

THE CORPORATION OF THE UNITED COUNTIES
OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 5289

A BY-LAW to adopt Official Plan Amendment No. 6 to the Official Plan of the United Counties of Stormont, Dundas and Glengarry.

WHEREAS the Official Plan of the United Counties of Stormont, Dundas and Glengarry was adopted by Council on July 17, 2017, and approved by the Minister of Municipal Affairs and Housing on February 4, 2018.

AND WHEREAS Section 17 (22) of the Planning Act, R.S.O., 1990 provides for the adoption of an official plan (or amendment) by a municipal council.

AND WHEREAS Official Plan Amendment No. 6 is a housekeeping amendment initiated by the United Counties of Stormont, Dundas and Glengarry pursuant to Section 22 of the Planning Act, R.S.O., 1990.

NOW THEREFORE the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry enacts as follows:

1. That Official Plan Amendment No. 6 to the Official Plan of the Corporation of the United Counties of Stormont, Dundas and Glengarry, attached hereto as Schedule "A" to this By-law, is hereby adopted.
2. That this By-law come into force and effect on the final passing thereof.

READ and passed in Open Council, signed and sealed this 19th day of April, 2021.



WARDEN



CLERK

SCHEDULE "A" TO BY-LAW No. 5289

**AMENDMENT NO. 6 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF
STORMONT, DUNDAS AND GLENGARRY**

Official Plan Amendment

Housekeeping Amendment


United Counties of Stormont Dundas and Glengarry



**UNITED COUNTIES OF STORMONT
DUNDAS AND GLENGARRY**

**CERTIFICATION OF COMPLIANCE WITH PUBLIC INVOLVEMENT AND NOTICE
REQUIREMENTS**

I, Kimberley Casselman, Clerk, hereby certify that the requirements for the giving of notice and the holding of at least one (1) public meeting as set out in Subsection 17(15) of the Planning Act, R.S.O. 1990, and the giving of notice as set out in Subsection 17(23) of the Planning Act, R.S.O. 1990, have been complied with.

Signed 

Kimberley Casselman, Clerk

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STATEMENT OF COMPONENTS

PART A - PREAMBLE

Introduces the actual Amendment but does not constitute part of Amendment No. 6 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART B - THE AMENDMENT

Consists of the following text, which constitutes Amendment No. 6 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES

Do not form part of Amendment No. 6 but are provided to clarify the intent and to supply background information related to the Amendment.

PART A – PREAMBLE

Purpose

The purpose of Amendment No. 6 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry, which is a housekeeping amendment initiated by the United Counties pursuant to Section 22 of the *Planning Act*, is to correct technical errors and clarify policies for ease of use and interpretation. Additionally, it will formally recognize official plan amendments to the 2006 Official Plan that were adopted by Council but not incorporated during the final stages of the Province's approval of the 2018 Official Plan.

Location

The amendments apply to all lands within the corporate boundaries of the United Counties.

Basis

The proposed amendment was developed by County Staff after a review of the Official Plan to identify technical errors and unclear / contradictory policies. Further it was reviewed all Staff at all the County's constituent municipalities who also identified technical errors and unclear / contradictory policies. The amendment is also based on the decisions of County Council as they related to amendments to the 2006 Official Plan that were adopted by Council but not incorporated during the final stages of the Province's approval of the 2018 Official Plan.

PART B - THE AMENDMENT

The Introductory Statement

All of this part of the document entitled, Part B - The Amendment, consisting of the following text and Schedule 'A', constitutes Amendment No. 4 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

Details of the Amendment

The Official Plan of the United Counties of Stormont, Dundas and Glengarry is amended as follows:

1. Section 1.2 – replace the first sentence in the third paragraph with the following:

“The County is responsible for coordinating reviews for all provincial policy interests and circulating applications to Ministries and local agencies.”
2. Section 1.5.3 – delete the second paragraph in its entirety.
3. Section 1.8.8 – delete the first paragraph in its entirety.
4. Section 3.0 – delete the first sentence and replace with “The County is primarily composed of a rural area containing a number of urban and rural settlements. The rural area itself is composed of prime agricultural lands and rural lands, natural heritage areas, and natural resource areas.”

Further, in the second sentence replace “rural lands” with “the rural area”.
5. Table 3.2 – add the designation “Special Land Use District (Overlay)” to both the Rural Area and Urban Settlement Area designation lists.
6. Section 3.4 – add the following before the first paragraph of this section: “All lands in the County are organized into Land Use Districts or Resource Designations. Their respective policies guide growth, development, and scope of land use in accordance with the goals and objectives of this Plan. The accompanying Land Use Schedules outline the Land Use District and Resource designations for each local municipality, which may be amended from time to time. This Section provides the policy framework applicable to Land Use Districts listed in Section 3.4.1. Section 5.0 outlines the policy framework applicable to the Resource Designations, such as Agricultural or Extractive Resource Lands.”

