



Supporting Document 1-11

Land Use Existing Conditions Report

Eastern Ontario Waste Handling Facility Future
Development Environmental Assessment

GFL Environmental Inc.

Moose Creek, Ontario

February 6, 2022

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Environmental Assessment

LAND USE Existing Conditions Report

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Eastern Ontario Waste Handling Facility Future Development

February 6, 2022

Prepared by:

Northern Futures Planning

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Table of Contents

1. INTRODUCTION	1
2. STUDY AREAS.....	1
2.1 On-Site Study Area	1
2.2 Off-Site Study Area.....	1
3. METHODOLOGY.....	4
3.1. Primary Data	4
3.2. Secondary Data	5
4. PROVINCIAL REGULATORY FRAMEWORK	6
4.1. Provincial Policy Statement	6
4.2. Ontario Ministry of Environment, Conservation and Parks Guidelines (MECP)	7
5. EXISTING LAND USE CONDITIONS.....	11
5.1 Existing Land Uses in the On-Site Study Area	11
5.2 Existing Land Uses in the Off-Site Study Area	12
5.3 Existing Sensitive Land Uses - October 2021 Site Visit	15
6. LAND USE DESIGNATIONS.....	20
6.1 Land Use Designations in the On-Site Study Area	23
6.2 Land Use Designations in the Off-Site Study Area	25
6.2.1 Land Use Designations within the United Counties of SDG.....	25
6.2.2 Land Use Designations within the United Counties of Prescott-Russell.....	27
7. ZONING	28
7.1. Zoning in the On-Site Study Area.....	29
7.2. Zoning in the Off-Site Study Area.....	30
8. EXISTING LAND USE CONDITIONS CONCLUSIONS.....	34
9. REFERENCES.....	35

1. INTRODUCTION

The Land Use Existing Conditions Report identifies and describes the existing and planned land uses of the on-site and off-site study areas for GFL Environmental's proposed future development of the Eastern Ontario Waste Handling Facility (EOWHF). This report satisfies the land use component of the Environmental Assessment Existing Conditions Report.

2. STUDY AREAS

Land use conditions are discussed for two study areas: 1) the **on-site study area** consisting of the existing EOWHF and the proposed future development lands; 2) the **off-site study area** consisting of lands within 1 km of the on-site study area boundary. The two study areas are defined in Figure 1. The off-site study area differentiates land uses within 1 km and 500 m of the on-site study area. The 500 m boundary is relevant to land use compatibility regulations discussed in the Ontario Guideline *D-4 Land Use On or Near Landfills and Dumps*.

2.1 On-Site Study Area

The on-site study area comprises two portions: 1) the existing EOWHF; and 2) the proposed eastern landfill expansion, also referred to as the future development lands in this report.

The existing EOWHF is located at 17125 Laflèche Road. The property is located south of Highway 417 and west of Highway 138. The lands are legally described as Lots 17, 18 and the western portion of Lot 16, Concession 10, Township of North Stormont, United Counties of Stormont, Dundas and Glengarry. The existing EOWHF site comprises an area of approximately 189 hectares.

The landfill expansion is proposed to be immediately east of the existing facility. The future development lands are located south of Highway 417, north of Laflèche Road, and west of Highway 138, excluding a strip of land between the Highway 417 corridor and Route 700, and Champion Mushrooms located at 1454 Highway 138. The expansion lands are legally described as Lots 13, 14, 15 and the eastern portion of Lot 16, Concession 10, Township of North Stormont, United Counties of Stormont, Dundas and Glengarry. The expansion lands are approximately 240 hectares.

2.2 Off-Site Study Area

This report distinguishes between land uses within 500 m of the on-site study area and land uses with 1 km because of the land use compatibility recommendations presented in the Ontario Ministry of Environment, Conservation and Parks (MECP) Guideline *D-4 Land Use On or Near Landfills and Dumps* and those set out in the approved Environmental Assessment Terms of Reference.

Section 5.3 of Guideline D-4 states that the MECP “considers the most significant contaminant discharges and visual problems to be normally within 500 m of the perimeter of a fill area” where the fill area is the landfill area. Therefore, Guideline D-4 recommends that a 500 m distance be used to define the study area for future land use proposals near landfill areas. The recommended 500 m study area can reciprocally be used to identify existing and planned land uses that may be sensitive to new landfill proposals.

Since the GFL EOWHF eastern expansion landfill area has yet to be defined, the 500 m off-site study area is measured from the on-site study area boundary, as shown on Figure 1. The 1 km off-site study area is also measured from the on-site study area boundary. The 1 km off-site study area is used to illustrate the broader land use pattern and potential sensitive land uses in proximity to the proposed EOWHF eastern expansion.

The approved Environmental Assessment Terms of Reference defines the off-site study area as the lands located within 1 km of the on-site study area boundary. For properties where a portion of the parcel is within the 1 km study area, the entire property is considered as part of the off-site study area. Off-site properties are located along Laflèche Road, Allaire Road, Highway 138, County Road 8, and Route 700 East, as show in Figure 1. The off-site study area includes lands in both the North Stormont Township, United Counties of Stormont Dundas and Glengarry and the Nation Municipality, County of Prescott-Russell.

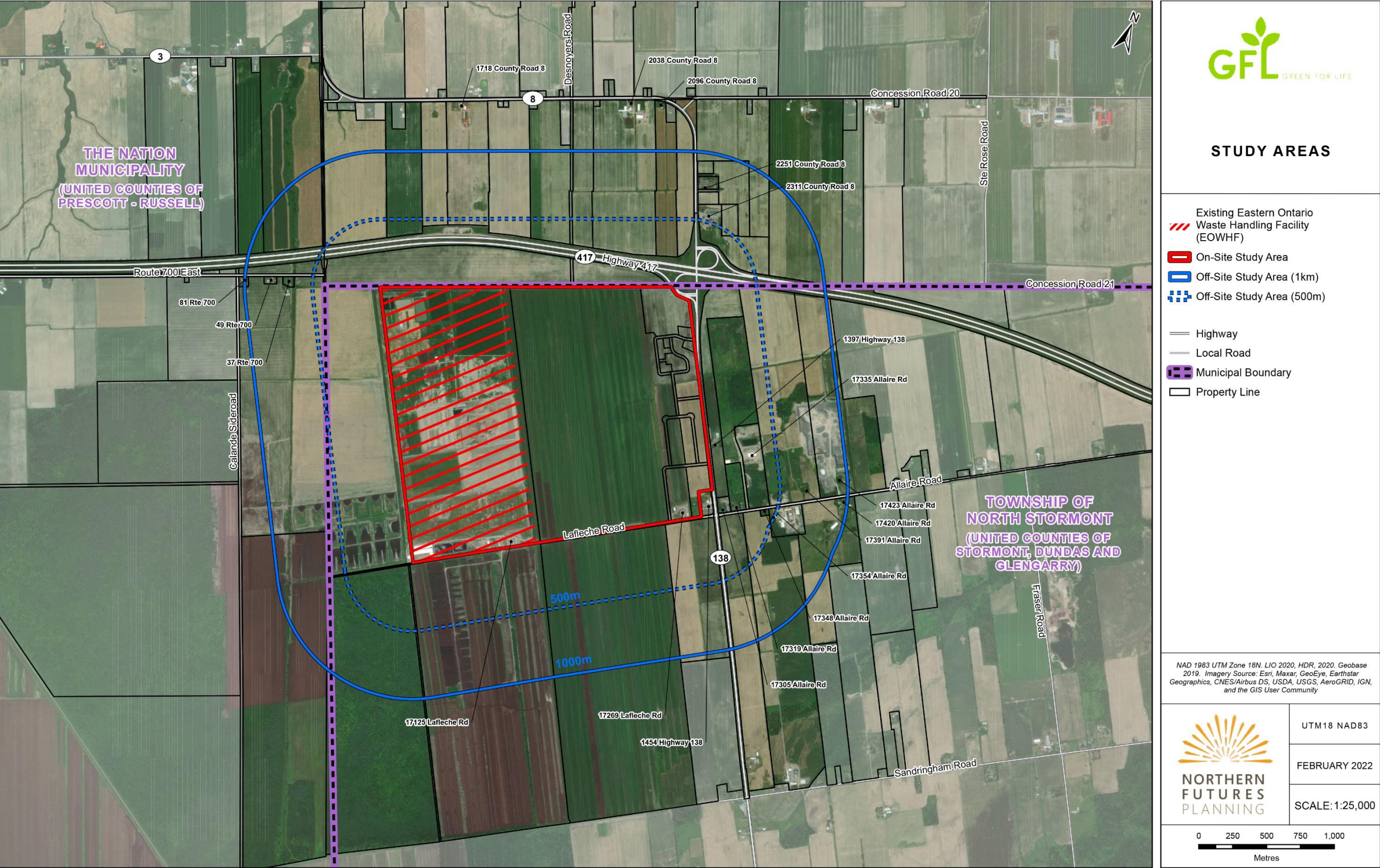


FIGURE 1 ON-SITE AND OFF-SITE STUDY AREAS

3. METHODOLOGY

3.1. Primary Data

Primary data was collected during two site visits and from correspondence with the Nation Municipality, United Counties of Prescott-Russell, North Stormont Township, and United Counties of Stormont, Dundas and Glengarry. The site visits were conducted to collect primary data about the existing and proposed EOWHF as well as the surrounding land uses within 500 m and 1 km of the on-site study area. The site visits were completed on March 2, 2020 and October 27, 2021. Email and phone correspondence provided additional primary data to confirm recent planning applications and amendments from each of the municipalities.

