

***Elmsdale Lumber Company Limited- MPS and  
LUB Mapping Amendment Application &  
Substantial Development Agreement  
Amendment***

Planning Advisory Committee

January 17, 2023

Planning & Development Department



**EAST HANTS**

## Background

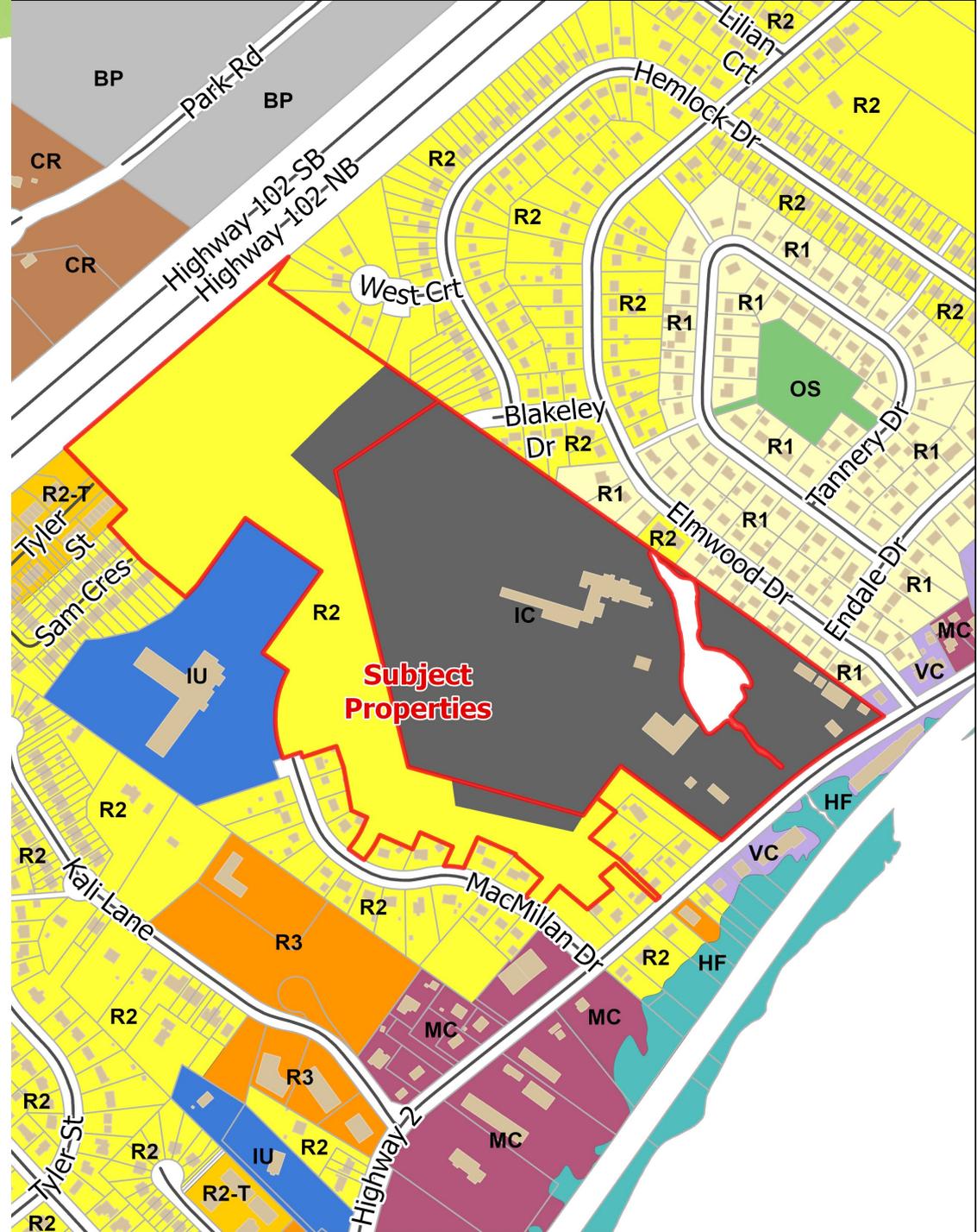
- Elmsdale Lumber Company Limited initially applied for a Planning application in August 2020.
- The application proposed to change a portion of the Generalized Future Land Use Designation of land identified as PID 45342938 from Established Residential Neighbourhood (ER) Designation to Industrial Commercial (IC) and to rezone the same from Two Dwelling Unit Residential (R2) Zone to the Industrial Commercial (IC) Zone.
- The IC Zone would have enabled Municipal Council to consider substantially amending an existing development agreement for the lumber mill, to allow for a biochar production facility.
- The initial application had a public information meeting on December 1, 2020, and was given first reading on February 24, 2021.
- Additional information on the proposed biochar facility and the impacts on the community was requested by Planning staff prior to moving forward with the application.