Further, replace the first sentence of the first paragraph with: "This Plan also recognizes site-specific designations and/or development criteria as set out in Section 9.0 of this Plan, through the use of Special Land Use District Overlays."

7. Section 3.4.1 – add the following to the end of the first sentence: ", Rural Settlement Area, and Special Land Use District Overlay."
8. Section 3.4.2 – add the following after the word "infrastructure" in the first sentence: "(excluding waste management systems)".
9. Section 3.4.3 – delete the sentence at the end of the third paragraph and replace with the following: "Existing standalone residential uses may be considered a conforming use in a local municipality's zoning by-law."
10. Section 3.4.7 – add the words "a maximum of" before the number 20 in the first sentence.
11. Table 3.5 – under the "Commercial District" designation replace the second bullet with the following: "Residential forming part of a mixed commercial/residential development".

Further, under the "Employment District" designation, add the following new bullet "Office uses" and replace the word "compliment" in the last bullet with the word "complement".

Further, under the "Major Open Space" designation, delete "waterfront areas" and replace with "marinas".

Further, under the "Rural District" designation, add the following new category: "General

- Forestry and conservation, and natural resource management activities;
- Bed and breakfast establishments;
- Open space;
- Cemeteries."

Further, add the following new designation to the table:

Special Land Use District (Overlay)	- Those uses specified and permitted on the lands under Section 9.0 of this Plan
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12. Section 3.5.1.5.1 – in the second paragraph delete the words “Committee of Adjustment, formed under Section 44 of the Planning Act” and replace with “local municipality”.
13. Section 3.5.2.2 – in Subsection 3 delete the words “High density” and relocate Subsections 12 and 13 after Subsection 3.
14. Section 3.5.2.9 – in the third paragraph, delete the second sentence and replace with the following: “Reductions to any setback shall not require an amendment to this plan and may be considered in consultation with the local Conservation Authority. Standards for vegetation clearing to provide for shoreline access and views shall be established in implementing zoning by-laws.”

Further in paragraph seven, in the second sentence delete the words: “a minimum of 30 metres from the normal high-water mark of these waterbodies” and replace with the following: “in accordance with the regulations of the appropriate conservation authority having jurisdiction.”

15. Section 3.5.4.3 – replace the title “Secondary Units” with “Additional Residential Units” and replace all other references to the term “secondary unit” in the Plan with the term “additional residential unit”.

Further, delete the last sentence of the first paragraph.

Further replace the first sentence of the second paragraph with: “Local Municipalities shall make provision for additional residential units in their zoning by-law by authorizing, at minimum, the following:”.

Further in Subsection 1, delete the words: “if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains a residential unit”.

Further in Subsection 2, delete the words: “if the detached house, semi-detached house or rowhouse contains a single residential unit”.

Further in the last sentence of the section, delete the words “these types of uses” and replace with “a detached house, semi-detached house, or rowhouse”.

Further delete the third and fourth paragraphs and replace with the following:

“Further to the above, Local Municipalities may create additional provisions or requirements for additional residential units in their zoning by-law. Notwithstanding this, any additional provisions shall conform with this Section. The policies of Section 4.3.3 - Water Supply and Sewage Disposal Systems and Section 8.12.10.1

– Site Plan Control may also apply, as well as the provision of adequate parking and conformity with the requirements of the Building Code, Fire Code, and applicable property standards by-laws.

Creation of new lots will not be permitted to separate an additional residential unit from the primary dwelling, unless it conforms to the lot creation policies of Section 8.12.13.3, planning principles/guidelines of Section 3.5, and, in the opinion of the County and Local Municipality, represents an appropriate and desirable use of the lands.”

16. Section 3.6 – delete in its entirety.

17. Section 4.3.5.1 – delete in its entirety and replace with the following:

“Waste management systems include, but are not limited to, landfills, transfer stations, composting facilities, recycling facilities, septage haulage and disposal sites, and waste materials haulage and disposal. Accessory uses to the aforementioned may also include, but are not limited to, storage buildings, associated equipment, security buildings, weigh scales, and/or office/administrative facilities. Waste management systems may only be operated, expanded or closed in accordance with the policies of this Plan and provincial environmental standards and approvals.

All active, inactive, and closed waste management systems shall be identified on the Land Use Schedules of this Plan, with a symbol used to differentiate “active” and “closed” waste management systems.”

18. Section 4.3.5.2 delete this section in its entirety and replace with the following:

“Amendment & Planning Principles

New waste management systems may be permitted in either Rural District or Employment District designations and shall require an amendment to this plan and require approval under the Environmental Protection Act before an amendment is considered. Provincial and municipal approvals will be required for the hauling and disposal of waste materials and sewage and septage.

a) In considering an amendment to this plan to accommodate a new waste management system, the proposal shall be supported by appropriate environmental studies in accordance with the guidelines and requirements of the Ministry of Environment and Climate Change, to ensure negative impacts on surrounding lands are mitigated and/or eliminated to the satisfaction of the County.

b) New sites shall be located where they are compatible with adjacent land uses (existing and designated).