Site Visit – March 2, 2020

- A guided tour of the existing facility at 17125 Laflèche Road with GFL's Environmental Compliance Officer to collect data on the existing site operations and history of surrounding land uses.
- A windshield survey and photo documentation of land uses within the 500 m and 1 km off-site study areas.

Correspondence – Spring 2020

- Correspondence with the Nation Municipality to confirm the zoning of the off-site study area and receive planning applications that were recently approved or under review.
- Correspondence with the United Counties of Prescott-Russell to confirm the land use designations and Official Plan policies that apply to the off-site study area. Correspondence regarding Official Plan amendments that were recently approved or under review.
- Correspondence with the North Stormont Township to confirm the zoning of the off-site study area and receive planning applications that were recently approved or under review.
- Correspondence with the United Counties of Stormont, Dundas and Glengarry to confirm the land use designations and Official Plan policies that apply to the off-site study area. Correspondence regarding Official Plan amendments that were recently approved or under review.

Site Visit – October 27, 2021

- A guided tour of the existing facility at 17125 Laflèche Road with GFL's Environmental Compliance Officer to collect data on recent changes to existing site operations.
- A windshield survey and photo documentation of land uses within the 500 m and 1 km off-site study areas to confirm land uses identified during the March 2, 2020 site visit.

Correspondence – Fall 2021

- Correspondence with the Nation Municipality to confirm the zoning of the off-site study area and receive recent planning applications completed after March 2020.
- Correspondence with the United Counties of Prescott-Russell to confirm the status of Official Plan amendments since March 2020.

- Correspondence with the North Stormont Township to confirm the zoning of the off-site study area and receive recent planning applications completed after March 2020.

3.2. Secondary Data

In addition to primary data, secondary data was collected to provide an understanding of the municipal and provincial policy and local planning context.

Municipal Policy

- The Nation Municipality Zoning By-law (2006)
- United Counties of Prescott and Russell Official Plan (2016), consolidated November 2018
- Township of North Stormont Zoning By-law (2014), consolidated May 9, 2019
- Township of North Stormont Zoning By-law (2014), consolidated October 2021
- United Counties of Stormont, Dundas and Glengarry Official Plan (2018), consolidated July 18, 2018
- United Counties of Stormont, Dundas and Glengarry Official Plan (2018), consolidated June 2021

Provincial Policy

- Provincial Policy Statement (2020)
- Ontario Guideline D-1 Land Use Compatibility (1995)
- Ontario Guideline D-1-1 Land Use Compatibility: Procedure for Implementation (n.d.)
- Ontario Guideline D-1-2 Land Use Compatibility: Specific Applications (1995)
- Ontario Guidelines D-1-3 Land Use Compatibility: Definitions (1995)
- Ontario Guideline D-4 Land Use On or Near Landfills and Dumps (1994)
- Ontario Guideline D-6 Compatibility between Industrial Facilities (1995)

Mapping & Property Data

- GIS Web Map: United Counties of Stormont, Dundas and Glengarry (Official Plan land use designations) <https://www.sdgcounties.ca/government/departments/transportation-and-planning/maps-and-custom-mapping-services>
- GIS Web Map: United Counties of Prescott-Russell (Official Plan land use designations and The Nation Municipality zones) <https://alacarte.prescott-russell.on.ca/Html5Viewer/Index.html?Viewer=Public>
- Ontario GeoHub: Land Information Ontario (LIO) Open Data <https://geohub.lio.gov.on.ca/datasets/land-information-ontario-lio-warehouse-open-data-products-composite-file-geodatabase>
- Ontario property parcel data and Parcel Identification Number Purchased from First Base Solutions. May 8, 2020
- Satellite data: Source: ESRI. Imagery date is June 26, 2018.
- Google Maps CNES/Airbus Maxar Technologies, Map Data © 2021
- Google Streetview (October 2012, July 2013, November 2020)
- On-line business listings

4. PROVINCIAL REGULATORY FRAMEWORK

4.1. Provincial Policy Statement

The intent of the Provincial Policy Statement (PPS) is to provide “for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.” A number of definitions are relevant in interpreting the PPS policies to the context of the proposed EOWHF eastern expansion. The PPS includes landfill or waste management systems under the definitions for “infrastructure” and “major facility”.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications / telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

As a guiding policy goal, Section 1.1.1(g) of the PPS states that “Healthy liveable and safe communities are sustained by... ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.” The proposed future development aims to provide the necessary waste management infrastructure for numerous communities in Eastern Ontario over the next 20 years.

The PPS recognizes the need for land use compatibility between major facilities such as waste facilities and sensitive land uses to minimize adverse effects and ensure the long-term operation and viability of these major facilities.

- 1.2.6.1 *Major facilities and sensitive land uses* shall be planned and developed to avoid or minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

The PPS contains general policies for “major facilities” and specific policies for “waste management systems” in Section 1.6:

- 1.6.1 *Infrastructure and public service facilities* shall be provided in an efficient manner that prepares for the *impacts of a changing climate* while accommodating projected needs.
Planning for *infrastructure and public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:
- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
 - b) available to meet current and projected needs.
- 1.6.3 Before consideration is given to developing new *infrastructure and public service facilities*:
- a) the use of existing *infrastructure and public service facilities* should be optimized; and
 - b) opportunities for adaptive re-use should be considered, wherever feasible.
- 1.6.10.1 *Waste management systems* need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives.
- Waste management systems* shall be located and designed in accordance with provincial legislation and standards.

The policy statements encourage the optimization of existing infrastructure to meet current and projected needs. The proposed EOWHF eastern expansion will create the next landfill phases to continue providing waste management services to communities in Eastern Ontario for the next 20 years.

The provincial MECP Guidelines are discussed below based on Section 1.6.10.1 of the PPS.

4.2. Ontario Ministry of Environment, Conservation and Parks Guidelines (MECP)

Six Ontario Guidelines have been reviewed in connection to the proposed EOWHF future development. The relevant sections of each guideline are briefly summarized below.

- D-1 Land Use and Compatibility (last revised 1995)
- D-1-1 Land Use Compatibility: Procedure for Implementation (last revised 1995)
- D-1-2 Land Use Compatibility: Specific Applications (1995)
- D-1-3 Land Use Compatibility: Definitions (1995)
- D-4 Land Use On or Near Landfills and Dumps (1994)
- D-6 Compatibility between Industrial Facilities (1995)

D-1 Land Use and Compatibility

Guideline D-1 complements Guideline D-4 to establish appropriate separation distances and control measures, such as buffers, in order to prevent or minimize the adverse impacts of landfill activities. Potential adverse effects may include but are not limited to the following, as per Section 2.4:

1. Noise and vibration;
2. Visual impact (only for landfills under *O. Regulation 347*);
3. Odours and other air emissions;
4. Litter, dust and other particulates; and
5. Other contaminants.

Guideline D-1 provides guidance for policy decisions which are implemented by Guideline D-1-1.

D-1-1 Land Use Compatibility: Procedure for Implementation

Guideline D-1-1 outlines the responsibilities of the approving authority (e.g. municipality) and the proponent (e.g. developer) and assists municipalities in defining the influence area of landfill activities on the surrounding lands. The influence area are lands around a landfill which may experience potential adverse effects, as listed in Guideline D-1. The influence area can be used to define the off-site study area for planning and environmental studies that evaluate the likelihood and potential intensity of adverse effects from a landfill area.

