



## **Waste Disposal Sites – D-4 Guideline Information Sheet**

The Muskoka Official Plan (MOP) contains policies based on the provincial Ministry of the Environment, Conservation and Parks (MECP) **D-4 Guideline: Land Use On or Near Landfills and Dumps** (commonly referred to as the “**D-4 Guideline**”). This guideline specifies restrictions and controls on land use within the vicinity of certain waste disposal sites to help protect the health, safety and welfare of residents or employees living or working near such facilities. Waste disposal sites and associated potential influence areas governed by the D-4 Guidelines are located throughout Muskoka.

### **Potential Influence Areas**

In general, the area within 500 metres of a waste disposal site is referred to as a “**potential influence area**”. However, potential influence areas can be larger or smaller than 500 metres, depending on a number of factors including the nature of the waste disposed of on-site, the topography of the area and other site-specific matters.

If your property is located within the potential influence area of a waste disposal site and you are planning land division, new development, or re-development requiring a Planning Act application, a D-4 assessment may be required. The assessment will determine whether your development proposal would be negatively impacted from its proximity to the waste disposal site. The assessment may also outline additional work that must to be undertaken in order to remove risks to human health and safety (i.e. mitigation measures).

### **Types of Waste Disposal Sites**

There are two types of waste disposal sites: **municipal** sites and **non-municipal** sites. Some of these waste disposal sites are currently in operation, while others are non-operating. All **municipal** waste disposal sites, either operating or non-operating, are the responsibility of the District Municipality of Muskoka. When development is proposed within the potential influence area of municipal sites, the District, in consultation with the MECP, will determine whether a D-4 assessment is required. Should an assessment be required, it must be completed to the satisfaction of the District of Muskoka.

**Non-municipal** waste disposal sites are privately owned and are either non-operating or operated by an individual or company. When development is proposed within the potential influence area of non-municipal sites, the MECP should be contacted in order to confirm the extent of the potential influence area as well as the characteristics of the facilities. Based on the characteristics of the site, the MECP may be able to assist with determining the scope of the D-4 assessment, should one be required. In these cases, the D-4 assessment must be completed to the satisfaction of the planning approval authority, which is often the Area Municipality. In the District Municipality of Muskoka, the Area Municipalities are: the Town of Bracebridge, the Town of Huntsville, the Township of Georgian Bay, the Town of Gravenhurst, the Township of Lake of Bays, and the Township of Muskoka Lakes. The Planning Authority may have the D-4 Assessment report peer reviewed by a different qualified consultant. If there is a discrepancy in the opinions of the two consulting companies the MECP can be consulted for input. Any changes to the D-4 assessment areas, that are based on suitable D-4 assessment reports, require approval from the MECP.

For more information, please refer to the [D-4 FAQ Sheet](#) or contact the District of Muskoka Community and Planning Services Department at 705-645-2231 or [pedinfo@muskoka.on.ca](mailto:pedinfo@muskoka.on.ca)