

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

BY-LAW NO. 5344

A BY-LAW to adopt Official Plan Amendment No. 9 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. 9 is a site-specific amendment to permit a waste management system including landfill stages, a scale house and other ancillary uses in the Agricultural Resources Lands designation on Lots 14, 15 and the eastern portion of Lot 16, Concession 10.in the Township of North Stormont.

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. 9 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 22nd day of March, 2022.



WARDEN



CLERK

SCHEDULE "A" TO BY-LAW No. 5344

**AMENDMENT NO. 9 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF
STORMONT, DUNDAS AND GLENGARRY**

Owner: GFL Environmental Inc.
Agent: Jesse Ajayi

Official Plan Amendment
Special Land Use District

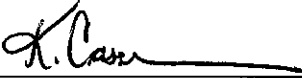
Township of North Stormont



**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. 9 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. 9 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES

Do not form part of Amendment No. 9 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. 9 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry, which is an amendment initiated by an individual pursuant to Section 22 of the *Planning Act*, is to add an item to Table 9.1.4 – Special Land Use Districts and to add a Special Land Use District to Schedule A3. The site-specific amendment will permit non-agricultural development within the Agricultural Resource Land designation. This will allow for the expansion of the Eastern Ontario Waste Handling Facility (EOWHF).

Location

The subject lands consist of the existing EOWHF site and the expansion lands and are described as Lots 14, 15, 16, 17, 18 and Part of Lot 13, Concession 10, Former Geographic Township of Roxborough, Township of North Stormont. The area subject to the amendment includes Lots 14, 15 and the eastern portion of Lot 16. The Subject Lands are approximately 6 km east of the Municipality of Casselman along Highway 417 and are accessed via Highway 138 and Lafèche Road.

Basis

The Property is presently designated as “Agricultural Resource Lands” in the 2018 (previously 2006) United Counties of Stormont, Dundas and Glengarry Official Plan. The purpose of this designation is to protect prime agricultural land for agriculture and agricultural-related uses.

It is proposed that a special Land Use District permitting a waste management system and ancillary uses be created that retains the underlying Agricultural Resource Lands designation on the Subject Lands.

The application was supported by a Stage I Archaeological Assessment, Agricultural Impact Assessment, Hydrogeological & Geological Assessment, Geotechnical Report, and Environmental Impact Study. The proposed amendment has been reviewed by the Township of North Stormont and agencies with a recommendation for adoption. No public comments against the proposal have been received. The proposed amendment constitutes good planning; is in the public interest; and is consistent with the Provincial Policy Statement.

Both an official plan amendment and zoning amendment are required to permit the proposal.

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. 9 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

