



Township of North Stormont

Agenda

**Zoning Amendment Public Meeting
Tuesday, July 13, 2021 @ 6:30 PM
Council Chambers**

Page

1. CALL TO ORDER

1.1. You are invited to a Zoom webinar.

When: Jul 13, 2021 06:30 PM Eastern Time (US and Canada)

Topic: Regular Council Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/98235082315?pwd=UkJGTzBOME1rQzVEaDY3Mkk0MmlmQT09>

Passcode: 898996

Or One tap mobile :

Canada: +17789072071,,98235082315#,,, *898996# or
+12042727920,,98235082315#,,, *898996#

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 +1 438 809 7799

Webinar ID: 982 3508 2315

Passcode: 898996

International numbers available: <https://zoom.us/j/98235082315?pwd=UkJGTzBOME1rQzVEaDY3Mkk0MmlmQT09>

1.2. Open

Be it resolved that this public zoning meeting open for business at 6:30 PM

2. ADOPTION OF AGENDA (AMENDMENTS ADDITION OR DELETIONS)

2.1. Adopt

Be it resolved that the agenda be approved as presented.

3. DISCLOSURE OF PECUNIARY INTEREST

3.1. [Pecuniary Interest Form](#)

3 - 4

4. PRESENTATIONS

4.1. Be it resolved that Council receives the Planner's report for file No. Z-2021-05 (GFL Environmental Inc.) and hereby approves the recommendations contained therein.

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[Planning Report \(GFL Environmental Inc.\)](#)

[Paul Hicks Powerpoint](#)

[GFL EOWHF - Southern Compost Expansion](#)

5. PUBLIC QUESTIONS/COMMENTS

6. ADJOURNMENT

6.1. Close

Be it resolved that this public zoning meeting adjourn at _____ p.m.



**CANTON DE STORMONT NORD
TOWNSHIP OF NORTH STORMONT**

**DÉCLARATION D'INTÉRÊT – Loi sur les conflits d'intérêt municipaux
DECLARATION OF INTEREST –Municipal Conflict of Interest Act**

Date _____

Nº de l'article et sujet / *Item No and Title:* _____

Je / I, _____ membre du conseil du Canton de Stormont
Nord/Township of North Stormont Council Member:

déclare avoir un intérêt pécuniaire potentiel (réputé ☐ / direct ☐ / indirect ☐
concernant le sujet ci-haut mentionné de l'ordre du jour du Conseil / Comité pour les
raisons suivantes : _____

*declare a potential (deemed ☐ / direct ☐ / indirect ☐) pecuniary interest on Council /
Committee Agenda for the following reason: _____*

Signature

- Pour un « intérêt pécuniaire indirect » voir l'article 2 de la Loi sur les conflits d'intérêt municipaux.
- For an "indirect pecuniary interest" see Section 2 of the Municipal Conflict of Interest Act.
- Pour un « intérêt pécuniaire réputé » direct ou indirect voir l'article 3 de la Loi sur les conflits d'intérêt municipaux.
- For a "deemed" direct or indirect pecuniary interest see Section 3 of the Municipal Conflict of Interest Act.

Intérêt pécuniaire indirect

2 Pour l'application de la présente loi, le membre a un intérêt pécuniaire indirect dans une affaire du ressort du conseil ou du conseil local, dans les cas suivants :

- a) le membre, directement ou par personne interposée :
- (i) est actionnaire, administrateur ou dirigeant d'une personne morale dont les valeurs mobilières ne sont pas offertes au public,
 - (ii) détient des intérêts majoritaires dans une personne morale dont les valeurs mobilières sont offertes au public, ou en est administrateur ou dirigeant,
 - (iii) est membre d'un organisme, qui a un intérêt pécuniaire dans l'affaire;
- b) il est l'associé d'une personne ou l'employé d'une personne ou d'un organisme qui a un intérêt pécuniaire dans l'affaire. L.R.O. 1990, chap. M.50, art. 2.