Guideline D-1-1 is intended to be used in relation to land use planning documents such as official plans, zoning by-laws, official plan and zoning by-law amendments, variances, development permits and other approving documents. A variety of mitigation strategies and land use planning tools are also provided in the Guideline.

D-1-2 Land Use Compatibility: Specific Applications

Guideline D-1-2 provides a list of provincial publications that should be referenced for specific types of land use applications. This Guideline lists *Guideline D-4, "Land Use On or Near Landfills and Dumps"* and *Guideline D-6, "Compatibility Between Industrial Facilities and Sensitive Land Uses"* as relevant documents to be used when evaluating the proposed EOWHF expansion.

D-1-3 Land Use Compatibility: Definitions

Guideline D-1-3 defines terms used in the Guideline D-1 related to land use compatibility. There are a number of definitions that are relevant to the discussion of the existing EOWHF, proposed expansion lands, and surrounding land uses.

Adverse Effect

Means one or more of:

- i. impairment of the quality of the natural environment for any use that can be made of it,
- ii. injury or damage to property or to plant or animal life,
- iii. harm or material discomfort to any person,
- iv. an adverse effect on the health of any person,
- v. impairment of the safety of any person,

- vi. rendering any property or plant or animal life unfit for use by man,
- vii. loss of enjoyment of normal use of property, and
- viii. interference with the normal conduct of business.

Class III Industrial Facility

A place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of point source and fugitive emissions of significant impact and there is high probability of fugitive emissions. See Guideline D-6, "Compatibility Between Industrial Facilities and Sensitive Land Uses" for classification criteria and examples to categorize a specific industry.

Committed Land Use

A land use in accordance with federal, provincial or municipal plans, by-laws and/or zoning orders, which has been approved by the regulatory authority, but is not yet existing.

Compatible Land Use

An existing or committed land use or activity that can co-exist with a neighbouring use/activity or uses/activities, without either creating or experiencing 1 or more off-site 'adverse effect(s)'.

Facility

A transportation, commercial, industrial, agricultural, intensive recreational or utilities/services building or structure and/or associated lands (e.g., abattoir, airport, railway, sewage treatment plant, landfill, manufacturing plant, generation stations, sports/concerts stadium, etc.) which produce(s) one or more 'adverse effect(s)' on a neighbouring property or properties. For specific details on some of these facilities, see Procedure D-1-2.

Influence Area/Potential Influence Area

The area(s) at, above or below grade, associated with a 'facility' that is subject to one or more 'adverse effect(s)' which may be of varying duration, frequency and distance of dispersal. This is an actual 'influence area'. A 'potential influence area' identifies where adverse effects are generally expected to occur. An 'influence area' or 'potential influence area' acts as a potential constraint for 'sensitive land use', or conversely on the establishment of a 'facility', unless evidence is provided that 'adverse effects' are not a problem or can be satisfactorily mitigated to the level of 'trivial impact'.

Sensitive Land Use

A building, 'amenity area' or outdoor space where routine or normal activities occurring at reasonably expected times would experience 1 or more 'adverse effect(s)' from contaminant discharges generated by a nearby 'facility'. The 'sensitive land use' may be a part of the natural or built environment. Depending upon the particular 'facility' involved, a sensitive land use and associated activities may include one or a combination of:

- i. residences or facilities where people sleep (e.g., single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.). These uses are considered to be sensitive 24 hours/day.
- ii. a permanent structure for non-facility related use, particularly of an institutional nature (e.g., schools, churches, community centres, day care centres).
- iii. certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive (e.g., trailer park, picnic area, etc.).

- iv. certain agricultural operations (e.g., cattle raising, mink farming, cash crops and orchards).
- v. bird/wildlife habitats or sanctuaries.

Separation Distance

The linear measurement between a 'facility' property/properties and a 'sensitive land use/uses'. The distance should be adequate to minimize or prevent the 'adverse effects' of one land use upon the other, so that at most there would only be a 'trivial impact'.

Based on the D-1-3 definitions, the existing landfill is defined as a "Facility" and the existing composting operation is defined as a "Class III Industrial Facility". The proposed future development will include only landfill activities and is defined as a "Facility".

D-4 Land Use On or Near Landfills and Dumps

Guideline D-4 provides provincial regulations to "protect the health, safety, convenience and welfare of residents" in proximity to landfills by restricting surrounding sensitive land uses. Guideline D-4 acknowledges that potential adverse effects of landfills may include hazard or health and safety risks, nuisances to people, or the degradation of the natural environment. The MECP will consider the extent and frequency of potential adverse effects when reviewing landfill proposals to recommend or require additional studies or the implementation of mitigation techniques.

Section 5.1.1 and 5.1.2 clarify which land uses are considered sensitive to landfill operations and those that are compatible to landfill operations.

5.1.1 Sensitive land uses for landfills currently in operation

Any existing or committed land use which includes:

- a. a permanent structure used in animal husbandry; or
- b. agricultural land used for pasturing livestock; or
- c. a permanent structure where:
 - i. a person sleeps; or
 - ii. a person is present on a full time basis; but not including food or motor vehicle service facilities adjacent to a highway, utility operations, scrap yards, heavy industrial uses, gravel pits, quarries, mining or forestry activities; or
- d. cemeteries

5.1.2 Compatible land uses for landfills currently in operation

Compatible land uses may include:

- a) utilities and above grade transportation routes except major highways;
- b) fences;
- c) wood harvesting and other forestry activities;
- d) certain farming activities;
- e) industrial uses, including incinerators permitted to operate under O. Reg. 347;
- f) gravel pits and quarries, and other mining activities(provided the landfill water table is not affected); or
- g) such land uses which would not be threatened by any hazard to public health or safety and would not be impaired by nuisance effects.

The Guideline D-4 definition of “sensitive land uses” and “compatible land uses” is more specific than the definition provided in the PPS. Therefore, the Guideline D-4 definition is used to identify sensitive land uses in the on-site and off-site study areas for this report.

Section 5.3 states that the MECP considers the greatest potential for adverse effects from a landfill occur within 500 m of a landfill footprint. Guideline D-4 therefore recommends that a 500 m distance be used as a study area for land use proposals near landfill areas. This distance can also be used when establishing a new landfill area to identify existing and planned land uses that may be sensitive to landfill operations.

D-6 Compatibility between Industrial Facilities

Guideline D-6 provides typical influence area distances and separation distance recommendations for Class I to III Industrial Facilities. Although the composting operation on the existing EOWHF was considered a Class III Industrial Facility under Guideline D-1-3 due to the “large physical size, outside storage of raw and finished projects, large production volumes and continuous movement of products and employees during daily shifts”, it would not be classified as a Class III Industrial Facility under Guideline D-6. Section 1.2.4 specifies that Guideline D-6 does not apply to landfill land uses, related activities, or on-site industrial facilities associated with landfill uses. Since the existing composting operation is located on the EOWHF site, it would be considered an on-site industrial facility associated with the landfill use and is not subject to the recommended separation distances and studies in Guideline D-6.

5. EXISTING LAND USE CONDITIONS

The existing land use conditions for the on-site and off-site study areas are identified below and are illustrated in Figure 6. Land uses are identified based on location and not based on land parcel, zoning or land use designation. For example, when a residential use is located on a larger agricultural parcel, both uses are shown on the map to clearly identify all existing land uses within the study areas.

5.1 Existing Land Uses in the On-Site Study Area

The existing EOWHF site has been categorized as a heavy industrial land use. Current heavy industrial land use activities include landfill cells, a landfill gas to energy facility, a composting facility, a wastewater treatment facility, stormwater ponds, waste reclamation activities for small vehicles and tires, and an administrative office.

The proposed EOWHF eastern expansion lands are currently used for agricultural (crops/products) and associated agricultural business activities. The active agricultural uses include sod farming and corn production. Manderley Sod has a retail office located at 17269 Laflèche Road that is associated with the sod farming. There are approximately 5 employees who work at the Manderley Sod office on a full-time basis. These lands are owned by GFL and the existing sod farming and office use will be relocated as part of the future development plans.

5.2 Existing Land Uses in the Off-Site Study Area

The off-site study area features a range of land uses including agricultural (crop/product), agricultural (livestock), extractive resources (aggregate/peat), heavy industrial, residential, commercial and natural uses. Table 1 below identifies all existing land uses for properties within the 1 km off-site study area. Any use that is considered a “sensitive land use”, as defined by Ontario Guideline D-4, and is located within 500 m of the on-site study area is highlighted by an asterisk (*). The existing land uses are illustrated in Figure 6.