- c) New waste disposal sites will be prohibited in designated vulnerable areas where they pose a significant threat to drinking water.
- d) Site development shall provide for progressive rehabilitation and reuse of the site.
- e) New or expanding waste management systems shall generally be located a minimum of 500 metres from an Urban or Rural Settlement Area boundary, and any Residential, Institutional, Commercial, and/or any other use(s) deemed by the County to be sensitive or at risk of impact from the use.
- f) Waste management systems and the sites accommodating them shall be appropriately zoned in Township Zoning By-laws and must operate in accordance with any Ministry of Environment and Climate Change approval(s) and/or standards applicable to the approved waste management system.
- g) Prohibited wastes shall include nuclear wastes and hazardous or pathological wastes. Local Municipalities should monitor waste sites for compliance with approvals to ensure that there are no on or off-site adverse impacts (see also Section 3.5.1.5).
- h) The "D-4 Land Use on or Near Landfills and Dumps" guideline shall be used as a guide when assessing land uses on or near any open or closed waste management system which contains municipal solid waste, industrial solid waste and/or sewage sludges. Separation distances will apply on a reciprocal basis for existing sensitive land uses.
- i) The County may assume responsibility for waste management on behalf of one or more Local Municipalities without requiring an amendment to this plan."

Notwithstanding the above, small scale recycling facilities, composting facilities, or transfer stations do not require an amendment to this Plan in order to establish.

19. Section 4.3.5.3 – delete this section and replace with the following:

"Closed or inactive sites, whether public or private, may be used for other purposes subject to meeting requirements of the Environmental Protection Act (Section 46 Order). In general, sites used to accommodate a waste management system cannot be redeveloped within a period of 25 years from the date the site was closed without approval from the Minister of the Environment and Climate Change and amendment to this Plan. Closure plans for waste management systems should include progressive rehabilitation of the site.

The County and Local Townships shall collaborate to ensure all closed or inactive waste management systems (and their associated sites) are appropriately identified on the Land Use Schedules of this Plan in accordance with the symbology outlined in 4.3.5.1. Where more restrictive separation distances and/or

investigation requirements are determined to be necessary, these should be reflected in the land use schedule and/or zoning of the site.”

20. Section 4.3.5.5 – delete this section and replace with the following:

“Local Municipalities will use a 500-m radius, or such other distance recommended by the Ministry of the Environment, as a guideline for triggering the assessment of the impact(s) of waste management systems on surrounding lands. Development proposals near sensitive land uses within the influence study area must include, but are not limited to, landfill generated gases, ground and surface water contamination by leachate, odour, litter, vehicular traffic, dust, noise, vectors and vermin and visual impact (see Section 3.5.1.5).

Development within 500 metres of an existing waste management system shall generally be discouraged unless supported by an appropriate study or studies which confirm that there will be no negative impacts on the proposed development related to current uses/activities associated with the normal operation of the waste management system. Furthermore, the study(ies) shall confirm, to the satisfaction of the County, that the proposed development will not impact future expansions of the uses/activities associated with the existing waste management system.”

21. Section 4.4 – delete this section in its entirety.

22. Section 6.2.1 – add the following at the end of the last sentence in the first paragraph:

“which shall be implemented through a local municipality's zoning by-law. In some circumstances, it may be appropriate to permit certain forms of development on hazardous lands where measures are undertaken to safeguard such development and the environment from the impacts of natural hazards and from the creation of new hazards. In these circumstances no amendment to this plan shall be required for changes to the standards or prohibitions outlined in Table 6.1.”

23. Section 6.3.5 – delete Subsection 2 of the last paragraph.

24. Section 6.4 – delete this section in its entirety.

25. Section 7.4 – delete this section in its entirety.

26. Section 8.0 – delete the last two paragraphs in their entirety.

27. Section 8.12.10.1 – delete the second sentence and replace with the following:
“For the purposes of this Plan, the following land use designations and land uses

may be subject to Site Plan Control as determined as appropriate by the local municipality.”

28. Section 8.12.13.3 – in Subsection 6 a) delete the words “Urban or Rural Settlement Area or” at the beginning of the first sentence.

Further, at Subsection 6 b) replace the first word “Within” with “In”.

Further at Subsection 6 c) delete the second word “the”.

Further delete Subsection 10 and replace with the following:

“Applications shall be supported with information or evidence to verify suitability of new/altered lots for sewage disposal (e.g., approval under the Building Code, Ontario Water Resources Act or a servicing options report) where sewage disposal is required. A hydrogeological study may be required for:

- a) any subdivision intended to be serviced by individual on-site systems; and,
- b) any consent where lot creation or adjustment(s) will result in one or more lots having an area of less than 0.4 ha (see Section 4.3.3).

