natural environment criteria. Adverse impacts to SAR are recommended to be included as a component of consideration when comparing 'Alternative to' scenarios.	Table 3 has been updated to include “Species at Risk (SAR) and SAR habitat” as a separate criterion within Environmental Considerations. The criterion specifies that adverse impacts to SAR will be explicitly evaluated when comparing Alternatives To scenarios
8	6.1 Refining the Study Area The preliminary RSA is currently defined with a buffer of 75 km to accommodate the considerations of various species at risk, specifically the wolverine	<p>For awareness, and in the interest of timing, MECP SARB wanted to share the following guidance provided to other projects for baseline data collection to identify Wolverine presence and potential female density in the area of proposed projects: MECP SARB recommends the client survey for wolverine near the site and the area within 8 kilometres of the site as follows:</p> <p>i)</p> <ul style="list-style-type: none"> • one (1) aerial transect survey flight per month between January 15 and March 15, for a total of (3) aerial survey days per year, in accordance with the following: • flight transects are recommended to be spaced 500 metres apart covering an 8 kilometer by 8 kilometer area centered on the Site; and • all aerial flights are recommended to adhere to the following survey conditions: <ol style="list-style-type: none"> 1) time of day - between 10:00 to 14:30 hours; 2) snow depth - minimum snow depth of 25 centimetres; 3) time since snowfall – 12 to 72 hours; 4) sky conditions – clear skies or hazy bright conditions with <30%cloud cover; <p>ii) Consistent to other recent EA's, MECP recommends that a hair snag/camera trap study be implemented following the camera</p>	For awareness at this time and if the client is planning on doing any wolverine winter surveys in 2026. MECP suggests updating the final ToR to include that the client will follow the recommended wolverine survey methodology as provided or will reach out to MECP for guidance on winter wolverine denning surveys and hair snag/camera trap surveys as required.	Section 4.2.1. (“Wolverine-specific surveys”) has been added to the ToR. This section commits the Proponent to undertaking wolverine surveys within an 8 km radius of the site, including aerial transect surveys and hair snag/camera trap surveys, consistent with MECP SARB’s recommended methodology and protocols. The Data Collection and Monitoring Work Plan in the EA will summarize SAR survey methodologies, timing, and protocols. No further change to Section 6.1 is required.

Comment #	Reference to ToR Report Provide the specific volume(s), section(s) and page number(s)	Comments & Rationale Please provide an explanation of your comments. Describe the rationale for why issue of concern is important for EA purposes. Identify if your issue of concern is related to the EA or related to regulatory instruments, or both.	Proposed Action/Solution Please describe in detail what action you recommended to address your comments/concerns. Actions may include but not limited to: amendments to the document, information requests, proposed commitments, future permits and approvals etc.	Changes to ToR Document Revision Date: July 7, 2025
		trap design guidance from “Integrating Motion-Detection Cameras and Hair Snags for Wolverine Identification” (Magoun et al 2011) and applying the sampling intensity of one trap/100km² as outlined in “Surveying and Monitoring Wolverine in Ontario and other Lowland, Boreal Forest Habitats: Recommendations and protocols” (Koen et al 2008) . This study is focused on the identification of individuals and denning females. This information will be used to identify the number individual territories and the number of potential den sites that may be impacted by all project components.		

APPENDIX IV
Email Distributions and Notices

270417.001 - Town of Hearst Waste Disposal Site: Terms of Reference

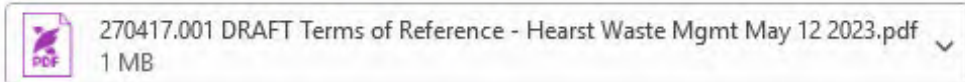


Cody Wheten

To

Bcc Alyssa.Dufresne@ontario.ca; info@cdspc.org; Chief@bhfn.ca; landsandresources@bhfn.ca; consultations@metisnation.org; JacquesP@metisnation.org; victorias@metisnation.org; gbourgouin-qp@ndp.on.ca; carol.hughes@parl.gc.ca; clifford.ferris@clfn.on.ca; rpfontaine@hearstmedias.ca; dani.gagnon23@gmail.com; victor_granholm@uhearst.ca; rivag1018@gmail.com; charles.horris@villeneuve.ca; ericlehoux@gmail.com; daniellemaireca@yahoo.ca; marcs.pelletier@homehardware.ca; l.vaillancourt1902@gmail.com