Intérêt de certaines personnes réputé celui du membre

3 Pour l'application de la présente loi, l'intérêt pécuniaire, direct ou indirect, du père ou de la mère, du conjoint ou d'un enfant d'un membre, est réputé, si le membre en est au courant, un intérêt pécuniaire de celui-ci L.R.O. 1990, chap. M.50, art. 3; 1999, chap. 6, par. 41 (2); 2005, chap. 5, par. 45 (3).

Indirect pecuniary interest

2 For the purposes of this Act, a member has an indirect pecuniary interest in any matter in which the council or local board, as the case may be, is concerned, if,

- (a) the member or his or her nominee,
- (i) is a shareholder in, or a director or senior officer of, a corporation that does not offer its securities to the public,
 - (ii) has a controlling interest in or is a director or senior officer of, a corporation that offers its securities to the public, or
 - (iii) is a member of a body, that has a pecuniary interest in the matter; or

(b) the member is a partner of a person or is in the employment of a person or body that has a pecuniary interest in the matter. R.S.O. 1990, c. M.50, s. 2.

Interest of certain persons deemed that of member

3 For the purposes of this Act, the pecuniary interest, direct or indirect, of a parent or the spouse or any child of the member shall, if known to the member, be deemed to be also the pecuniary interest of the member. R.S.O. 1990, c. M.50, s. 3; 1999, c. 6, s. 41 (2); 2005, c. 5, s. 45 (3).

To: Mayor Wert and Members of Council, Township of North Stormont

From: Paul Hicks, MCIP, RPP, Principal | Urban Planner, Re: public Urbanism

Date: July 13, 2021

**Re: Zoning By-law Amendment Application Z-2021-05, GFL
Environmental, Composting Facility & Renewable Natural Gas Facility,
Lafleche Road**

1.0 RECOMMENDATION

THAT Council provides the first and second reading to By-law No. 71-2021, to change the zoning on certain lands in the Township of North Stormont, generally described on Schedule "A" attached hereto, from "Rural (RU) Zone" to a site-specific "Rural Industrial Holding (MR-4-H) Zone", and that the 'ANSI' and 'Locally Significant Wetland' zoning overlays as illustrated on Schedule 3 of By-law 08-2014 be removed.

THAT Council does not support the request by the applicant to amend Section 3.45 of By-law 08-2014 to prohibit new dwellings within 1000 metres of the area zoned MR-4-H.

2.0 LEGAL DESCRIPTION / LOCATION

Lots 16 (western half), 17 and 18, Concession 9, Geographic Township of Roxborough, (Roll No. 041101601345000). Also see Appendix 'A' for location.

3.0 BACKGROUND

The Township has received an application from GFL Environmental Inc. to rezone approximately 46 ha (114 acres) of land from the current "Rural (RU) Zone" to a new site specific "Rural Industrial (MR) Zone" to permit the lands to be used as part of a composting facility associated with the Eastern Ontario Waste Handling Facility (EOWHF) as well as a renewable natural gas facility (see Appendix 'B'). The requested rezoning would additionally reduce the current parking requirements from 43 spaces to 29 spaces and prohibit new dwellings within 1000 metres of the subject site.

The lands themselves are located on Lafleche Road immediately south of the EOWHF approximately 1.3 km west of Highway 137 (see Appendix 'A'). The applicant originally pre-consulted with the Township on the proposed application May 2020 and again in November 2020 at which time the Township provided the

applicant with a list of a number of required studies to accompany an application of this nature. These studies included:

- Planning Rationale;
- Concept Plan;
- Hydrogeological Report;
- Geotechnical Report;
- Archaeological Assessment;
- Environmental Impact Statement; and,
- Traffic Impact Statement.

The applicant submitted a completed application package in the spring of 2020 and Township Staff, along with the Township's consulting planners and engineers, and the South Nation Conservation Authority reviewed the completed reports and provided feedback and comments on the application package to the applicant and revisions to the application package were provided back to the satisfaction of the Township as such, Staff have scheduled the required public meeting under the Planning Act to bring the application forward to both Council and the public for consideration.