Lot creation shall also satisfy the requirements for stormwater management (see Section 4.3.4).”

29. Section 8.12.13.7 – add a new section after the said section numbered “Section 8.12.13.8” as follows:

“Pre-Consultation, Supporting Information, and Materials for Development Applications

The County requires pre-consultation prior to accepting applications for Plan of Subdivision or Condominium, or an Official Plan Amendment. The County also requires applicants to pre-consult with their respective local municipality for all consent applications. Where an application for Consent has access on a County Road, or where there are significant constraints (aggregate resources, Provincially Significant Wetlands, Source Protection Areas, flood plain, etc.) additional pre-consultation with agencies may be required. Local Municipalities are encouraged to require pre-consultation for development applications administered at the local level (zoning by-law amendment, minor variance, site plan control, etc.).

Certain supporting studies, information and/or materials may be required prior to, or part of, a development approval process or as part of a detailed planning study, some of which have are identified throughout this plan. The need and timing of such supporting studies, information and materials shall be determined by the

County or local municipality on a case-by-case basis, taking into consideration the nature and context of the proposal and the applicable policies of this Plan.

- a) At the time of pre-consultation for an application for Official Plan Amendment, Zoning By-law Amendment, plan of subdivision/condominium, minor variance/permission, or consent, the County or local municipality may identify some or all the following studies/reports as being required to form a complete application:
- i. Retail Market Impact Study;
 - ii. Municipal Financial Impact Assessment;
 - iii. Urban Design Brief/Strategy;
 - iv. Hydrogeological and Terrain Analysis;
 - v. Geotechnical Investigation;
 - vi. Groundwater Impact Assessment;
 - vii. Environmental Impact Study (EIS);
 - viii. Minimum Distance Separation (MDS) Analysis
 - ix. Record of Site Condition (RSC);
 - x. Phase I Environmental Site Assessment (ESA);
 - xi. Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required;
 - xii. Noise and/or Vibration Study
 - xiii. Transportation Impact Study;
 - xiv. Parking Study;
 - xv. Servicing Options or Functional Servicing Report;
 - xvi. Stormwater Management Plan;
 - xvii. Planning Rationale;
 - xviii. Heritage Impact Assessment;
 - xix. Archaeological Assessment (land or marine);
 - xx. Lighting Study;
 - xxi. Architectural design and/or massing drawings;
 - xxii. Shadow Study; and/or
 - xxiii. Other studies which may be identified as relevant to the proposal.
- b) At the time of submission of an application for Official Plan Amendment, Zoning By-law Amendment, plan of subdivision/condominium, minor variance/permission, or consent, the County or local municipality may require an applicant to submit some or all of the following information, as deemed necessary:
- i. Any of the studies or reports listed above which may be identified as being necessary to form a complete application;
 - ii. Deed and/or Offer of Purchase;
 - iii. Topographic Plan of Survey;
 - iv. Site Plan (Conceptual);

- v. Floor Plan and/or Elevations;
- vi. Tree Survey and/or Landscaping Plan;
- vii. Draft Plan of Subdivision;
- viii. Condominium Description; and/or
- ix. Other information which may be identified as relevant to the proposal.”

30. Table 9.1.1 – Add the following new row to the table:

18	051101600308000 and 051101600300118	Lots 10 and 11, Concession 4	Notwithstanding the underlying Extractive Resource Lands (Mineral Aggregate Reserve) designation, and policies to the contrary, Commercial District uses shall be permitted.
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31. Replace all references to the “Provincial Policy Statement, 2014” with “Provincial Policy Statement, as amended”.

32. Section 8.9 – delete this section in its entirety and replace with the following:

The Municipal Act establishes the legislative authority for Ontario’s municipalities, both lower and upper tier, and gives municipalities broad powers to pass by laws and govern within their jurisdiction. The act also outlines requirements for municipalities including practices and procedures, accountability and transparency. With regards to land use planning the Act provides direction on matters such as the opening and closing of public roads and the regulation of:

- signage;
- adult entertainment establishments;
- property standards;
- site alteration, including the removal of topsoil; and
- group homes;
- the cutting of trees; and,
- the establishment of business improvement areas, among other matters.