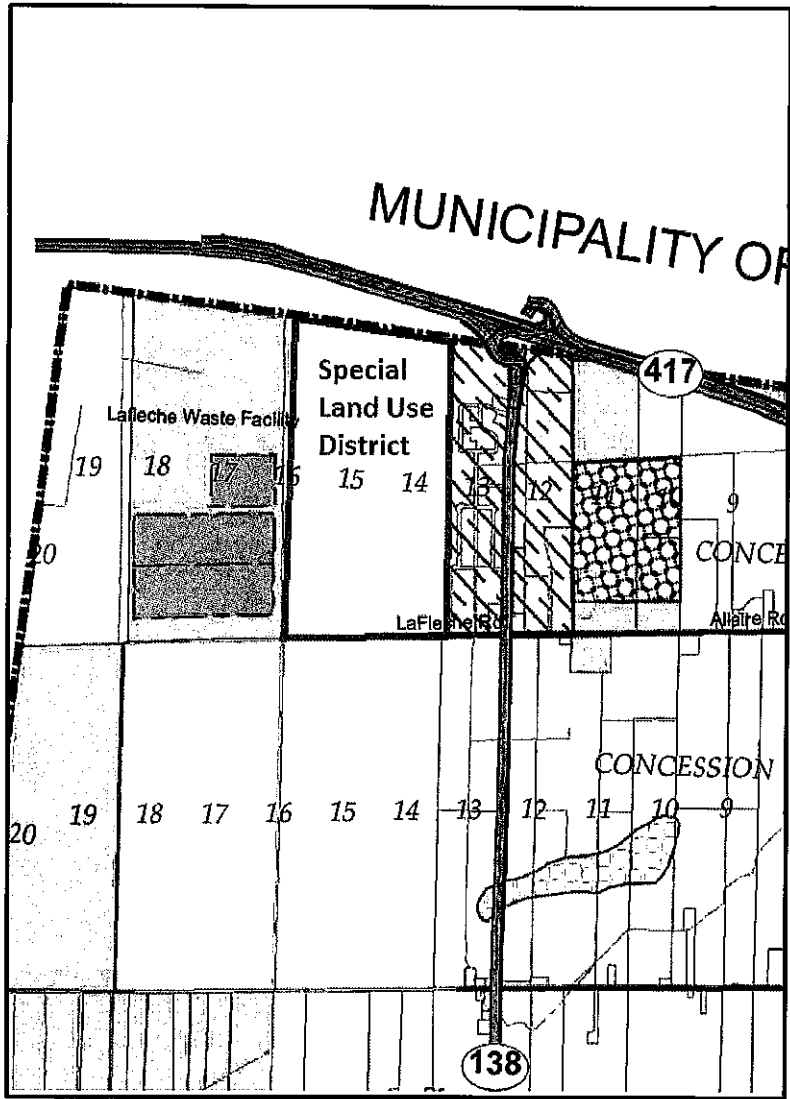
Details of the Amendment

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

1. Schedule A3: Township of North Stormont is hereby amended by re-designating the Agricultural Resource Lands designated on Lots 14, 15 and the eastern portion of Lot 16, Concession 10, in the Township of North Stormont, Geographic Township of Roxborough, to permit a waste management system including landfill stages, a scale house and other ancillary uses in the Agricultural Resource Lands.
2. Table 9.1.4- Special Land Use Districts, Township of North Stormont is hereby amended by adding the following:

"Notwithstanding Section 4.3.5.2, a waste management system is permitted in the Agricultural Resource Lands designation in the above-described Special Land Use District. "

SCHEDULE A: AREA TO BE RE-DESIGNATED AS A SPECIAL LAND USE DISTRICT



PART C – THE APPENDICES

APPENDIX A: NOTICE OF PUBLIC MEETING

APPENDIX B: RECORD OF PROCEEDINGS

Appendix A: Notice of Public Meeting



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT
NOTICE OF PUBLIC MEETING CONCERNING
A PROPOSED OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT
17125 LAFLECHE ROAD, MOOSE CREEK, NORTH STORMONT
LOTS 14, 15, 16, 17, 18 AND PART OF LOT 13 CONCESSION 10
(FORMER GEOGRAPHIC TOWNSHIP OF ROXBOROUGH)**

TAKE NOTICE that the Council of the Corporation of the Township of North Stormont will hold a Public Meeting on the 21st day of December 2021, at 6:30 p.m. at the Municipal Office, to consider a proposed Official Plan Amendment and Zoning By-Law Amendment under Section 22 and Section 34 of the *Planning Act* respectively.

The Official Plan Amendment is required to re-designate Lots 14, 15, and the East half of Lot 16 from the Agricultural Resource Lands designation to the Rural District designation.

This proposed By-law will change the zoning for the above noted property. This Zoning By-law Amendment is being sought to re-zone the expansion lands from Agricultural (AG) to a Waste Disposal – Special Exception Zone (WD-h-X) to facilitate the expansion of the landfill disposal capacity at the existing Eastern Ontario Waste Handling Facility (EOWHF), owned and operated by GFL Environment Inc. The application would also remove the ANSI Zone from the remainder of the existing EOWHF Site.

A KEY MAP is attached identifying the location of the subject lands to which the Official Plan amendment and zoning amendment applies.