## Updated Proposal

- In December 2022, Elmsdale Lumber Company Limited updated its application.
- The purpose of the updated application is to permit a temporarily assembled containerized biochar production facility to allow observation and testing to demonstrate that noise levels and emissions are within acceptable levels.
- The containerized facility is proposed to be located on the existing lumber mill site (PID 45082773).
- Depending on the results of the engineering observations, it is the goal of the applicant to then apply for the original biochar production facility.

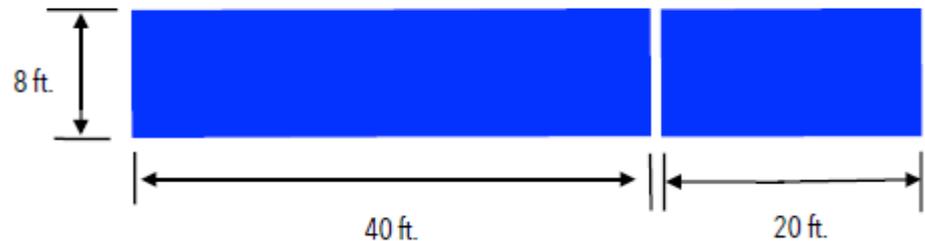
## Subject Property

- The subject properties are identified as PID 45342938 and PID 45082773 (604 Highway 2, Elmsdale).
- The total area of the subject properties is approximately 23 ha.
- Adjacent property uses and zones include residential zoned lands to the north and south, Village Core (VC) Zone commercial uses across the street, and Highway 102 borders the rear of the subject lands.
- The Elmsdale District School is zoned IU.



## Development Proposal

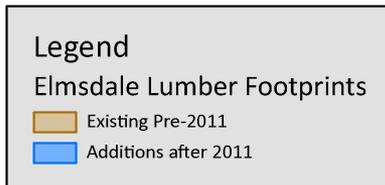
- The purpose of the application is to substantially amend the existing development agreement to permit a temporarily assembled containerized biochar production facility.
- Under the existing development agreement the applicant is permitted to operate the lumber mill on PID 45082773, up to a maximum of 7,061 m<sup>2</sup>.
- Due to the potential of the proposed biochar production facility being obnoxious, the existing development agreement is required to be substantially amended.
- The containerized biochar production unit is 1/10<sup>th</sup> the scale of the originally proposed biochar production facility.



## Development Proposal Continued

- Enabling the development of the containerized facility will allow professional engineers to observe and test to determine if the results are within tolerance for the nearby school and neighbourhood.
- As proposed, the facility will undergo an 8-month trial for observations of noise levels and levels of emissions.
- These results can then be scaled to enable consideration of the original full-sized biochar production facility at a future date.
- The intention would be that the Municipal Development Officer would receive documentation at the 8-month mark on the engineer's observations and testing.
- The containerized biochar production facility would continue to operate after the 8-month period depending on the results of the engineer's observations and testing.

- Under the terms of the substantial amendment to the existing development agreement, the total combined floor area of all buildings will need to be increased to accommodate the proposed containers.

