

Planning Rationale Addendum

4380 Trail Road

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1.0 Addendum Overview

Fotenn has prepared this document as an addendum to the Planning Rationale for the submission in support of the Site Plan Control (D02-02-23-0041) and Zoning By-law Amendment (D07-12-23-0066) applications at 4380 Trail Road. The application was deemed complete on June 29, 2023. The Addendum is prepared in response to Technical Circulation Comments received through the circulation process pertaining specifically to matters regarding the original Planning Rationale.

This Addendum is intended to be read in conjunction with the Planning Rationale dated May 26, 2023, originally submitted with the Site Plan Control and Zoning By-law Amendment applications.

1.1 Planning Technical Circulation Comments and Consultant Responses

Planning Rationale

- 4.8 The Provincial Policy Statement (PPS), 2020 defines development as the creation of a new lot, a change in land use, or the construction of building and structures. Please ensure the Planning Rationale is consistent when referring to the term development. Due to the change in land use on this site, development is occurring. More specifically, in the Planning Rationale, the justification for the Official Plan Policy 5.5.1.1 under section 4.0 states, “No development is contemplated as part of the submitted development applications”. This statement should be altered to reflect the PPS, 2020 definition of development.

Noted. While no construction is contemplated. The result of changing the use of the subject property constitutes the contemplation of development.

- 4.9 The Planning Rationale must address the appropriateness of all uses that would be permitted within the proposed General Rural Industrial zone. Given the context of the site, not all uses within the General Rural Industrial zone may be appropriate. Please discuss in the Planning Rationale if any site-specific exceptions are required for the subject property.

As identified in the Planning Rationale, Section 4.3.2, the requested use – waste processing and transfer facility, is a permitted use within the RG zone. The provided zoning table indicates that no relief is required from the requested RG zone.

- 4.10 Policy 5.6.2.2 (3) in the Official Plan states the following, New development shall not be approved within 500 metres of lands within the Bedrock Resource Area Overlay, or within 300 metres of lands within the Sand and Gravel Resource Area Overlay unless it can be demonstrated that such development shall not conflict with future mineral aggregate extraction. Conflicting land use are new sensitive land uses that interfere with mineral aggregate extraction, including but are not limited to:

c) Small-scale business uses where animals, equipment or employees may be adversely affected by pit or quarry activities.

As the site is within the Sand and Gravel Resource Area, please address the other uses permitted within the General Rural Industrial Zone besides a waste processing facility and which uses are appropriate for the zone.

The proposed use, a waste processing and transfer facility, represents a less sensitive use than the previous extraction pit. Additionally, in applying for Site Plan Control concurrently to ZBLA, we are ensuring that the

waste processing and transfer facility is the only use that will be undertaken on the site. Should alternative uses be contemplated in the future, it is understood that these must comply with the policies of 5.6.2.2(3) or the proposed use would not be permitted.

- 4.11 Clarify how infiltration areas shown on the Site Plan relate to the liquid storage and temporary dry storage areas identified in the Planning Rationale. References to "Area A" and "Area B" should be clarified, as the Site Grading and Drainage Plan also utilize similar naming.

Please see the accompanying engineering plans and studies that speak to the requested information in fulsome description.

- 4.12 Please describe how the existing structure will be used in the proposed operation.

The existing structure will not be utilized as part of the proposed use for the subject property.

- 4.13 Once soil has been processed in the two areas for dry and liquid storage, where will soils be stored? Is a limit to the amount of soil storage on site proposed before soil is taken off site? How much soil is proposed to be used for the rehabilitation of the site?

All soils are stored onsite segregated by a unique number until they are approved to be used for site rehabilitation. No soils are taken offsite, all deposited soils will be used for site rehabilitation. All soils are brought to the site to contribute to the rehabilitation of the site.

- 4.14 The summary of the Environmental Impact Study advises that additional field work is required, however the EIS submitted appears to include the additional field work mentioned, please review and revise as necessary.

All required field work necessary for the EIS has been provided in the already submitted EIS.

- 4.15 Please include a statement in the Planning Rationale identifying why private servicing is not being provided. Please clarify if employees will be drinking bottled and identify where the employees will be using the bathroom.

Private services are not being provided as no site alteration is being undertaken. It is understood that employees will be on site for limited periods of time and will use washroom facilities in advance or following visiting the site.

Should you have any further comments in advance of the next round of technical circulation comments, do not hesitate to contact the undersigned, at yakichuk@fotenn.com

Sincerely,



Tyler Yakichuk, MPlan
Planner