IF YOU WISH TO BE NOTIFIED of the decision of the Council of the Township of North Stormont you must make a written request to: Moe Hammoud, Junior Planner, Township of North Stormont, 15 Union Street, PO Box 99, Berwick, ON K0C 1G0.

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

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the United Counties of Stormont, Dundas and Glengary before a decision is made on the Official Plan Amendment, or the Township of North Stormont before a decision is made on the Zoning By-law Amendment; but the person or public body does not make oral submissions at a public meeting or make written submissions before a decision is made, the person or public body is not entitled to appeal the decision of Council of the United Counties of SDG or the Council of the Township of North Stormont to the Ontario Land Tribunal. Please see special instructions on the reverse regarding participation in a public meeting during COVID-19 pandemic.

IF A PERSON OR PUBLIC BODY does not make oral submissions at the public meeting, or make written submissions to the United Counties of Stormont, Dundas and Glengary before a decision is made on the Official Plan Amendment or the Township of North Stormont before a decision is made on the Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

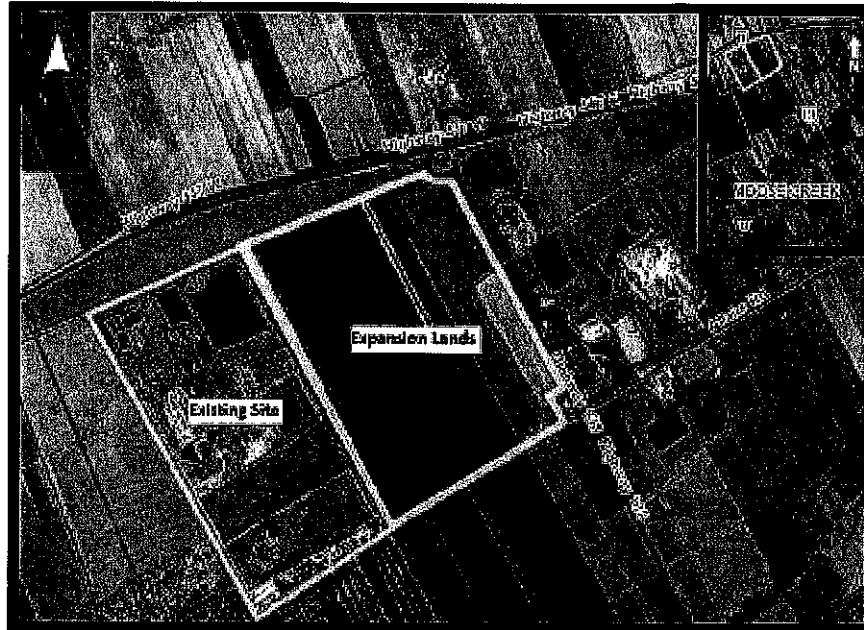
ADDITIONAL INFORMATION related to the proposed Zoning By-law Amendment and Official Plan Amendment is available for inspection during normal office hours at the Township of North Stormont Office, located at 15 Union St. Berwick, ON. For additional information about this matter and appeal rights, contact the Township's Planning Department via email at mhammoud@northstormont.com.

DATED at the Township of North Stormont this 1st day of December 2021.

Craig Calder, CAO/Clerk
Township of North Stormont
15 Union St., PO Box 99
Berwick ON K0C 1G0
(613) 934-2821 (Phone)
(613) 934-2808 (Fax)

Kimberley Casselman
Director of Council Corporate Services/Clerk
United Counties of Stormont, Dundas and
Glengary
26 Pitt Street
Cornwall ON K6J 3P2
Telephone: (613) 932-1515

Key Map



 - Subject Lands of Proposed Official Plan Amendment and Zoning By-Law Amendment

**** Special Instructions Due to the COVID-19 Pandemic ****

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 live-streamed on the United Counties of SDG Youtube page. To watch the live-stream, go to: https://www.youtube.com/channel/UC_3kS_1FvhlSBTCC6pAUQeg

