TOWNSHIP OF NORTH STORMONT
A good place to grow

GFL Eastern Ontario Waste Handling Facility (EOWHF) Landfill Expansion Regulatory Roadmap

Step 1
March 2020

Pre-Consultation with the Township and County
- County/Township staff, conservation authority, and Ministry of Transportation review proposal and identify requirements for complete application and confirm need for zoning by-law and official plan amendments

Step 2
January 2021

Approval of Terms of Reference for Environmental Assessment
- Ministry of Environment, Conservation, and Parks (MECP) is the administrative authority that regulates the EA process and issues approval
- Terms of reference set out the requirements of the applicant for studies, supporting information, and obligations for consultation as part of the EA

Step 3
September 2021

Notice of Commencement for Environmental Assessment Posted
- Notice is provided to the community, local municipalities, and other agencies such as the conservation authority
- EA and related studies/investigations are carried out until final review and approval in Step 8
- For more information on EA process, please visit: https://www.ontario.ca/page/guide-environmental-assessment-requirements-waste-management-projects#section-2

Step 4
October 2021

Public Open House for Environmental Assessment
- Held as required by the EA process in the community
- Meeting is intended to introduce the project to the community, gather preliminary feedback, and answer questions and concerns

Step 5
December 2021

Submit Official Plan (OP) Amendment/Zoning By-law (ZBL) Amendment Applications
- As identified by the County and Township during the pre-consultation stage, the applicant is required to apply for a zoning and land use designation change of the subject lands to allow for the future development of the waste management facilities
- All required studies and reports in support of the expansion submitted

Step 6
December 2021

Joint Public Meeting for OP/ZBL Amendments
- Township of North Stormont hosts statutory joint public meeting for the OPA and ZBLA
- Opportunity to present the project to the community again, and allow for questions and submissions from Council, agencies, and the general public
- Required under Sections 17, 22, and 34 of the Planning Act

Step 7
2022 (Date TBD)

OPA/ZBA Approval (anticipated)
- Township staff and consulting engineers review applications for OPA and ZBLA and supporting information
- Council considers any public or agency feedback received, including staff's recommendation
- Decision is made to approve or refuse amendment(s), subject to appeal period as stipulated in the Planning Act

Step 8
2023 (Date TBD)

Receive Environmental Assessment Approval from MECP
- With land use approvals obtained, EA is finalized
- MECP is the approval authority on EA, and will issue decision

Step 9
2024 (Date TBD)

Receive Environmental Compliance Approval from MECP
- MECP is the approval authority on ECA

Step 10
2024 (Date TBD)

Submit Site Plan Control Application for EOWHF expansion
- Applicant pre-consults with Township, County, and Conservation Authority staff to identify requirements for site plan control approval
- Applicant will prepare detailed site plan control submission and required plans
- Township Council will review submission package and issue decision

Step 11
2024 (Date TBD)

Construction of Site Infrastructure and Initial Landfill Cells
- Following site plan control approval building permits can be issued and construction can begin in accordance with approved plans and drawings

Step 12
2025 (Date TBD)

Open Expanded EOWHF Site