The predominant existing land use in the off-site study area are Agricultural (crop/product). Extraction (aggregate/peat) and Natural land uses comprise the second and third largest land areas in the off-site study area. Heavy Industrial, Commercial, Agricultural (livestock), and Residential land uses each represent a small portion of the off-site study area.

Table 1 and Figure 6 identify four sensitive land uses, as defined by Guideline D-4, that are located within 500 m of the on-site study area. The sensitive land uses consist of two residences and two commercial offices where more than one person is present on a full-time basis. The four sensitive land uses are summarized below.

1. Champion Mushrooms has an indoor mushroom growing facility located at 1454 Highway 138. The building is approximately 15 m from the on-site study area boundary and has several full-time employees.
2. Calco Soils has a commercial administrative office located at 17305 Allaire Road. The office use is secondary to Calco’s nearby peat and topsoil extraction and processing facilities. The building is approximately 140 m from the on-site study area boundary and has 2 full-time employees.
3. A residential dwelling is located at 1397 Highway 138, approximately 70 m away from the on-site study area boundary. GFL has purchased the property and intends to discontinue the residential use in the future.
4. A residential dwelling is located at 17319 Allaire Road, approximately 210 m away from the on-site study area boundary.

No public recreation facilities or activities were identified within the off-site study area.

Table 1: Existing Land Uses in the Off-Site Study Area

Existing Land Use	Address or Location	Description of Land Use	Distance from on-site study area
Agricultural (crop/product) <i>785 hectares (74%)</i>	1454 Highway 138 *	Champion Mushrooms: Greenhouse operation and sales office	15 m
	South of Laflèche Road	Manderley sod farm	0 m
	Properties along Highway 138, Allaire Road, west and north of the on-site study area	Sod, corn and soybeans	50 m to 800 m
	37 Route 700 East	Farm building used for agricultural equipment storage	700 m
Agricultural (livestock) <i>9 hectares (1%)</i>	1718 County Road 8	Livestock	1200 m
	2038 County Road 8	Livestock	1200 m
	17420 Allaire Road	Livestock	950 m
Extractive Resources (aggregate/peat) <i>163 hectares (15%)</i>	17423 Allaire Road	Martin Quarry operated by A. L. Blair Construction	800 m
	Properties southwest of EOWHF	Peat extraction by Calco Soils	50 m
Heavy Industrial <i>19 hectares (2%)</i>	17335 Allaire Road	GFL Environmental: Soil remediation	250 m
	17354 Allaire Road	Moose Creek Tire Recycling	500 m
	North of Highway 417	Ministry of Transportation: Truck inspection station	400 m
	2251 County Road 8	Lamoureux Pumping Inc: Organic waste storage and transfer station	800 m
	West of Highway 138	Coco Paving: Temporary office and equipment storage for 417 road work	0 m
Residential <i>7 hectares (1%)</i>	1718 County Road 8	Farm residence	1200 m
	2038 County Road 8	Farm residence	1200 m
	2096 County Road 8	Farm residence	1300 m
	1397 Highway 138 *	Farm residence	70 m
	17319 Allaire Road *	Residence	210 m
	17391 Allaire Road	Farm residence	700 m

Existing Land Use	Address or Location	Description of Land Use	Distance from on-site study area
	17420 Allaire Road	Farm residence	950 m
	49 Route 700 East	Residence	700 m
	81 Route 700 East	Residence	950 m
Commercial <i>7 hectares (1%)</i>	2311 County Road 8	Agro Culture, William Houde, Pickseed, Engrais Liquide Semences Supreme Seed Includes agricultural equipment storage, warehouse for seed supply, fuel depot and wireless communications tower southeast of site	600 m
	17305 Allaire Road *	Calco Soils: Office	140 m
	17354 Allaire Road	Calco Soils: Sales	500 m
	49 Route 700 East	Casselman Performance: ATV and motorcycle sales and repair	700 m
Vacant/Natural <i>63 hectares (6%)</i>	17348 Allaire Road	Vacant building	450 m
	Southwest of EOWHF	Wooded area	100 m
	East of 17335 Allaire Road	Water feature (old quarry site)	450 m

5.3 Existing Sensitive Land Uses - October 2021 Site Visit



FIGURE 2 CHAMPION MUSHROOMS - 1454 HIGHWAY 138



FIGURE 3 CALCO SOILS - 17305 ALLAIRE ROAD



FIGURE 4 RESIDENCE - 17319 ALLAIRE ROAD



FIGURE 5 RESIDENCE - 1397 HIGHWAY 138

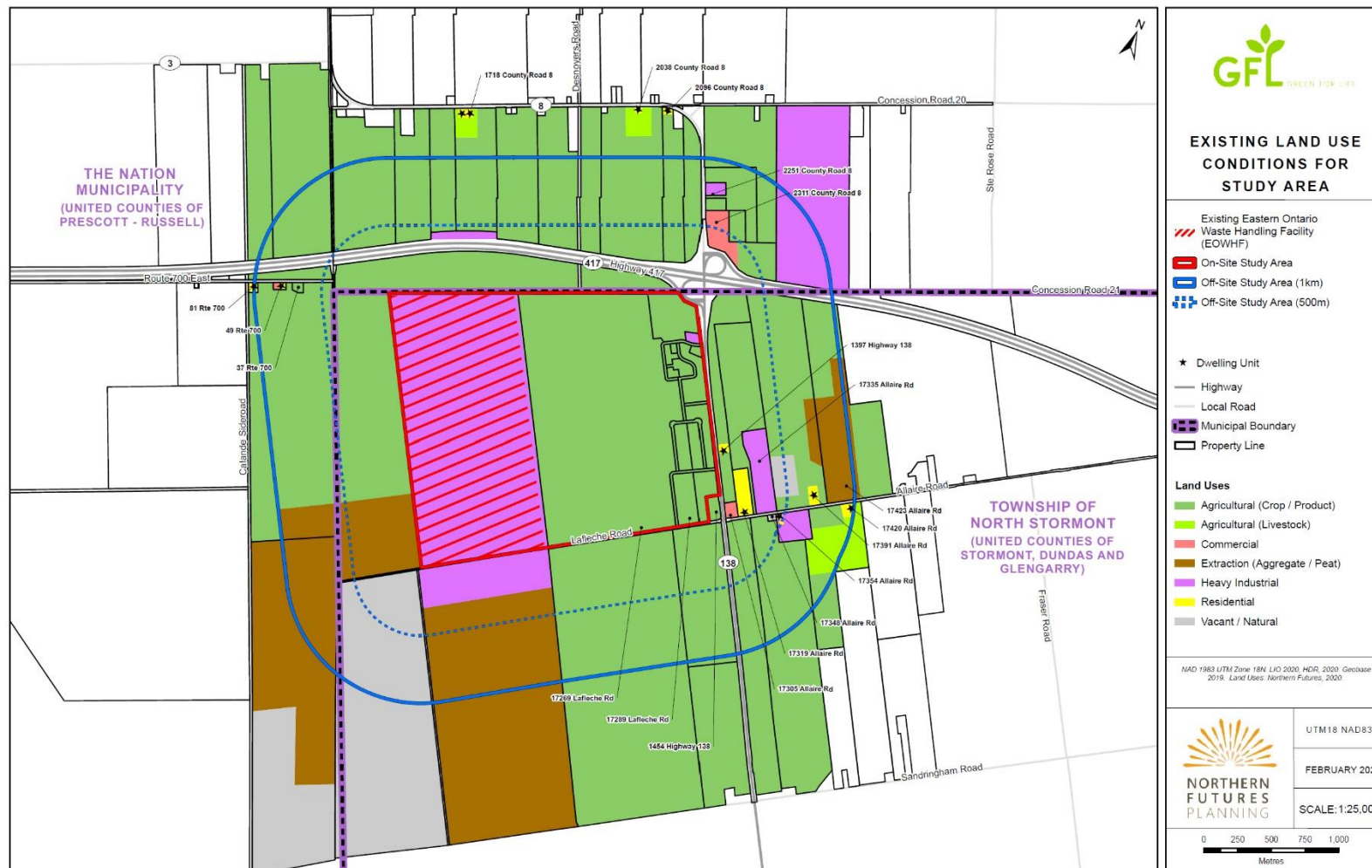


FIGURE 6 EXISTING LAND USE CONDITIONS FOR STUDY AREAS

6. LAND USE DESIGNATIONS

The planned future land uses of the on-site and off-site study areas are described by the United Counties of Stormont, Dundas and Glengarry (SDG) Official Plan and the United Counties of Prescott-Russell Official Plan. Each Counties' Official Plan provides a policy framework for comprehensive and context-specific, long-term planning to integrate land use policies and decision-making. The land use designations from both Official Plans are illustrated in Figure 7.

