

Township of Southgate
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Staff Report PL2022-013

Title of Report: PL2022-013 – SP4-22 Green Lid
Department: Clerks
Branch: Planning Services
Council Date: March 2, 2022

Recommendation:

Be it resolved that Council receive Staff Report PL2022-013 for information; and
That Council consider approval of By-law 2022-031 authorizing the entering into a Site Plan Agreement.

Property Location: Part Lot 235-236 Concession 2 SWTSR, Being Parts 1 & 6, Plan 16R11609, Subject to an Easement over Part 1 In GY70526 ,
Geographic Village of Dundalk, Township of Southgate.



The Proposal

The Greenlid Sustainable Non-Wood Fibre Manufacturing and Innovation Facility, Phase 1, will be manufacturing wheat straws. Greenlid will be purchasing raw feedstock from local farmers. After farmers utilize the edible parts of the wheat plant, the stalks remain. The stalks are carefully sorted and cut into equal lengths followed by a trip through an agitator with distilled water; a sonicator, three times in a boiler, and finally a UV room to thoroughly cleanse and prepare the wheat stalk for use. Wheat stalks grow a lining that keeps the stalk upright and naturally waterproof. Wastewater from production will be recaptured for fertilizer or recycled in the process. There is no fermentation in the process. Their innovative approach to manufacturing and sustainable product development will not only bring good manufacturing jobs to the area, but also partnerships and high impact R&D jobs directly to our area. The investment of \$30 million over the next 3 years will be just the start of what staff foresee as Greenlid becoming a pillar for other innovative, sustainable companies.

Below are a few links further describing the process for information.

Blogs:

<https://www.mygreenlid.com/post/wheat-sustainability>

<https://www.mygreenlid.com/post/from-farm-to-cup-how-wheat-straws-are-made>

Wheat Straws Video:

<https://youtube.com/watch?v=9EzfXHNYOHc>

Background: The Site Plan application was received and deemed complete February 17th, and sent for comment to commenting agencies. As a result of the scale of the project and size of the reports submitted the electronic file was placed on the Township website for review. It is available at the following link:

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#SP4-22-2137569-Ontario-Inc>

The site has 178m of frontage on IDA Street and 363m of frontage on Eco Parkway. It is approximately 11.2ha (27 acres) in area with access to both municipal water and waste water as well as a year round open and maintained road.

The site is currently zoned M1 and EP which permits the use. As stated previously this approval is for phase one of the project only and does not include other phases. Additional phases will require amendments to the zoning bylaw and site plan agreement as well as discussions with the Grand River Conservation Authority.

Phase one consists of the following:

- a building 60.96m X91.44m for a GFA of 5,574.18m²(60,000 ft²)
- Parking for up to 100 vehicles with 3 barrier free spaces and 12 loading spaces. Only 38 are required for phase one.
- A stormwater management facility that is designed to accommodate future phases on the site.
- Landscaping out front as well as a 3m buffer strip for the houses to the west of the site.

Future phases will require an amendment to the zoning by-law to accommodate parking requirements as well as adjusting the EP boundary on site. Future phases will include the construction of up to 6 more 5,574.18m²(60,000 ft²) buildings as well as updated lighting, landscaping and drainage plans.

Total build out of the site will result in a gross floor area of 39019.27m² (420,000ft²) for all buildings on site.

Staff Comments:

Given the servicing constraints the Township is currently having with the lack of waste water capacity Township Staff requested from Triton an estimate of water and waste water requirements for the facility. The facility will utilize approximately 5.4 ERU's of water and 1 ERU for waste water as a result of internal capture and recycling of waste water used in the processing at the plant.

Water resources are not a concern as the new well has greatly increased water capacity for the Township.

Currently the Township has 3 units left of waste that are allocated for infill development. It is proposed that these 3 units be allocated to industrial uses within the ecopark until more capacity is available. One of these units would be utilized by the proposal and therefore the proposal can be adequately serviced.

The agreement also has other clauses in it which will alleviate issues during development including:

1. Requiring landscaping and screening to acts as a buffer form neighbouring residential dwellings.
2. Applying dust control measures at the Townships discretion.
3. Requiring a paved commercial entrance and apron.
4. Requiring hydrants or water reservoir be installed should the building or fire department require it as part of development.
5. The provision of securities to ensure that the site is serviced and developed in accordance with the site plan or returned to a safe condition.

A key map of the area has been provided for your review. The above provisions will ensure that surrounding land uses are minimally impacted by the proposed development. Provided that there are no negative comments received from commenting agencies. It is the recommendation of Township staff to approve the

Site Plan and authorize the Mayor and Clerk to sign the attached Site Plan Agreement.

Financial Implications: None.

Concluding Comments: Based on the above it is recommended that the Council receive this staff report for information and consider approval of By-law 2022-031 authorizing the Site Plan Agreement.

Respectfully Submitted,

Municipal Planner: *Original Signed By*
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: *Original Signed By*
Dave Milliner, CAO

Attachments: None.