33. Reformat and replace section and subsection numbering conventions as required throughout the entire plan.

34. Remove all bolding and italicizing of terms with the exception of section and subsection headings.

35. Schedule A4 – remove the two ‘closed landfill’ symbols from Roll No. 040600100690000.

36. Schedule A1 - Redesignate those lands at PIN 661430063 currently designated "Extractive Resource Land (Mineral Aggregate Reserve)" to the "Agricultural Resource Lands" designation.
37. Schedules A5 and A6 – Correct the location of the municipal boundary between the Townships of North and South Glengarry to include Roll No. 011101101452000 in the Township of South Glengarry.
38. Schedule SLA4c – delete this schedule in its entirety and renumber schedules as required.
39. Schedule A4e – Redesignate lands located at Roll No. 040600100068015 from "Residential District" to "Employment District".
40. Schedule A4b – Redesignate lands located at Roll No. 040600101173600 and the north part of Roll No. 040600101170000 from "Residential District" to "Commercial District".
41. Delete the "Waste Disposal District" on all schedules and annexes found throughout the document and replace the district symbology, with a symbol indicating an "Active" or "Closed" waste disposal site, as appropriate.
42. Identify an "active waste disposal site" at Roll No. 041101601370000 with the appropriate symbology.
43. Schedule A6 – redesignate the lands located at Roll No. 010100600132500 from "Waste Disposal District" to "Rural District".
44. Schedule A2 – redesignate lands located at Roll No. 050600600017785 and 050600600017790 from "Agricultural Resource Lands" to "Salvage Yard District".
45. That the colour coding, symbology, and format of all land use schedules be revised to improve the readability of the schedules and annexes as appropriate (see Figure 1).

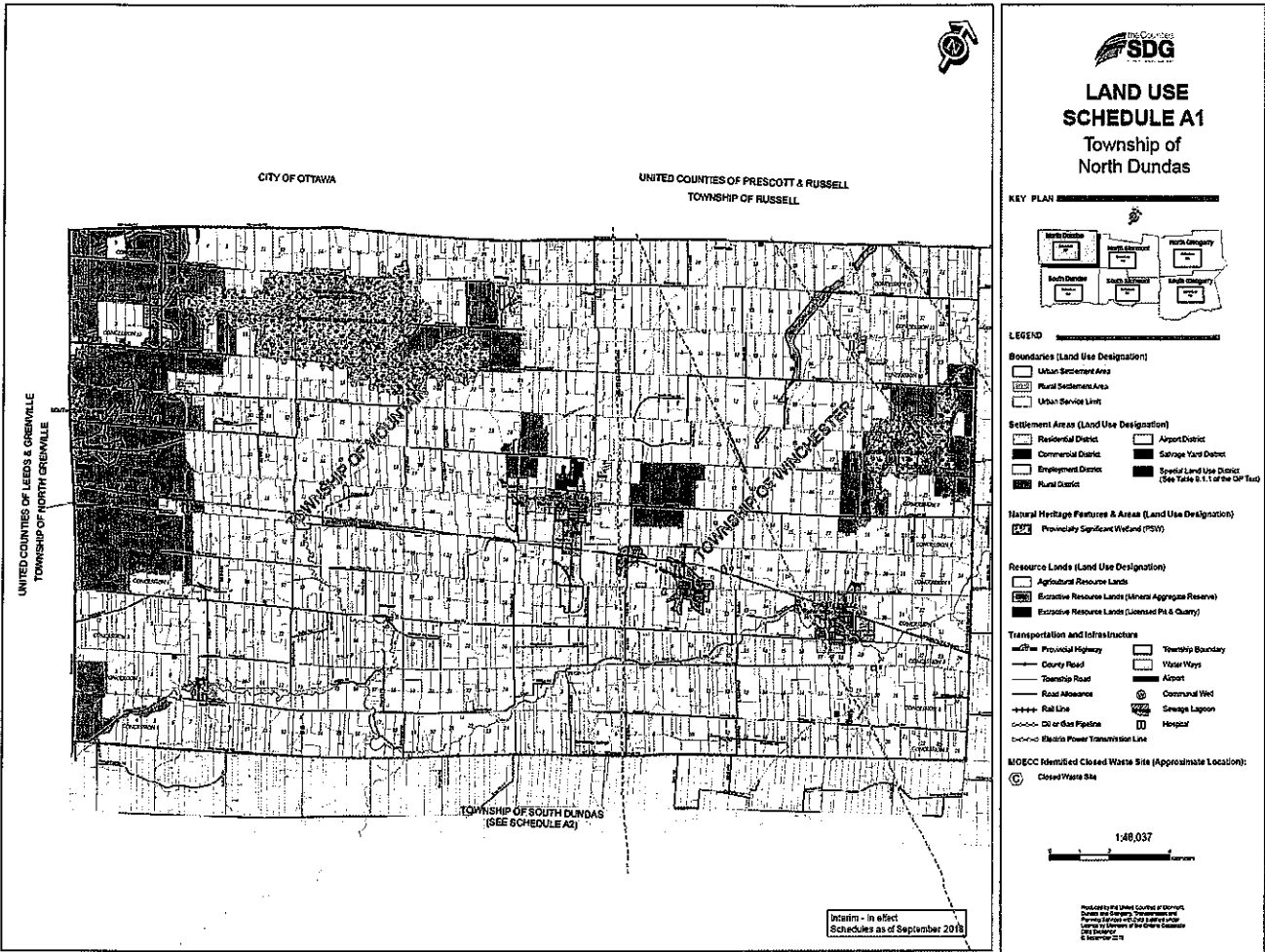


Figure 1: Example of changes to colour coding, symbology, and format of Land Use Schedules