The United Counties of Prescott-Russell Official Plan was approved in 2016 and was last consolidated in 2018. The next review of the Official Plan is scheduled for 2022.

The United Counties of SDG Official Plan was approved in February 2018 and was last consolidated in the July 2018. A Housekeeping Amendment was approved in April 2021. All the Land Use Schedules and a number of policies are under appeal with the Local Planning Appeal Tribunal (LPAT). Figure 8 is similar to Figure 7 but identifies the land use designations that are under appeal and are not in effect at the time of this report. One land use designation within the off-site study area is impacted by the appeal. Both the land use designations and policies in effect and under appeal are considered in this report.

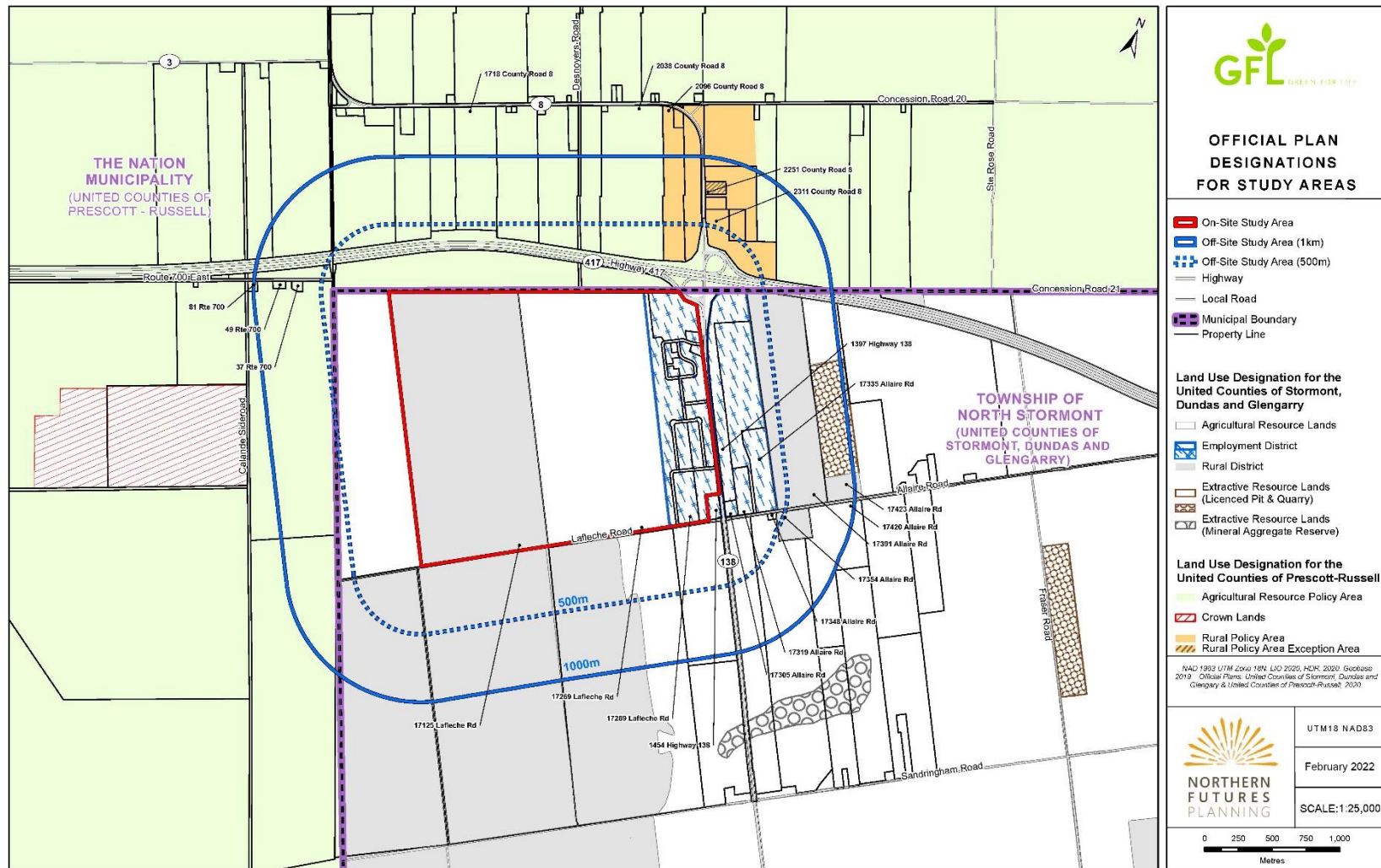


FIGURE 7 OFFICIAL PLAN DESIGNATIONS FOR STUDY AREAS (IN EFFECT)

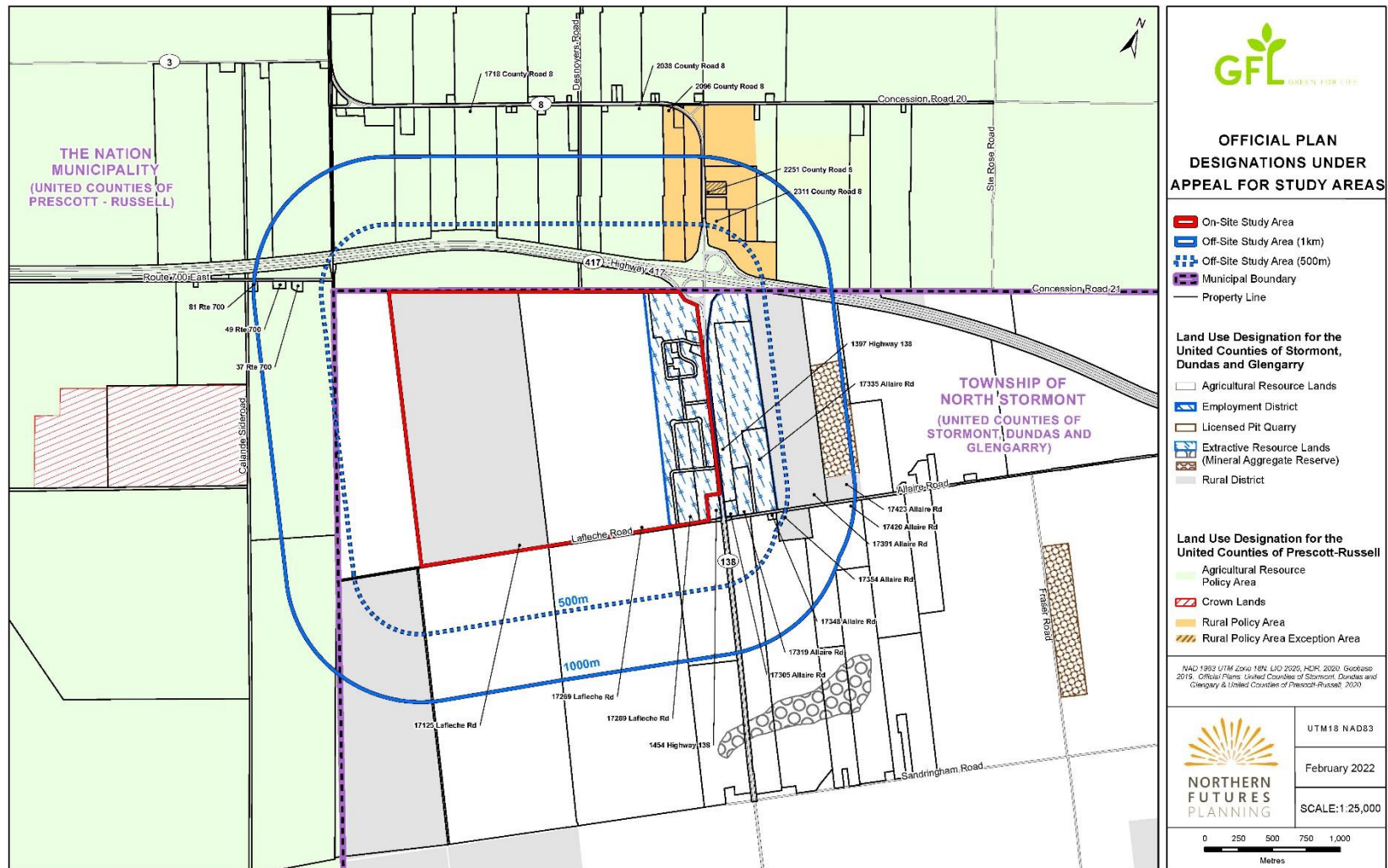


FIGURE 8 OFFICIAL PLAN DESIGNATIONS FOR STUDY AREAS (UNDER APPEAL)

6.1 Land Use Designations in the On-Site Study Area

The existing EOWHF and proposed eastern expansion are located within the United Counties of Stormont, Dundas and Glengarry (SDG). The landfill use is defined as a “waste management system” in Section 4.3.5 of the SDG Official Plan. Section 4.3.5 has been updated in the recent Housekeeping Amendment No. 6 to the SDG Official Plan, passed by Council on April 19th, 2021. The details below include the most recent policies from the Housekeeping Amendment.