4.0 POLICY CONSIDERATIONS

The subject lands are designated "Rural" in the County Official Plan and are considered to be "Rural Lands" under the Provincial Policy Statement (PPS). Both the PPS and the Official Plan permit the proposed uses in the rural designation subject to demonstrating that the proposal will not negatively impact agricultural uses, and are appropriately setback from sensitive land uses (e.g. residential and institutional uses etc.). The Official Plan also designates the lands as being part of an Area of Natural and Scientific Interest (ANSI) and Locally Significant Wetland.

The proposed development will be serviced by on-site septic and water service and will take its proposed access from Lafleche Road. As such no extension of municipal services are proposed. Further the transportation impact study completed by the applicant confirms that there will be no negative impacts on Lafleche Road from a transportation perspective.

Of specific note, due to the nature of the uses as industrial and waste processing uses, the applicant was required to undertake land use compatibility analyses under provincial guidelines (known as D-6 and D-4 Analyses). The analyses indicated that the proposed development meets provincial guidelines being 1.5 km away from the closest sensitive land uses.

5.0 ANALYSIS

As noted previously, Township Staff, the South Nation Conservation Authority, and the Township's consulting planners and engineers have conducted reviews of all studies required to be submitted with the application and are satisfied that the proposal meets all municipal and provincial requirements.

With regards to the requested reduction in parking requirements Township Staff have reviewed the rationale provided by the applicants and note they are proposing

to use the recently updated parking requirements of the City of Ottawa which they advise are reflective of best practice related to parking regulations. Given the number of employees anticipated at the site and as it will not be used for commercial / public purposes, Staff take no issue with the proposed reduction in parking.

With regards to the request to have new dwellings prohibited within 1000 metres of the subject site, Township Staff have reviewed the request and are not recommending approval of this prohibition as the applicant is the owner of essentially all lands within 1000 metres of the proposed development, and as such, the prohibition is ostensibly redundant. Where lands within 1000 metres of the site are not under the ownership of the applicant, they encompass limited areas of nearby properties where the feasibility of developing a residential dwelling is limited.

It should be noted that should Council determine it to be appropriate to approve the proposed rezoning, the nature of the proposed development will require that the applicant apply for, and received site plan approval from Council, which will require a detailed site plan and additional detailed studies prior to construction being permitted.

At the time of the writing of this report, the Township has received one letter of comment from the public from Mr. Siegfried Grabs. Mr. Grabs does not appear to object to the proposed use but wishes only to be kept informed of any decision from Council.

6.0 ENVIRONMENTAL CONSIDERATIONS

A hydrogeological report, geotechnical report, and environmental impact statement were completed by the applicant as required by the Township. These materials were reviewed by Township Staff, South Nation Conservation Authority, and the Township's consulting planners and engineers and indicate amongst other matters that the ANSI and Locally Significant Wetland identified in the Official Plan are not applicable to the lands. All reviewing parties have advised that they are satisfied that the analysis undertaken by the applicant meets all municipal and provincial requirements.

7.0 RECOMMENDED CONDITIONS

Given the nature of the proposed use, it is recommended that a 'Holding Symbol' be placed on the subject lands to prevent any premature storage of materials on the land until such time as the applicant has received site plan approval from the Township.

8.0 ALTERNATIVES

Should Council not be satisfied that providing first and second reading is appropriate at this time, Council may:

1. Defer the application to request additional information from staff or the applicant, or to further consider issues raised by members of the public or circulated agencies; or

2. Refuse the application.

9.0 FINANCIAL/STAFFING IMPLICATIONS

None.