PART C – THE APPENDICES

APPENDIX A: NOTICE OF PUBLIC MEETING

APPENDIX B: RECORD OF PROCEEDINGS

APPENDIX C: RECORD OF PUBLIC COMMENTS RECEIVED

APPENDIX A - NOTICE OF PUBLIC MEETING



NOTICE OF A PUBLIC MEETING Housekeeping Official Plan Amendment for the United Counties of Stormont Dundas and Glengarry

TAKE NOTICE that the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry (SDG) will hold a Public Meeting as per Section 17 and Section 21(1) of the *Planning Act* on Monday March 29, 2021, commencing at 12:00 P.M. on **Webex**.

THE PURPOSE AND EFFECT – The purpose of the Public Meeting is to provide an opportunity for Council to receive input from the public and stakeholders in respect of the current proposed Housekeeping Amendment to the SDG Official Plan. The amendment is intended to correct technical errors and clarify policies for ease of use and interpretation. Additionally, it will formally recognize official plan amendments to the 2006 Official Plan that were adopted by Council but not incorporated during the final stages of the Province's approval of the 2018 Official Plan. The Official Plan applies to the entire geographical area of SDG; as such, no key map is provided.

Copies of the draft Official Plan Housekeeping Amendment and relevant studies can be found at: sdgcounties.ca.

TAKE NOTICE THAT the United Counties of SDG is now conducting all public meetings virtually through *Webex*. Members of the public will have the ability to watch meeting proceedings and participate, where appropriate, as detailed below.

All public meetings are livestreamed on the United Counties of SDG YouTube page. To watch the livestream, go to: https://www.youtube.com/channel/UC_3kS_1PyhLSbTCCdpAUQeg

Members of the public who wish to participate in meetings will be able to do so by joining our *Webex* meeting on their device, or by dialing in from a phone (long distance charges may apply). **Registration is required in advance of the meeting at:**
<https://unitedcountiesofsdg.my.webex.com/unitedcountiesofsdg.my/j.php?RGID=r373ed9f7efabf76e1dc8e26954f2c74e>

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed amendment to the SDG Official Plan.

IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to SDG before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Local Planning Appeals Tribunal.

IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to SDG before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal there is reasonable grounds to add the person or public body as a party.

IF YOU WISH TO BE NOTIFIED of the adoption of the Housekeeping Amendment to the Official Plan you must make a written request to the Manager of Planning (at the address below) or to info@sdgcounties.ca.

ADDITIONAL INFORMATION relating to the Housekeeping Amendment to the Official Plan is available on the SDG website and at the local township offices.

DATED this 9th day of March, 2021

Transportation and Planning Services
United Counties of Stormont, Dundas and Glengarry
26 Pitt Street, K6J 3P2
Cornwall, Ontario
Tel: (613) 932-1515
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APPENDIX B – RECORD OF PROCEEDINGS

MINUTES

Public Meeting

United Counties of Stormont, Dundas and Glengarry

Monday, March 29, 2021, 12:00 p.m.

Virtual Meeting

Present: County Council: Warden Frank Prevost, Councillor Bryan McGillis

County Staff: Tim Simpson, Chief Administrative Officer, Ben de Haan, Director of Planning and Transportation Services, Paul Hicks, Acting Manager of Planning, Kimberley Casselman, Director of Corporate Services/Clerk

Public Attendees: Kimberley MacDonald, Raisin Region Conservation Authority, Jennifer Barrett & Michelle Armstrong, GFL Environmental, James Holland, South Nation Conservation

1. Call to Order

Warden Prevost called the meeting to order at 12:00 p.m. and asked Clerk Casselman to provide housekeeping information for the meeting.

2. Disclosure of Pecuniary Interest - None

3. Public Meeting

3.1 Official Plan Amendment No. 6 - Housekeeping

Warden Prevost introduced Acting Manager of Planning, Paul Hicks, who further explained how the meeting would proceed. Mr. Hicks stated that the public meeting was a forum for the public and Council to receive information that pertained to the proposed housekeeping amendments to the Official Plan, as well as voice any questions, comments or concerns regarding the amendments. Mr. Hicks stated that the meeting was being held pursuant to Section 17 and Section



21(1) of the *Planning Act* and added that anyone wishing to receive further information about the Housekeeping Amendments to the SDG Official Plan, could send an email to info@sdgcounties.ca.

Mr. Hicks presented a PowerPoint presentation that provided information on the proposed Housekeeping Amendments to the SDG Official Plan. A copy of the presentation is held on file. Mr. Hicks spoke to the various categories of the amendments, including the correction of minor grammar, spelling and formatting issues; the introduction of new text or editing of existing text to improve readability and clarity; correction of mapping errors and reformatting the Official Plan schedules; and the various substantive policy changes. Mr. Hicks also presented information on the consultation activities that had taken place in preparing the amendment, including with local municipalities, the Ministry of Municipal Affairs and Housing, and the general public. He stated that at the time of the public meeting, the County had received two submissions from the statutory circulation of the amendment from GFL Environmental and South Nation Conservation, and the response to the submissions. Mr. Hicks concluded his presentation by providing information on next steps in the amendment process.