4.3.5 Waste Management Systems

4.3.5.1 Scope

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, weight scales, and/or office/administrative facilities. Waste management systems may only be operated, and expanded or closed in accordance with the policies of this Plan and provincial environmental standards and approvals.

4.3.5.2 Existing and New Landfills, Septage Sites, and Transfer Stations

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) News 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 re-use of the site.
- e) New or expanding waste management systems shall generally be located a minimum of 500 meters 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.

4.3.5.5 Influence Area and Separation Distances

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, odor, litter, vehicular traffic, dust, noise, vectors and vermin and visual impacts (see Section 3.5.1.5).

Development within 500 meters 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.

Rural District

Table 3.5.1 of the SDG Official Plan states that “waste management systems” are permitted in the “Rural District” land use designation, subject to the policies of *Section 4.3.5 Waste Management Systems*. The existing EOWHF is designated “Rural District” and conforms to the SDG Official Plan, as shown in Figure 7. The portion of the proposed eastern expansion located on Lot 17 and the western portion of Lot 16, Concession 10, is also designated “Rural District” and would conform to the SDG Official Plan.

Agricultural Resource Lands

Lots 14, 15 and the eastern portion of Lot 16 of the proposed eastern expansion lands are designated “Agricultural Resource Lands”. The “Agricultural Resource Lands” designation does not permit a “waste management system” and an Official Plan Amendment would be required to redesignate the future development area to permit the proposed eastern expansion. An application to effect such an amendment has been submitted to the United Counties of Stormont, Dundas and Glengarry.

The “Agricultural Resource Lands” designation generally applies to Class 1 to 3 prime agricultural lands, as defined in the Canada Land Inventory. An Agricultural Impact Assessment (AIA) has been completed to support the Official Plan Amendment for the proposed eastern expansion. The AIA addresses Section 2.3.6 of the Provincial Policy Statement (PPS) which states that non-agricultural uses in prime agricultural areas are sometimes appropriate in cases where the land does not include a speciality crop

area, complies with the minimum distance separation formulae, fulfills a planning need, and evaluates alternative locations. The AIA concluded that the proposed eastern expansion lands meet the PPS requirements for a non-agricultural use in a prime agricultural area.

Employment District

Lot 13 of the proposed eastern expansion lands is designated “Employment District”. Section 4.3.5.2 of the Official Plan permits “waste management systems” in the “Employment District” with the requirement that an Official Plan Amendment be undertaken for new sites.

Section 3.5 of the SDG Official Plan states that the purpose of the “Employment District” designation is to concentrate industrial and commercial land uses in proximity to transportation corridors, such as Highways 417 and 138. “Employment Districts” are also intended to support large-scale agriculture-related uses, as per Section 5.3.2.1.

The Employment District in the on-site study area has a pre-existing subdivision plan for employment uses that was approved in the 1980s. However, plans for the subdivision did not advance and the land continues to be used for agricultural (crop/product) purposes.

A portion of the on-site study area in the “Employment District” designation is temporarily being used by Coco Paving for a work office and road construction equipment storage to support road maintenance work on Highway 417. GFL has agreed to allow Coco Paving to occupy the portion of land for 1-2 years until the road maintenance is complete.

6.2 Land Use Designations in the Off-Site Study Area

6.2.1 Land Use Designations within the United Counties of SDG

The south, east and a portion of the western sections of the off-site study area are located within the United Counties of Stormont, Dundas and Glengarry. Four land use designations apply to these sections of the off-site study area: “Employment District”, “Rural District”, “Extractive Resource Lands (Licensed Pit & Quarry)”, and “Agricultural Resource Lands”, as shown in Figure 7. The purpose and intent of each land use designation is reviewed below.

Employment District

The east side of Highway 138 and the Champion Mushrooms property at the northwest corner of Highway 138 and Laflèche Road are designated “Employment District”. The purpose of the “Employment District” designation as per Sections 3.5 and 5.3.2.1 of the SDG Official Plan is to concentrate industrial and commercial uses in proximity to transportation corridors, as well as allow large-scale agriculture-related uses.

The existing industrial and agriculture-related uses on these lands conform to the Employment District policies. However, the large parcel of land used for agricultural crops and the two residences do not conform to the Employment District designation. The SDG Official Plan policies promote the transition of low intensity crop uses to higher intensity employment uses in proximity to the available transportation corridors. The Champion Mushrooms and Calco Soils agriculture-related businesses align with the

Employment District designation policies. However, they are also considered “sensitive land uses” under the Ontario Guideline D-4 because they are within 500 m of the proposed landfill area and have full-time employees on-site.

The two residences are located at 1397 Highway 138 and 17319 Allaire Road. 1397 Highway 138 is part of a large crop agricultural property and has been purchased by GFL. The residential use will be discontinued in the future. The residence at 17319 Allaire Road is not located on an agricultural property and GFL is not in the process of purchasing the house. The two residences are considered “sensitive land uses” to landfill activities, as per Ontario Guideline D-4. These residences pre-date the Employment District designation and no longer conform to the current SDG Official Plan policies.

Given that all the Employment District lands are located within 500 m of the on-site study area boundary, future uses in the “Employment District” would be restricted to those that are compatible with a landfill facility. Compatible uses, as defined in Ontario Guideline D-4, include heavy industrial uses, aggregate extraction, food or service facilities serving the travelling public, utility operations, and scrap yards.

Rural District

The “Rural District” designation generally appears in areas of poor soil quality or Class 4-7 soils and organic soils under the Canada Land Inventory. As per Section 3.4.6 of the SDG Official Plan, the intent of the Rural District is to permit land uses that are compatible with agricultural uses in order to preserve the rural character of the area. A variety of land uses are considered appropriate such as agricultural uses, forestry and conservation, natural resource management, commercial and residential development, open space. Industrial and commercial uses are generally permitted subject to a Zoning By-law amendment.

The Rural District lands south of the on-site study area are currently used for agriculture (sod farming) and extraction activities (peat harvesting). The remaining Rural District area comprises forested lands. These uses conform to the policies of the Rural District; however this designation would also allow for future residential, commercial or industrial uses. Future land uses would need to be compatible with the proposed landfill expansion.

The Rural District lands that are east of the Employment District are mostly used for agriculture; however, there is also a soil remediation and tire recycling facility, a quarry, and a few residences. Each of these uses conform to the Rural District designation policies. The residence at 17348 is abandoned. The residences at 17391, and 17420 Allaire Road are considered “sensitive land uses” but they are located further than 500 m from the on-site study area boundary.

Lots 15 to 20, south of the on-site study area, were redesignated from Rural District to Agricultural Resource Lands as part of the Ministry modifications to the Official Plan. Since this change in designation is under appeal by the SDG Counties and Township of North Stormont, the Rural District designation continues to be in effect, as shown in Figure 8.

Extractive Resource Lands

A small portion of the lands in the easternmost portion of the off-site study area are designated “Extractive Resource Lands (Licensed Pit & Quarry)”. Section 5.4 of the SDG Official Plan states that

mineral aggregate and processing facilities, asphalt and concrete plants, pits, quarries and any associated buildings or structures are permitted in the Extractive Resource Lands designation. These lands are occupied by the Martin Quarry, a licensed quarry that is extracting aggregate materials. This quarry use conforms to the Extractive Resource Lands designation policies. Pits and quarries are not considered a “sensitive land use” as per Ontario Guideline D-4.

Agricultural Resource Lands

Lands in the southeast of the off-site study area and small portions in the east and west are designated “Agricultural Resource Lands”. As previously discussed, the purpose of this designation is to identify prime agricultural areas that are generally Class 1 to 3 soils in the Canada Land Inventory. These lands are currently used for agricultural crop production and livestock operations located at 17420 Allaire Road. The livestock operation and the two residences at 17391 and 17420 Allaire Road are considered “sensitive land uses” as per Ontario Guideline D-4; however, all uses are further than 500 m from the on-site study area.

