



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole-Public Works, Environmental Services & Facilities

Date: April 19, 2021

Department: Community Development

Topic: Application for Site Plan Control, Greenfield Global Inc.

Purpose: To review an application for Site Plan Control and discuss a staged approach to approvals of the application.

Background: The Township has received an application for an amendment to a site plan control agreement from WSP, on behalf of Greenfield Global Inc., in our Industrial Park at 141 Commerce Drive. The property first came under site plan control in 2007 and was last amended in 2016 to include the lands developed under lease to Air Liquide.

Greenfield is executing a project to produce high quality ethanol at its Johnstown plant for use in pharmaceutical applications and in hand sanitizers. The project includes the installation of a new distillation process to make the high-quality ethanol as well as ancillary processes including: rail loading/unloading, truck loading, ethanol storage, cooling towers, boiler, new electrical substation, renovated lab, expanded locker room, lunch room and electrical building. The expansion is estimated to create 20 new full-time jobs in Edwardsburgh Cardinal.

The expansion is in response to a recent surging demand for alcohol-derived product. Given the urgent market demands, timelines and funding availability from government sources, the project requires a fast-tracked approach.

Staff, in consultation with our Planner and Engineer at Novatech, recommend a staged approach to this site plan approval. As each stage is submitted by WSP on behalf of Greenfield, it is recommended that Council allow Greenfield Global to proceed with construction once that component is approved by staff. As each component is advanced for review, Novatech will provide a letter that confirms their review and recommendation for approval. The site plan control agreement would come before Council for final approval when all components have been approved. This approach allows for expeditious approvals to accommodate the multiple phases necessary to meet Greenfield's timelines over the next few weeks and months.

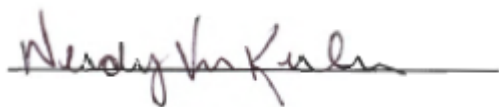
Policy Implications: All commercial, industrial, institutional and multi-residential properties with more than 6 units in the Township are subject to Site Plan Control. An agreement which has been registered on title of the property survives transfer of ownership and changes to the site plan for the property must be granted by bylaw.

The existing site plan control agreement for the subject property, authorized by bylaw 2007-10 and later amended by bylaw 2007-53 and 2016-57, provides that:

The Owner represents and warrants to the Township that no substantive deviations nor changes shall be made and no construction shall take place contrary to the Site Plan Drawings and/or other conditions, provisions or specifications without the written approval of the Township and that such approval may require an amendment to this Agreement. It is further agreed that the Owner will submit to the Township revised drawings to reflect any changes made.

Financial Considerations: The Planning Fees Bylaw 2019-75 provides that the fee for a site plan approval (major development) is \$750. Section 3 outlines that where the costs of processing an application exceeds the fees stated in section 2, the municipality may issue an itemized invoice of those costs, including an administration fee of \$500, and the applicant is required to remit the payment.

Recommendation: That Committee recommend that Council, by resolution, allow construction to proceed at the Greenfield Global site as approved by staff, in order to meet Greenfield's timelines for each phase of development due to the urgent need for alcohol-based products; and that the site plan be brought back to Council for final approval once all components have been approved by staff.

A handwritten signature in dark ink, appearing to read "Wendy Van Kesteren", is written over a horizontal line.

Community Development Coordinator