

## Waste Disposal Sites – D-4 Guideline FAQs

### What is a D-4 Assessment?

A D-4 assessment is a report that is completed by a Qualified Professional under the Environmental Protection Act in order to determine if there will be any negative impacts to persons and/or property within a potential influence area of an operating or non-operating waste disposal site, as required by the **Province's D-4 Guideline: Land Use On or Near Landfills and Dumps**. This guideline specifies restrictions and controls on land use within the vicinity of certain waste disposal sites. These restrictions are put in place in order to help protect the health, safety and welfare of residents or employees living or working near such facilities.

### What is a Potential Influence Area?

In general, all lands within 500 metres of a waste disposal site are considered to be within the potential influence area, although this area can be larger or smaller depending on a number of site-specific factors.

### How do I know if my property is within a Potential Influence Area of a waste disposal site?

To determine whether your property is within a potential influence area of a waste disposal site, please refer to the [approved Muskoka Official Plan Appendix C](#). As there are periodic changes to the assessment areas, you should confirm the information by contacting the District of Muskoka's Community and Planning Services Department at 705-645-2231 or [pedinfo@muskoka.on.ca](mailto:pedinfo@muskoka.on.ca).

### If my property is within the Potential Influence Area of a Waste Disposal Site, is all development prohibited until a D-4 Assessment is complete?

Not necessarily. The need to complete a D-4 assessment is based on a number of factors, such as the location and type of proposed development, the type of waste disposal site, the topography of the area, etc. If it is determined that a D-4 assessment is required, the assessment will determine if there are any negative impacts to your property stemming from the proximity of the waste disposal site, and will advise if any requirements must be fulfilled before a development proposal should be considered for approval.

### If my neighbour had a D-4 Assessment completed, do I need one too?

In most cases, yes. A D-4 assessment is specific to both the property in question and the proposed development. Different recommendations could arise for adjacent properties depending on what changes are being proposed. However, in some cases the existing neighbouring assessment could be used as background information.

### How much will a D-4 Assessment cost, and who pays for it?

The responsibility of the cost of a D-4 assessment lies with the applicant or landowner. The cost of commissioning one from a Qualified Professional generally ranges from \$1,500 to \$5,000 depending on the complexity of the assessment. However, for more complex or larger scale studies, the costs may exceed \$5,000.00. In some cases, the applicant or landowner may also be required to cover the cost of a peer review of the D-4 assessment.

### Where can I get more information about the Province's D-4 Guideline?

The Ministry of the Environment, Conservation and Parks (MECP) D-4 Guideline can be accessed on the Government of Ontario's website at the following link: <https://www.ontario.ca/page/d-4-land-use-or-near-landfills-and-dumps>

## Who is a Qualified Professional and where do I find one?

Only Qualified Professionals are able to undertake a D-4 assessment. For the purpose of the D-4 Guideline, licensed professional engineers and geoscientists are considered qualified to conduct these types of assessments as defined in the Environmental Protection Act. When contacting consulting firms to undertake this work on your behalf, it is important to ensure that they have the qualified professionals on staff to complete the work.

## My property is within the Potential Influence Area of a waste disposal site. Who do I contact for more information on how to move forward with my planning application?

| Application Type  | Municipal Waste Disposal Site                                    | Non-municipal Waste Disposal Site                   |
|---|--|---|
| District or Area Municipal <b>Official Plan Amendment; Subdivision, Condominium or Part Lot Control</b> Application | Contact the District of Muskoka                                  | Contact the MECP <b>AND</b> the District of Muskoka |
| <b>Consent, Zoning By-law Amendment or Development Permit By-law Amendment</b> Application                          | Contact the District of Muskoka <b>AND</b> the Area Municipality | Contact the MECP <b>AND</b> the Area Municipality   |

The MECP is also available to provide technical advice to landowners and municipalities regarding D-4 assessments.

### For more information, please contact:

| Organization   | Contact Information                   |
|--|---------------------------------------|
| <b>MECP Barrie District Office:</b>                                    | 705-739-6428 or 705-739-6402          |
| <b>District of Muskoka Community and Planning Services Department:</b> | 705-645-2231 or pedinfo@muskoka.on.ca |
| <b>Town of Bracebridge:</b>  | 705-645-5264                          |
| <b>Town of Gravenhurst:</b>  | 705-687-2230                          |
| <b>Township of Georgian Bay:</b>                                       | 705-538-2337                          |
| <b>Town of Huntsville:</b>   | 705-789-1751                          |
| <b>Township of Lake of Bays:</b>                                       | 705-635-2272                          |
| <b>Township of Muskoka Lakes:</b>                                      | 705-765-3156                          |

The District of Muskoka Community and Planning Services Department also has a "[D4 Guideline Information Sheet](#)" that you may wish to review for additional information.