The Agricultural Resource Lands designation permits a residence if located on a larger agricultural parcel. Given that some of the Agricultural Resource Lands are located within 500 m of the on-site study area boundary, “sensitive land uses” such as livestock operations and farm residences would be restricted within 500 m of the future landfill area or an alternative distance as determined by an Environmental Assessment.

The lands immediately south and southeast of the existing EOWHF site have been redesignated from Rural District to Agricultural Resource Lands and are under appeal, as shown in Figure 8. If this redesignation comes into effect, the land uses would be generally limited to agricultural and agricultural-related uses. The same restrictions on “sensitive land uses” would apply to the redesignated portion land.

6.2.2 Land Use Designations within the United Counties of Prescott-Russell

The north and most of the western portions of the off-site study area are located in the United Counties of Prescott-Russell. Two land use designations from the Prescott-Russell Official Plan apply to the off-site study area: “Rural Policy Area” and “Agricultural Resource Policy Area”, as shown in Figure 7 & 8. The purpose and intent of each land use designation is reviewed below.

Rural Policy Area

The lands surrounding the north-south section of County Road 8 are designated “Rural Policy Area”. As per Section 2.5 of the Prescott-Russell Official Plan, the purpose of the Rural Policy Area is to provide opportunities for appropriate residential and non-residential development that protects natural and environmental resources, and preserves the character of rural and urban areas. This designation permits a broad range of land uses such as low-density residential, resource, commercial, industrial, institutional and infrastructure uses such as waste disposal facilities.

The Rural Policy Area lands are predominantly used for agricultural crop production. Additionally, there is an agriculture-related business and industrial uses located within the Rural Policy Area designation lands. An agriculture-related business is located at 2311 County Road 8 which sells seeds, farm equipment, fertilizers, and fuel. This property also includes a telecommunications tower on a portion of

the parcel closer to Highway 417. The agriculture-related business employs a person on full-time basis which would classify the site as a “sensitive land use”; however, this site is located beyond the 500 m recommended in Ontario Guideline D-4.

The industrial use is located at 2251 County Road 8 and will be an organic waste storage and transfer station. Lamoureux Pumping Inc. obtained an Official Plan Amendment (OPA 38-2019) to convert the existing residence into an administrative office and add a waste storage and transfer station use. When constructed, the site will store organic waste until it is transferred to licensed bio digesters in eastern Ontario. The residential use is still active; however, there were gravel piles laid out in the yard during the October 27th, 2021, site visit which suggests that construction of the industrial use will begin soon. In either case, this site is located beyond the 500 m recommended in Ontario Guideline D-4.

Given that a small portion of the Rural Policy Area lands are located within 500 m of the on-site study area boundary, future uses may be restricted to those compatible with the proposed landfill expansion, as per Ontario Guideline D-4.

Agricultural Resource Policy Area

The majority of lands in the Prescott-Russell boundary are designated “Agricultural Resource Policy Area”, except those centered around the north-south section of County Road 8. As per Section 4.2, the purpose of the Agricultural Resource Policy Area is to identify and protect prime agricultural lands which are generally Class 1-3 soils from the Canada Land Inventory. The Agricultural Resource Policy Area designation permits on-farm and agriculture-related uses including crops and livestock, value-added production, and some commercial uses, along with associated buildings and structures.

Most of the Agricultural Resource Policy Area lands are currently used for agricultural purposes, except for two properties along Route 700. A single-detached dwelling and the Casselman Performance motor vehicle repair garage is located at 49 Route 700. The October 27th, 2021, site visit showed that the Casselman Performance business is expanding to include an additional commercial use. The second property is a single-detached dwelling at 81 Route 700. The commercial uses and two residences are defined as “sensitive land uses” in Ontario Guideline D-4; however, all uses are further than 500 m from the existing EOWHF.

The Agricultural Resource Policy Area designation permits a residence if it is located on a larger agricultural parcel. Given that some of these lands are located within 500 m of the on-site study area, “sensitive land uses” would be restricted within 500 m of the proposed landfill area or alternative distance as determined by an Environmental Assessment.

7. ZONING

The Township of North Stormont and the Nation Municipality Zoning By-laws were reviewed to identify the relationship between existing land uses and those permitted in the Zoning By-law. The zones in both the on-site and off-site study areas are summarized in this section, as shown in Figure 9.

7.1. Zoning in the On-Site Study Area

The existing EOWHF and proposed eastern expansion are located in the Township of North Stormont. The North Stormont Zoning By-law (By-law 08-2014, consolidated October 2021) was reviewed to identify any inconsistencies between the existing land uses and those permitted in the corresponding zones.

The landfill use of the existing EOWHF and proposed eastern expansion is defined as a “Waste Disposal Site” in the North Stormont Zoning By-law. The existing EOWHF is zoned “Waste Disposal” (WD), “Waste Disposal Exception Zone” (WD-2), “Rural” (RU) and “Areas of Natural and Scientific Interest” (ANSI), as shown in Figure 9. The WD and WD-2 zones identify the current landfill footprints. A “Waste Disposal Site” is a permitted use in the WD and WD-2 Zones.

SECTION 14 - WASTE DISPOSAL ZONE (WD)

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Waste Disposal (WD) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

1) Permitted Uses:

Aggregate Recycling Facility	Recycling Yard
Alternate Energy System	Renewable Energy System
Compost Facility	Transportation Depot
Energy From Waste Facility	Transfer Station
Public Utility	Waste Disposal Site
Recycling Depot	Wrecking Yard

2) Zone Requirements

Lot Area (Minimum)	40,000 m ²
All Yards	12 m

Notwithstanding the above yard requirements, no Waste Disposal Zone will be established within 300 m of a dwelling in any other zone.

The WD-2 Exception Zone (approved by Bylaw 40-2015) states that new dwellings are prohibited within 200 metres of a landfill footprint, unless an impact study has been completed that demonstrates that the landfill will have no major impacts on the proposed dwelling. In addition, the WD-2 Exception Zone places a holding zone on all lands within 200 m of the landfill area that allows all existing uses to continue but prohibits any new buildings or structures. The holding zone may only be lifted if an impact study is completed to the satisfaction of the Township of North Stormont.

Section 3.34 of the North Stormont Zoning By-law establishes that a Waste Disposal Site must maintain a 150 m setback from any water body or watercourse and must not be located on land covered by water or be within the 1:100 year flood hazard area.

3.34 SPECIAL SETBACKS

(3) WASTE DISPOSAL SITE AND SEPTAGE DISPOSAL SITE

(a) No Waste Disposal Site shall be permitted within a distance of 150 m from any water body or watercourse and no waste management facility shall be permitted on land covered with water or in any area within the 1:100 year flood hazard, "Natural Hazard" (HZ), as established by the conservation authority with jurisdiction over the subject area.

The proposed eastern expansion lands are zoned "Agriculture" (AG) with a small parcel along Highway 138 zoned "Highway Commercial Exception Zone" (CH-7). This Commercial Exception Zone was created by By-law 25-1992 to create restrictions on an automobile service station use. However, a service station was never developed at this location and the lands have since been acquired by GFL Environmental. A Waste Disposal Site is not permitted in the AG or CH-7 zones. Therefore, a Zoning By-law amendment would be required for the proposed eastern expansion. An application to effect such an amendment has been submitted to the Township of North Stormont.

7.2. Zoning in the Off-Site Study Area

The off-site study area is partially located in the Township of North Stormont and in The Nation Municipality. The North Stormont and The Nation Zoning By-laws were reviewed to identify any inconsistencies between existing land uses and those permitted in the corresponding zones.