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Thu 2024-07-25 11:37 AM

Good afternoon,

Pinchin has completed a Draft Terms of Reference for the Town of Hearst for new waste management strategies at the Town of Hearst Waste Disposal Site (the Site). The town of Hearst currently has one existing landfill for the disposal of domestic refuse and recycling of various materials. The Site is located approximately 1.6 km north of the Town of Hearst and was established in 1972. Based on the Pinchin 2020 Waste Capacity Assessment Report, the Site operates as an area fill type landfill (i.e., with no buried waste, all waste is piled above the original grade) with an estimated total waste volume calculated to be 621,302 cubic metres (m³). The constrained volumetric capacity of the Site is prescribed by CofA No. A612003, Condition 22.1:

- *"The Site capacity is 551,000 cubic metres (including 360,000 cubic meters deposited in the closed landfill) including waste, daily cover and intermediate cover materials."*

Based on a review of historic WCAs and the 2007 Amended CofA, Pinchin identified that the Site is currently considered to be over the approved maximum volumetric capacity of 551,000 m³. Given the previous waste capacity assessments and the estimated annual waste deposition rates it is assumed that the current volume of the Site is approximately 650,000 m³.

This Draft Terms of Reference proposes that the Environmental Assessment will be prepared in accordance with subsection 6(2)(a) and 6.1(2) of the Environmental Assessment Act, and the MECP's Code of Practice: Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario (June 2022).

We are providing the Draft Terms of Reference to all parties of the Government Review Team to be reviewed over a **30-day period**, ending **August 30th, 2024**. Should you have any questions or comments regarding the draft document please do not hesitate to reach out to me.

If this is not a concern for the individual party in which this is being sent to, please let me know as soon as possible and we will remove the party from our distribution for all future notices.

Regards,



Cody Wheten

To

Bcc Clifford.ferris@clfn.on.ca; info@cdspc.org; Chief@bhfn.ca; landsandresources@bhfn.ca; [Consultations](#); JacquesP@metisnation.org; victorias@metisnation.org; gbourgouin-qp@ndp.on.ca; carol.hughes@parl.gc.ca; Clifford.ferris@clfn.on.ca; rpfontaine@hearstmedias.ca; dani.gagnon23@gmail.com; [Victor Granholm](#); rivag1018@gmail.com; charles.horris@villeneuve.ca; ericlehoux@gmail.com; daniellemaireca@yahoo.ca; marcs.pelletier@homehardware.ca; l.vaillancourt1902@gmail.com

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Thu 2025-03-06 4:21 PM

Good afternoon,

Pinchin is pleased to present the Revised Terms of Reference for the Town of Hearst for new waste management strategies at the Hearst Waste Disposal Site (the Site).

Based on a review of historic WCAs and the 2007 Amended CofA, Pinchin identified that the Site is currently considered to be over the approved maximum volumetric capacity of 551,000 m³. Given the previous waste capacity assessments and the estimated annual waste deposition rates it is assumed that the current volume of the Site is approximately 650,000 m³.

This Terms of Reference proposes that the Environmental Assessment will be prepared in accordance with subsection 6(2)(a) and 6.1(2) of the Environmental Assessment Act, and the MECP's Code of Practice: Preparing and Reviewing Terms of Reference for Environmental Assessments in Ontario (June 2022).