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=1373ed37f6abf75a1dc8e26954f2c74a>

TAKE NOTICE THAT Although an In-person public meeting will be held at the Township Office for this zoning amendment application, you are encouraged to consider participating remotely as opposed to in-person, in order to reduce person-to-person contact during the COVID-19 Pandemic. Ways to participate are outlined below:

Participation by Telephone

Should you wish, you can attend the meeting via teleconference. To do so please register to speak with the Planning Department no later than Friday, December 17th at noon, by contacting Moe Hammoud, Junior Planner at: 613-984-2821 Ext. 226 or by email at mhammoud@northstmont.ca. You will be provided with a call-in number and instructions on how to make representation.

Submit Comments in Writing

Comments on the application can be submitted in writing, by email, to Moe Hammoud, Junior Planner, at mhammoud@northstmont.ca. Comments received before Friday, December 17th at noon, will be provided to members of Council prior to the meeting. Comments received after this time will be forwarded to members of Council as soon as possible but may not be received by members of Council prior to the meeting.

Submit Verbal Comments

Comments on the application can be submitted verbally by contacting Moe Hammoud, Junior Planner at 613-984-2821 Ext. 226 no later than Friday, December 17th at noon, for transcription. Comments received after this time will be forwarded to members of Council as soon as possible but may not be received by members of Council prior to the meeting.

Participation in Person

Due to the current public health restrictions, in person participation cannot be guaranteed at this time. Should you feel it necessary to attend the meeting in person and the public health restrictions change, please register with the Planning Department no later than Friday, December 17th at noon, by contacting Moe Hammoud, Junior Planner at: 613-984-2821 Ext. 226 or by email at mhammoud@northstmont.ca. You will be provided with instructions on how to attend the meeting in person, while respecting public health regulations.

Appendix B: Record of Proceedings



The Corporation of the Township of
NORTH STORMONT
RESOLUTION

Date: March 8, 2022

Resolution No. 50-2022

MOVED BY:

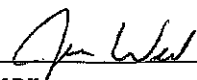
Deputy Mayor F. Landry _____ ✓
Councillor S. Densham _____
Councillor R. Douglas _____
Councillor R. Villeneuve _____

SECONDED BY:

Deputy Mayor F. Landry _____
Councillor S. Densham _____
Councillor R. Douglas _____
Councillor R. Villeneuve _____ ✓

Be it resolved that Council receives the report from the Municipal Planner for the Official Plan Amendment for the GFL Waste Disposal Site Expansion application and hereby recommends approval by the United Counties of SDG.

CARRIED **DEFEATED** **DEFERRED**



Mayor


Declaration of Conflict of Interest: _____

Disclosed His/Her/Their Interest

Vacated His/Her/Their Seat

RECORDED VOTE	
Councillor S. Densham	_____
Councillor R. Douglas	_____
Councillor R. Villeneuve	_____
Deputy Mayor F. Landry	_____
Mayor J. Wert	_____

CERTIFIED A TRUE COPY



Clerk and
Commissioner of Works
Township of North Stormont



**Township of North Simcoe
MINUTES
Zoning Amendment Public Meeting
Tuesday, December 21, 2021
Council Chambers
6:30 PM**

COUNCIL PRESENT: Jim Wert, Mayor
François Landry, Deputy Mayor
Randy Douglas, Councillor
Steve Denzham, Councillor

COUNCIL ABSENT: Roxane Villeneuve, Councillor

STAFF PRESENT: Craig Calder, CAO/Clerk
Mary McCuaig, Acting CAO/Clerk
Moe Hammoud, Junior Planner

1. CALL TO ORDER

You are invited to a Zoom webinar.