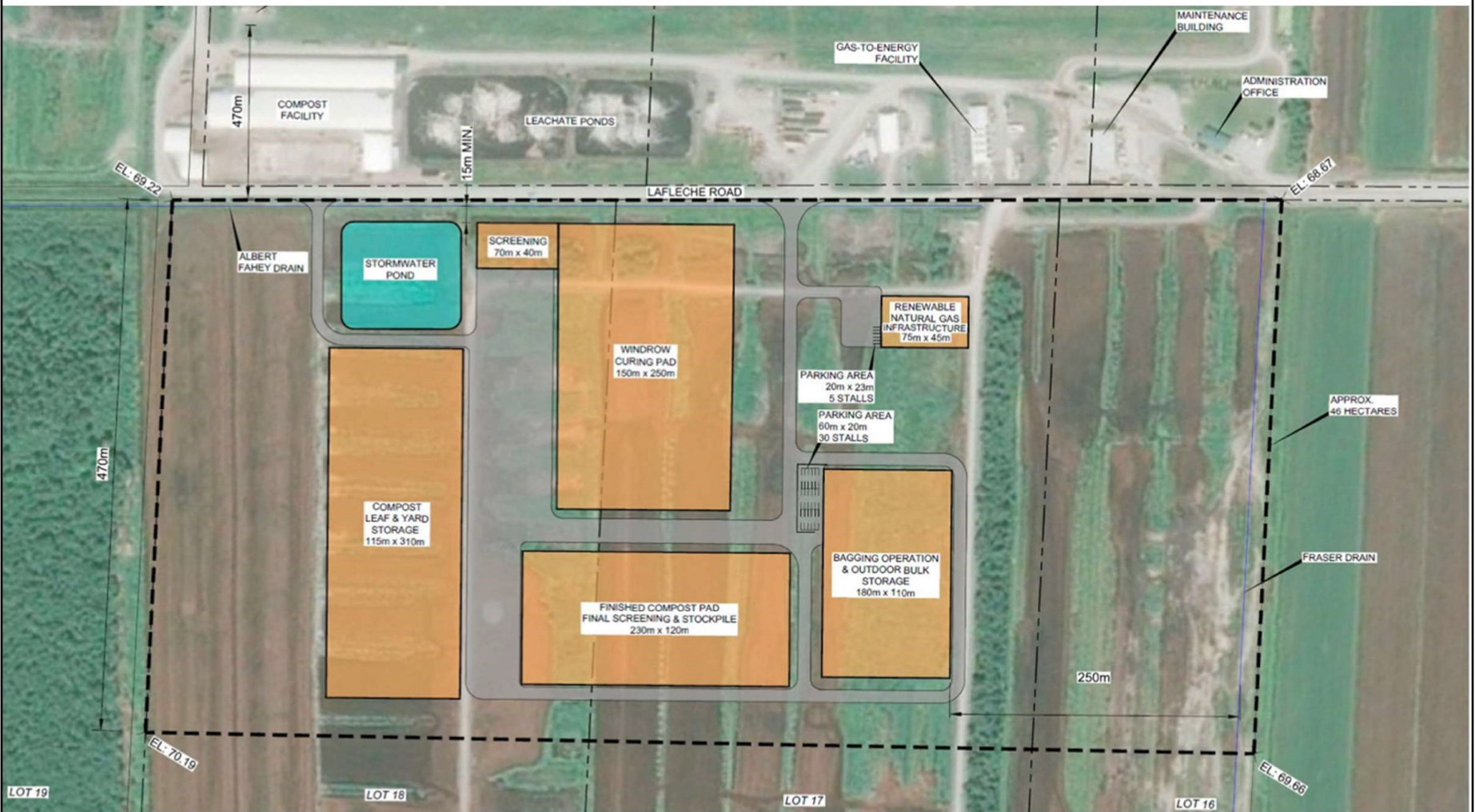
Appendix 'A': Site Location



Appendix 'B': Submitted Concept Plan