Warden Prevost thanked Mr. Hicks for his presentation and invited members of the public to speak to the amendments. No members of the public present at the meeting provided comments.

Warden Prevost invited members of Council in attendance to provide comments. Councillor Bryan McGillis stated the proposed amendments would be helpful especially the amendments regarding clarification surrounding the creation of secondary dwellings on properties.

CAO Simpson spoke to the amendments surrounding hydrological studies for lots that are smaller than an acre. He asked if this applied to second dwelling units on lots. Mr. Hicks stated that the proposed amendments with regard to hydrological study requirements were not to remove this requirement, but add extra discretion on the part of County staff for certain instances.

4. Adjournment

Warden Prevost adjourned the meeting at 12:25 p.m.



Northern Futures Planning
(613) 809-6112
michelle@northernfutures.ca
www.northernfutures.ca

March 25, 2021

Benjamin De Haan
Director, Transportation and Planning Services
The United Counties of Stormont, Dundas and Glengarry
26 Pitt Street,
Cornwall, ON K6J 3P2

Dear Mr. De Haan,

RE: Proposed OPA No.6 – Waste Management Systems

We have been engaged by GFL Environmental Inc. to provide land use planning services for the Environmental Assessment process and municipal planning approvals for a planned expansion of GFL's Eastern Ontario Waste Handling Facility (EOWHF) in North Stormont Township on Laffèche Road. We have received and reviewed the Draft OPA No.6 (Housekeeping Amendment) and have noted a significant policy change to Section 4.3.5 of the Official Plan related to the regulation of Waste Management Systems.

A. Current OP

In the current OP, "Waste Management Systems" are defined in Section 4.3.5 and contain numerous policies to guide the establishment and operation of these systems. These systems are permitted in the *Rural District*. GFL's current waste handling facility is designated *Rural District* and conforms with all OP policies.

GFL has indicated interest in expanding the EOWHF on the lands to the east of the existing facility. These lands are currently designated *Agricultural Resource Lands* and *Employment District* which do not permit a "Waste Management System". GFL wishes to apply for amendments to the Official Plan and local Zoning By-law to open a potential pathway for a future expansion of the Eastern Ontario Waste Handling Facility (EOWHF). However, any future expansion is subject to an approved Provincial Environmental Assessment which will take approximately 2 to 3 years.

B. Draft OPA No.6

The Draft OPA No.6 proposes Schedule and textual changes to the OP.

The **Schedule** changes will remove the *Waste Disposal Districts* from all Land Use Schedules and replace the Districts with Active (A) and Closed (C) waste management system symbols, as they were previously indicated on County mapping. Since the *Waste Disposal Districts* on the Land Use Schedules have no corresponding statement of intent or policies in the text of the OP, we accept and support that this is an anomaly and technical error that should be addressed in the Housekeeping Amendment. We are in support of this amendment.

The **textual** changes identify the meaning of the Active (A) and Closed (C) Systems, presents a more detailed definition of “waste management systems”, collates language around these uses into Section 4.3.5, but also introduces a new policy that Official Plan Amendments are required for an expansion to an existing “waste management system”. We agree with the overall intent to correct errors, clarify the language and collate policies under Section 4.3.5, but we have concern with adding “expansions” as a trigger for an OPA. This language is new and appears in two locations under the “Amendment & Planning Principles” section of 4.3.5.2 [emphasis added]:

Amendment & Planning Principles

*New **or expanding** waste management systems shall require an amendment to this plan and will require approval under the Environmental Protection Act before an amendment is considered. Provincial and municipal approvals will be required for the hauling and disposal of waste materials and sewage and septage.*

*a) In considering an amendment to this plan to accommodate a new **or expanded** waste management system, the proposal shall be supported by appropriate environmental studies in accordance with the guidelines and requirements of the Ministry of Environment and Climate Change, to ensure negative impacts on surrounding lands are mitigated and/or eliminated to the satisfaction of the County.*

GFL does not support this language for the following reasons:

- Triggering the need for an OPA for an expanded site is a very significant change and is not housekeeping in nature. The change is not intended “to correct technical errors and clarify policies for ease of use and interpretation.” Any change this significant should be subject to a broader consultation process.
- The proposed change in wording would mean that an OPA & ZBLA for lands owned by GFL for a potential future expansion could not proceed until the EA has been approved. Before undertaking the lengthy EA process (2 to 3 years), GFL wants clarity on whether the eastern lands targeted for expansion can be removed from the *Agricultural Resource Lands* and

Employment District designation, and whether there is Council support in principle for an expansion of the facility on these lands.