Table 2: Zones within the Township of North Stormont

Schedule 3 of the North Stormont Zoning By-law identifies the following zones in the off-site study area:

Zone Symbol	Zone Name	Permitted uses	Notes
AG	Agricultural	A range of agricultural uses	1454 Highway 138 – Champion Mushrooms; 17305 Allaire Road – Calco Soil; 17319 Allaire Road – residence; 17420 Allaire Road – residence; 1397 Highway 138 – residence
ANSI	Areas of Natural or Scientific Interest	Conservation uses, recreation facilities excluding buildings, parks	South and west from the on-site study area – currently forested land, wetland, peat extraction activities
CH	Highway Commercial	A range of commercial uses that benefit from the highway infrastructure	17348 Allaire Road – vacant residence
Locally Significant Wetlands	Wetland	Agricultural uses, forestry uses, conservation uses, parks, recreation facilities excluding buildings	South and west from the on-site study area – currently forested land, wetland, peat extraction activities
MR-3	Rural Industrial Exception Zone	A range of rural industrial uses. Exception Zone permits additional uses such as greenhouses, industrial uses, manufacturing and wholesale uses, accessory uses	17335 Allaire Road - GFL soil remediation facility; Lands north of 17335 Allaire Road are currently used for agricultural uses
MR-4-H	Rural Industrial Exception Zone	All Rural Industrial zone uses as well as compost facility, accessory compost bagging facility, and alternate energy system uses	GFL southern expansion lands of the EOWHF which propose a compost facility, compost bagging facility, and natural gas to energy facility
MQ / H-MXQ	Mineral Aggregate – Quarry	Quarrying and associated uses	17423 Allaire Road - Martin Quarry
RU	Rural	Agriculture-related uses, conservation uses, single detached dwellings and home-based businesses	Sod production; Peat extraction; Forested land; Wetland
RU-28	Rural Exception Zone	Rural uses as well as existing uses that are accessory to aggregate activity	Area south of 17423 Allaire Road - Martin Quarry
WD-1	Waste Disposal Exception Zone	Waste disposal uses including tire and aluminum recycling, composting, top soil and peat processing	17348 Allaire Road – Calco Soil Tire Recycling facility, office, and residence

Table 3: Zones within The Nation Municipality

The Nation Zoning By-law identifies the following zones in the off-site study area:

Zone Symbol	Zone Name	Permitted uses	Notes
A	Agriculture	A range of agricultural uses	Agricultural lands including 81 Route 700 – residence; 1454 County Road 8 – farm residence; 1460 County Road 8 – farm residence; 1506 County Road 8 – farm residence; 1542 County Road 8 – farm residence; 1718 County Road 8 – farm residence; 1790 County Road 8 – farm residence; 1800 County Road 8 – farm residence; 1910 County Road 8 – farm residence; 1974 County Road 8 – farm residence; 2038 County Road 8 – farm residence;
A-X1	Agriculture Exception Zone	Agricultural, conservation, forestry, open space, quarrying uses	Agricultural lands including 37 Route 700 – farm equipment storage; crop farm south of 1606 County Road 8
A-X3	Agriculture Exception Zone	Includes recreational vehicle sales, repair and storage use	49 Route 700 – Casselman Performance
A-X9	Agriculture Exception Zone	Same as the Agricultural Zone	1606 County Road 8 – farm residence, livestock farm
A-X23	Agriculture Exception Zone	Same as the Agricultural Zone	Private north-south road from County Road 8 to Highway 417
RU	Rural	A range of uses including agricultural, single-detached dwellings, forestry, conservation, open space, place of worship uses	Lands east of the Highway Commercial zone along Country Road 8.
CH	Highway Commercial	A range of commercial uses that benefit from the highway infrastructure	2311 County Road 8 – Agro Culture, William Houde, Pickseed, Engrais, Liquide, Semences Supreme Seed; 2140 County Road 8 – farm residence, 2096 County Road 8 – farm residence
CH-X8	Highway Commercial Exception Zone	Same as the Highway Commercial Zone	2251 County Road 8 – Lamoureux Pumping Inc.

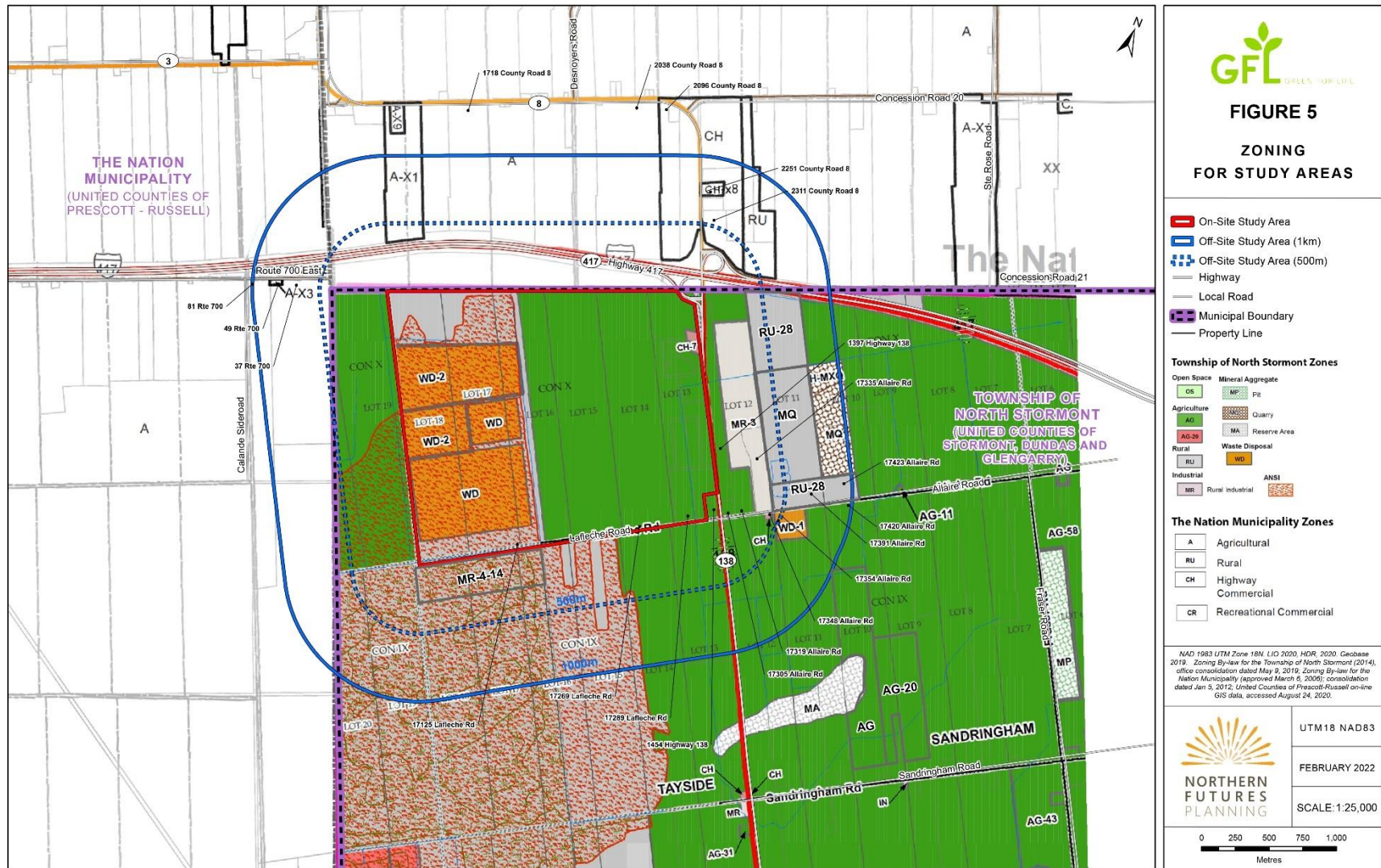


FIGURE 9 ZONING FOR STUDY AREAS

8. EXISTING LAND USE CONDITIONS CONCLUSIONS

The review of existing land use conditions reveal that the off-site study area is predominantly used for agricultural and resource extraction purposes. There are four “sensitive land uses”, as defined by the Ontario Guideline D-4, within the off-site study area that are 500 m from the on-site study area boundary. The two sensitive land uses which are agriculture-related businesses, Champion Mushrooms and Calco Soils, conform to the “Employment District” land use designation and “Agriculture” zone policies. The two sensitive land uses which are residential uses, 1397 Highway 138 and 17319 Allaire Road, do not conform to the “Employment District” land use designation but do conform to the “Agriculture” zone policies.

All of the SDG and Prescott-Russell Official Plan land use designations located within 500 m of the on-site study area permit one or more uses that are considered “sensitive land uses” under the Ontario Guideline D-4. Future land uses within 500 m of the on-site study area, or in an influence area as defined as part of the Environmental Assessment process, would need to be restricted to those that are compatible with a landfill facility.

The proposed eastern expansion does not conform to the current “Agricultural Resource Lands” land use designation or “Agricultural” zone. Amendments to the SDG Official Plan and Township of North Stormont Zoning Bylaw would be required to permit the expansion of the EOWHF site. Applications to effect such amendments have been submitted to the United Counties of Stormont, Dundas and Glengarry and the Township of North Stormont.

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