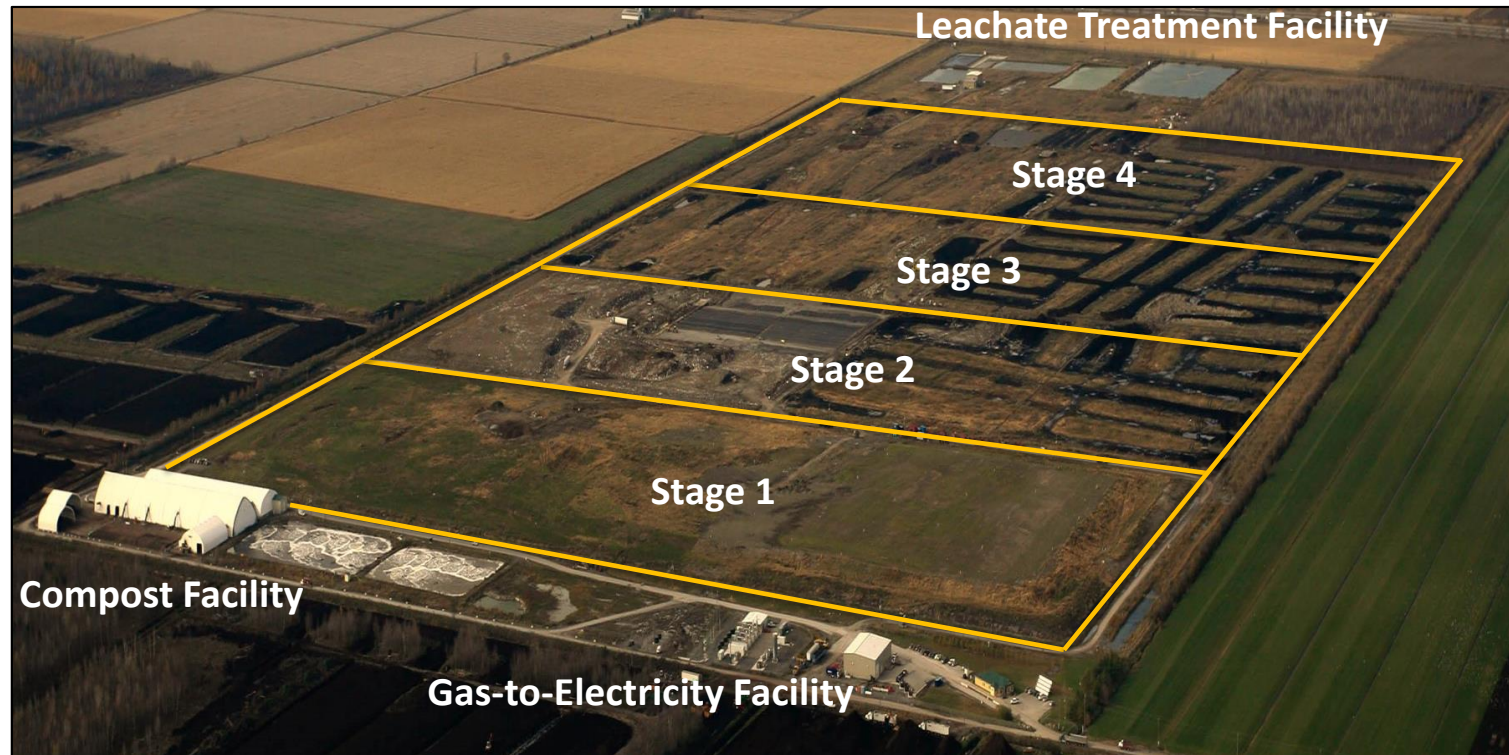
**EASTERN ONTARIO WASTE
HANDLING FACILITY (EOWHF)
COMPOST AND RENEWABLE NATURAL GAS
RE-ZONING REQUEST**