Pinchin has provided the Terms of Reference for interested persons to review and provide valuable feedback for the future of the project. The Terms of Reference is essential to the Environmental Assessment, to guide a study that considers the community and environmental setting of the Town of Hearst, as well as the requirements outlined above. **We have distributed the document to various interested persons that are encouraged to provide feedback with respect to the Terms of Reference, or any component of it. Should you have any additional parties that are interested in the project, please let me know and I can add them to the distribution list.**

We are providing this version of the Terms of Reference to all parties to be reviewed over a 30-day period, ending April 5, 2025. Should you have any questions, comments or feedback regarding the document please do not hesitate to reach out to me!

Due to the large file size of this document, please refer to the Town of Hearst webpage (linked below) to review the document. Looking forward to hearing from you.

[Terms of Reference Document](#)

Regards,

Cody Wheten, B.E.S, Planning (Hons.)

Project Manager, Environmental Due Diligence and Remediation

Pinchin Ltd.

189 Upton Road, Unit 2, Sault Ste. Marie, ON P6A 3W5

cwheten@pinchin.com

C: 705.943.8513 | pinchin.com



Cody Wheten

To

Bcc Clifford.ferris@clfn.on.ca; info@cdspc.org; Chief@bhfn.ca; landsandresources@bhfn.ca; [Consultations](#); JacquesP@metisnation.org; victorias@metisnation.org; gbourgouin-qp@ndp.on.ca; carol.hughes@parl.gc.ca; Clifford.ferris@clfn.on.ca; rpfontaine@hearstmedias.ca; dani.gagnon23@gmail.com; [Victor Granholm](#); rivag1018@gmail.com; charles.horris@villeneuve.ca; ericlehoux@gmail.com; daniellemaireca@yahoo.ca; marcs.pelletier@homehardware.ca; l.vaillancourt1902@gmail.com

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Fri 2025-03-07 11:22 AM

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Bon après-midi,

Pinchin est heureux de présenter le Cadre de référence révisé pour les nouvelles stratégies de gestion des déchets du site d'enfouissement de la Ville de Hearst (le Site).

D'après un examen des WCAs historiques et le CofA amendé de 2007, Pinchin a identifié que le Site est actuellement considéré comme dépassant la capacité volumétrique maximale approuvée de 551 000 m³. Compte tenu des évaluations précédentes de la capacité de traitement des déchets et des taux de dépôt annuels estimés, on suppose que le volume actuel du site est d'environ 650 000 m³.

Le présent Cadre de référence propose que l'évaluation environnementale soit préparée conformément aux articles 6(2)(a) et 6.1(2) de la Loi sur les Évaluations Environnementales et au Code de Pratique du MEPP : Préparation et examen du processus d'évaluation environnementale en Ontario (juin 2022).

Pinchin a présenté le Cadre de référence aux personnes intéressées afin qu'elles les examinent et fournissent des informations pertinentes pour l'avenir du projet. Le Cadre de référence est essentiel à l'évaluation environnementale, pour guider une étude qui prend en compte le contexte de la communauté et l'environnement de la Ville de Hearst, ainsi que les exigences énoncées ci-dessus. **Nous avons distribué le document à diverses personnes intéressées qui sont encouragées à nous faire part de leurs des commentaires concernant le Cadre de référence, ou l'un de ses éléments. Si vous avez d'autres personnes intéressées par le projet, veuillez me le faire savoir pour que je les ajoute à la liste de distribution.**

Nous mettons cette version du Cadre de référence à la disposition de tous les intéressés afin de leur permettre de l'examiner au cours d'une période de 30 jours qui se terminera le 5 avril 2025. Si vous avez des questions, des commentaires ou des réactions concernant le document, n'hésitez pas à communiquer avec moi !

En raison de la taille importante de ce document, veuillez consulter la page web de la Ville de Hearst, www.hearst.ca (lien ci-dessous) pour prendre connaissance de ce document.

