



County of Simcoe
Solid Waste Management
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D-4 STUDY FREQUENTLY ASKED QUESTIONS

1. What is a D-4 Study?

A D-4 Study is a report to be completed by a qualified person under the *Environmental Protection Act* in order to determine if there will be any impacts to persons and/or property due to a Waste Disposal Site within the pre-determined assessment area of an operating or non-operating Waste Disposal Site. The D-4 Study is to be completed based on the provincial Guideline D4 and shall be at the expense of the applicant. The Study is to be submitted to the appropriate approval authority. This authority will have the D-4 Study peer reviewed and upon satisfaction will give clearance for this condition to the development.

2. If my property is located within the assessment area is no development allowed?

Not necessarily, the D-4 Study is required because of the proximity to the Waste Disposal Site. The Study will include a consideration of the factors set out in the Guideline D-4. As a result of your Study and the peer review there may be recommendations required to be fulfilled to grant approval of the development proposed.

3. Why do I have to commission a D-4 Study if my neighbour already did?

Your neighbour may have proposed a different development. The Study is specific to the factors from the point of view of the specific property.

4. What information is available to me to complete the Study?

For any County owned site with an existing monitoring program you are welcome to review the annual monitoring report. If a D-4 Study has already been completed for the same site the reports will be made available, subject to the *Municipal Freedom of Information and Privacy Act*.

5. Does the County impose conditions on the clearance of D4 Studies?

Generally the County requires that:

- i) The title of the subject property note the proximity of the landfill site and the potential for nuisance effects;
- ii) Any recommendations by the applicant's consultant, by the County of Simcoe's peer review consultant and the County of Simcoe's Solid Waste Management Department be carried out; and
- iii) An agreement or notice be registered on title that subsequent planning applications may require a D-4 Study.

The County requires these three conditions to ensure that the title of the property notes the proximity to the landfill to ensure that future owners of the property are aware of the potential

nuisance effects associated with the location of the development and to guarantee any remedial measures are complied with.

6. How much will it cost?

The County requires a \$500.00 legal fee for the Development Agreement plus a contingency fee of \$1,500.00 for a residential development application or \$3,000.00 for a commercial development application. The fee is used to retain a consultant to peer review the report submitted. The legal fee is used to pay our solicitor to prepare a development agreement and any registration fees. The applicant is responsible for the actual fees incurred, any unused fees will be returned to the applicant.

The applicant is responsible to commission a qualified person (i.e. Professional Engineer) to complete the D4 Study. Typically a D4 study ranges from approximately \$1,500.00 to \$5,000.00 depending on the complexity of the D-4 Study. For more complex D-4 studies the costs could exceed \$5,000.00.

7. Can I discuss my application with County staff prior to submission?

Yes, in fact the Solid Waste Management Department encourages pre-consultation. If an applicant is interested in pre-consultation they can contact the Technical Compliance Supervisor at 705-726-9300 ext 1195.

8. Why is a D-4 Study necessary?

A D-4 Study is required prior to the approval authority being able to grant clearance of a development application in a D-4 Assessment Area. Approval authorities are required by the Ministry of Environment Conservation and Parks Guideline D-4 to ensure that a D-4 Study is undertaken to protect public health and safety in areas of land use near a Waste Disposal Site and to prevent significant impacts from difficult-to-control nuisance effects that may be associated with Waste Disposal Sites.

9. What consultants carry out D-4 Studies?

The County requires that a qualified person under the *Environmental Protection Act* conduct a D-4 Study.