- The interests of the County and Township in ensuring that the EA is completed prior to any expansion of the facility can be achieved by placing a Hold symbol on the zoning with the condition for lifting "H" being an approved EA from the Ministry. This is the approach taken in other jurisdictions.

There are a number of other secondary comments on the proposed new Section 4.3.5 where wording could be further clarified including the definition of "waste management systems" and how Ministry Guidelines are applied. We would appreciate the opportunity to work with the County to find the right language to meet the intent of Section 4.3.5 to regulate "waste management systems".

We thank you for your attention and we would welcome the opportunity to discuss the proposed OPA No.6 further. I may be reached by phone at (613) 809-6112 or by e-mail at michelle@northernfutures.ca.

Best Regards,



Michelle Armstrong, MCIP RPP
Partner & Senior Planner
Northern Futures Planning

CC.

Paul Hicks, Contract Planner, SDG County
Daniel Brien, VP, Environmental Compliance and Landfill Operations, GFL Environmental
Greg Van Loenen, Environmental Compliance Officer, GFL Environmental
Larry Fedec, Solid Waste Program Leader, HDR Corporation

From: "Ethier, Dan (MMAH)" <Dan.Ethier@ontario.ca>

Date: Thursday, March 18, 2021 at 11:33 AM

To: Paul Hicks <phicks@sdgcounties.ca>

Cc: Stephanie Morin <smorin@sdgcounties.ca>

Subject: RE: Draft SGD OP Housekeeping Amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

Thank you for providing me with the opportunity to review the proposed housekeeping amendment and for our chat on Monday as well.

I have reviewed the amendment and can offer minor suggestive comments for your consideration:

- Item 14: Was it intended to amend the 2nd paragraph of section 3.5.2.9 (instead of the 3rd)? If so, suggested to revise to indicate "in the second paragraph..."
- Item 15: The intent of this item is to change the title from "Secondary Units" to "Additional Residential Units" however the remaining text still refers to such units as secondary units. Suggest to replace wording from 'secondary units' to 'additional residential units'.
- Items 18-20: Staff of the County may wish to contact staff of the MECP if they require any technical assistance or guidance associated with the proposed policy revisions involving separation distances.
- Item 37: MMAH staff consulted with MNRF staff and we have no objection to the proposed re-designation.

I hope the above is helpful and please don't hesitate to reach out should you have any questions.

Cheers,

Dan

From: Paul Hicks <phicks@sdgcounties.ca>

Sent: March 10, 2021 4:09 PM

To: Elaine.Mallory@uclg.on.ca; Ethier, Dan (MMAH) <Dan.Ethier@ontario.ca>

Cc: Stephanie Morin <smorin@sdgcounties.ca>; Kimberley Casselman <kcasselman@sdgcounties.ca>

Subject: Draft SGD OP Housekeeping Amendment

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Please find attached the draft of the housekeeping amendment for your review.

Any questions or concerns please don't hesitate to contact me.

PH



March 26, 2021

Mr. Ben de Haan
Director of Transportation and Planning Services
United Counties of Stormont, Dundas and Glengarry
26 Pitt Street
Cornwall, ON
K6J 3P2

Subject: Official Plan Amendment No. 6 Review

Dear Mr. de Hann,

South Nation Conservation (SNC) was circulated on Amendment No. 6 to the Official Plan for the United Counties of Stomont, Dundas and Glengarry. Thank you for the opportunity to provide input on the United Counties' policies. We offer the following comments for consideration:

Section 3.5.2.9: The conservation authority supports waiving an OPA for the reduction of a setback as it reduces administrative burden on the applicant.

Section 6.2.1: It is understood that in unique and exceptional circumstances, deviations from Table 6.1 are justified, and flexibility within the official plan is needed to permit these. The sentence containing the wording "deviations to the standards or prohibitions", however, does not provide this context and may lead to inquires of what deviations could be permitted.

An alternate approach to achieve the same intent is a new sentence after the third sentence in paragraph one. The section could read:

In exceptional circumstances, certain types of development may be permitted on hazardous lands or sites where measures are undertaken to safeguard such development and the environment from the impacts of such hazards and from the creation of new hazards. These circumstances will not require an amendment to the Official Plan.





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Section 8.12.13.7(a): The list of studies identifies a 'Hydrogeological Study,' whereas a more complete description would be a 'Hydrogeological and Terrain Analysis.'

Further, the list of studies could include a 'Private Servicing Plan.' This scaled plan demonstrates the layout of private services, and helps to ensure that the septic permit can be issued under the Ontario Building Code once the lot is approved.

If there are any questions about these comments, please feel free to contact me at (613) 984-2948.

Sincerely,

A handwritten signature in black ink that reads "James Holland". The signature is written in a cursive, flowing style.

James Holland, MSc RPP
Watershed Planner
South Nation Conservation

SNC-1718-2021