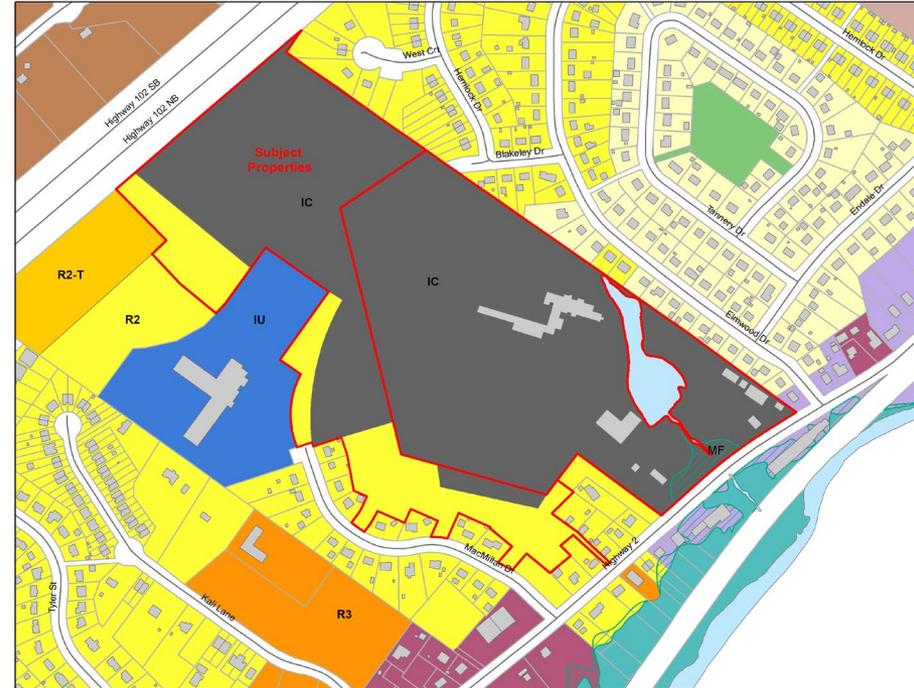


PID 45082773 Area: 138,631.46 m<sup>2</sup>  
 Existing Pre-2011 Footprint Area:  
 6029.7 m<sup>2</sup>/64,903.2 ft<sup>2</sup>  
 Additions Footprint Area:  
 1688.3 m<sup>2</sup>/ 18,119.2 ft<sup>2</sup>

## Current Zoning



## Proposed Zoning



- First reading of the proposed mapping amendments was given by Council at their February 24, 2021 meeting.
- There are no changes to the boundaries of the IC Designation and Zone.
- Continuing redesignation and rezoning in order in order to allow for the future consideration of a full-scale biochar production facility.

## Policy Analysis

- In considering the application Council shall take into consideration the goal of the IC Designation, the Policies of the IC Designation, and Policy IM10 to determine if the application is in the best interest of the Municipality.
- An Environmental Assessment is not required for the proposed application.
- An Industrial Approval is required by the Province.
- An Industrial Approval considers a whole range of items such as noise, emissions, effluent, dust, and other items.
- As part of an Industrial Approval, the applicant also requires confirmation from the Municipality that the proposed use is a permitted land use.

## Citizen Engagement

- A well attended digital public information meeting for the initial proposal was held on December 1, 2020. Questions and comments from the meeting have been attached as Appendix A.
- Concerns raised by residents include:
  - Is an Environmental Assessment required?
  - How will noise from the biochar production facility impact the surrounding residential neighbourhood and the neighbouring elementary school?
  - What is the impact of the air emissions from the proposed biochar production facility? How do they compare to the existing lumber mill?
- Questionnaire responses from the initial application have been provided to PAC.
- A second PIM is recommended because of the change in the application and the time that has passed since the last PIM. A second questionnaire will also be mailed.

## Recommendation

- Authorize staff to schedule a public information meeting.

## Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *authorize staff to schedule a public information meeting to consider an application from Elmsdale Lumber Company Limited to permit a containerized biochar production facility.*