En attendant de recevoir vos commentaires, je vous prie d'agréer, Madame, Monsieur, l'expression de mes salutations distinguées.

Cody Wheten, B.E.S, Planning (Hons.)

Project Manager, Environmental Due Diligence and Remediation

Pinchin Ltd.

189 Upton Road, Unit 2, Sault Ste. Marie, ON P6A 3W5

cwheten@pinchin.com

C: 705.943.8513 | pinchin.com

Terms of Reference: The Town of Hearst New Waste Management Strategies



Cody Wheten

To

Cc Wills, Devon (MECP)

Bcc Clifford.ferris@clfn.on.ca; reception@bhfn.ca; reception@taykwatagamou.com;
 contactus@metisnation.org

Reply Reply All Forward

Fri 2025-05-09 3:23 PM



Ack of Receipt of ToR for Review by Indigenous Communities.pdf
.pdf File



Memo for ToR Distribution to Indigenous Communities.pdf
.pdf File



Notice of Submission of Terms of Reference FINAL.pdf
.pdf File

Good afternoon,

Pinchin is pleased to inform the recipients of this email that the Terms of Reference in support of new waste management strategies at the Town of Hearst Landfill is being submitted for review for a commentary period until **June 10, 2025**. Additionally, please find the attached Memo and Acknowledgement of Receipt for the Terms of Reference. Please complete, sign, and return, the acknowledgement of Receipt for our records.

Brief Project Description:

The Town's existing landfill is operating over its approved capacity of 551,000 cubic meters (m³) and the current estimated volume at the site is approximately 650,000 m³. Assuming a 30-year planning period, the proposed waste volume increase will involve the evaluation of alternatives that consist of either the establishment of a new facility or the change to an existing landfill that would add more than 100,000 m³ to the total waste disposal existing volume, thus triggering the need for a comprehensive Environmental Assessment (EA).

Please find the Final Terms of Reference documents at the Town of Hearst website (below), and a copy of the Notice of Submission (attached).

<https://www.hearst.ca/en/terms-of-reference-town-of-hearst-landfill-site-new-waste-management-strategies/>

Should you have any questions, please feel free to contact me.

Thank you and have a great day.

Terms of Reference: The Town of Hearst New Waste Management Strategies





Cody Wheten


To reception@taykwatagamou.com

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Fri 2025-05-09 3:50 PM

 Ack of Receipt of ToR for Review by Indigenous Communities.pdf .pdf File

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Should you have any questions, please feel free to contact me.

Thank you and have a great day.

Cody Wheten, B.E.S., RPP, MCIP

Project Manager, Environmental Due Diligence and Remediation

Pinchin Ltd

Terms of Reference: The Town of Hearst New Waste Management Strategies

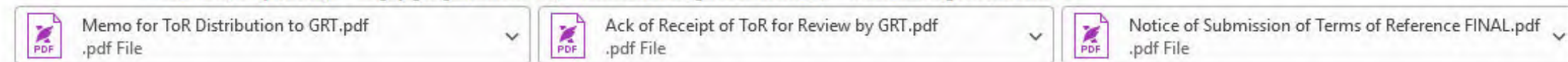


Cody Wheten

To
Cc: [Wills, Devon \(MECP\)](#)
Bcc: [SecondaryLandUse@HydroOne.com](#); [omafra.eanotices@ontario.ca](#); [ken.mott@ontario.ca](#); [Barboza, Karla \(She/Her\) \(MCM\)](#); [julie.robinson@ontario.ca](#); [Clement, Amy \(MNR\)](#); [wagdy.guirgis@ontario.ca](#); [amorette.rodrigues@ontario.ca](#); [michelle.mcgrath@ontario.ca](#)

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Fri 2025-05-09 3:23 PM



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Thank you and have a great day.

Cody Wheten, B.E.S., RPP, MCIP

Project Manager, Environmental Due Diligence and Remediation

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