When: Dec 21, 2021 06:30 PM Eastern Time (US and Canada)

Topic: Zoning Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83068358602?pwd=9Qd0PNWVZUllZ2RkUmd0YU2RZS1hzUTQ9>

Passcode: 588487

Or One tap mobile :

Canada: +15873281099,,83068358602#,,,,*588487# or

+16479744685,,83068358602#,,,,*588487#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

Canada: +1 778 907 2071 or +1 204 272 7920 or +1 438 869 7799

Webinar ID: 830 6835 8602

Passcode: 588487

International numbers available: <https://us06web.zoom.us/j/83068358602>

RES-354-2021 Moved by Councillor Douglas, Seconded by Councillor Denzham
Be it resolved that this public meeting to consider the zoning amendment for
the GFL Expansion be opened at 6:30 p.m.
CARRIED

Township of North Stormont
Zoning Amendment Public Meeting Minutes – December 21, 2021

2. ADOPTION OF AGENDA (amendments addition or deletions)

adopt

RES-355-2021 *Moved by Deputy Mayor Landry, Seconded by Councillor Densham
Be it resolved that the agenda be approved as amended:
- Add By-Law No. 107-2021 for approval .
CARRIED*

add

RES-356-2021 *Moved by Councillor Douglas, Seconded by Deputy Mayor Landry
Be it resolved that By-Law No. 107-2021, being a By-Law to appoint a Property
Standards Committee, be read a first, second and third time, passed, signed
and sealed in Open Council this 21st day of December, 2021.
CARRIED*

3. DISCLOSURE OF PECUNIARY INTEREST

4. PRESENTATIONS

**Introduction by Jesse McPhail Municipal Planning Consultant of Re: Public
Urbanism**

**Presentation by Greg VanLoenen, Environmental Compliance Officer for
Eastern Ontario Waste Facility**

**Presentation by Jesse Ajayi, Planner from Northern Futures Planning on behalf
of GFL**

5. PUBLIC QUESTIONS/COMMENTS

Q- Councillor Densham asked whether or not a report will be prepared on the effect of possible groundwater contamination, in particular the Moose Creek wellfield. A- The development of the landfill through the Environmental Assessment and Environmental Compliance processes must show that the leachate collection is being done, that it is being routed to a collection pond, treated and the effluent released into the natural environment. It must prove that there is no uncontrolled release. There is a robust groundwater monitoring system in place that provides ample warning in the unlikely event that there is a breakout. All stringent standards for reasonable use for groundwater must be met in the EA process.

Q- Councillor Densham asked whether the proponent has received any public feedback to date, especially concerns, since the public notice was sent. A- Yes, the largest concern expressed were odour issues and the fear of possible groundwater contamination as the waste moves eastward.

Q- Councillor Densham asked an explanation of the statement that they should dig as shallowly as possible. A- This means that because of the closeness to the surface of

*Township of North Stormont
Zoning Amendment Public Meeting Minutes – December 21, 2021*

the clay layer, which is in itself an effective attenuation area, the less it is disturbed the better.

Q- Councillor Douglas asked that when the gas is pulled from the cells, does that aid in making more room in the cells and in breaking down the waste. A- Yes, to a point, the volume does decrease over time from removal of the gas and leachate, but this is all part of the natural process of decomposition.

Q- Deputy-Mayor Landry asked whether or not a visual berm is Provincially mandated or is this an initiative by GFL. A- No, visual screening is not mandated, but this is something that is suggested in the EA process to improve the visual esthetics especially when entering North Stormont from Highway 417.

Q- Mayor Wert stated that there are three concurrent processes under way:


- 1- Environmental Assessment
- 2- Environmental Compliance
- 3- Official Plan and Zoning


Do these run concurrently in the approval process or does one need to be approved prior to another. A- Prior to receiving Environmental Compliance Approval (ECA), the proponent must have an approved Environmental Assessment, which comes directly from the Minister of Environment and must show that all local approvals (Official Plan and Zoning) are in place.

6. ADJOURNMENT

adjourn

RES-357-2021 Moved by Councillor Densham, Seconded by Deputy Mayor Landry
Be it resolved that this public meeting adjourn at 7:36 p.m.
CARRIED




_____ Mayor