17125 LAFLÈCHE ROAD, MOOSE CREEK, ON

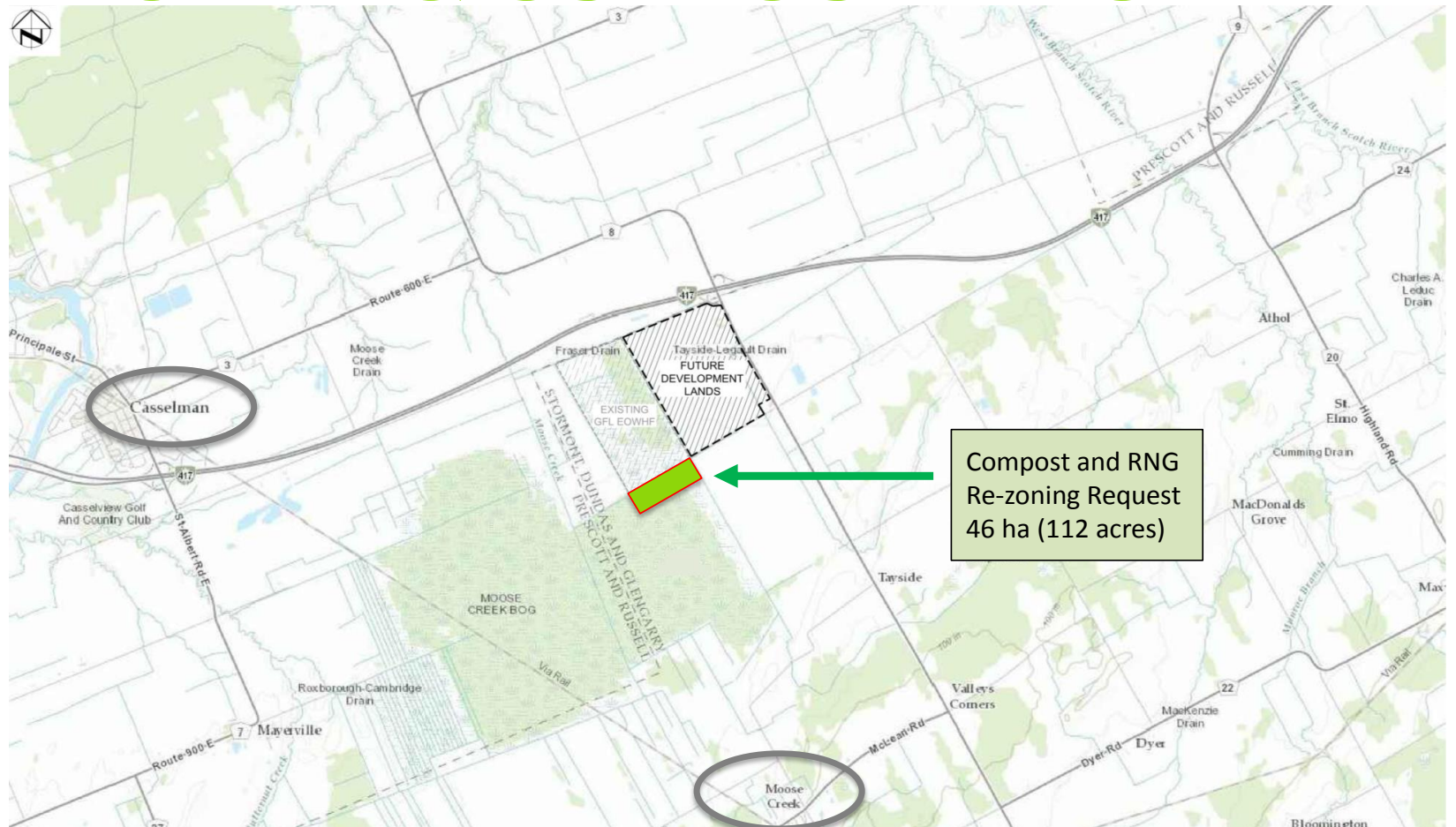
JULY 13, 2021

EXISTING EOWHF

- Total area is 189 ha (467 acres) and consists of the Landfill (Stages 1 to 4), Gas-to-Electricity Facility, Leachate Treatment Facility and Compost Facility.
- Why the Compost and Renewable Natural Gas (RNG) re-zoning request?
 - Our compost storage yards are currently located within the Stage 4 footprint and must be re-located to allow for continued landfilling operations;
 - North Stormont and GFL are actively pursuing natural gas opportunities with Enbridge.



EOWHF & SURROUNDING AREA



COMPOST AND RNG RE-ZONING



COMPOST AND RNG RE-ZONING

- **Compost Storage Pads**
 - Curing Compost Windrows, Finished Compost and Leaf and Yard.
- **Bagging Operation**
 - Finished Compost, Mulch, etc.
- **Renewable Natural Gas (RNG)**
 - Contribute to the expansion of the natural gas network in North Stormont.

The continued development of GFL's EOWHF will provide essential-service employment opportunities to North Stormont and Eastern Ontario. The Bagging Operation and RNG Facility will create new, well paying jobs for the area.

GFL is committed to expanding upon our current services to further green efforts and contribute to the realization of a true circular economy.

GFL's EOWHF is proud to be in the Township of North Stormont and genuinely looks forward to another 20 years of joint prosperity.



Thank you.