

***Elmsdale Lumber Company Limited-
Application for a containerized biochar facility***

Planning Advisory Committee

April 18, 2023

Planning & Development Department



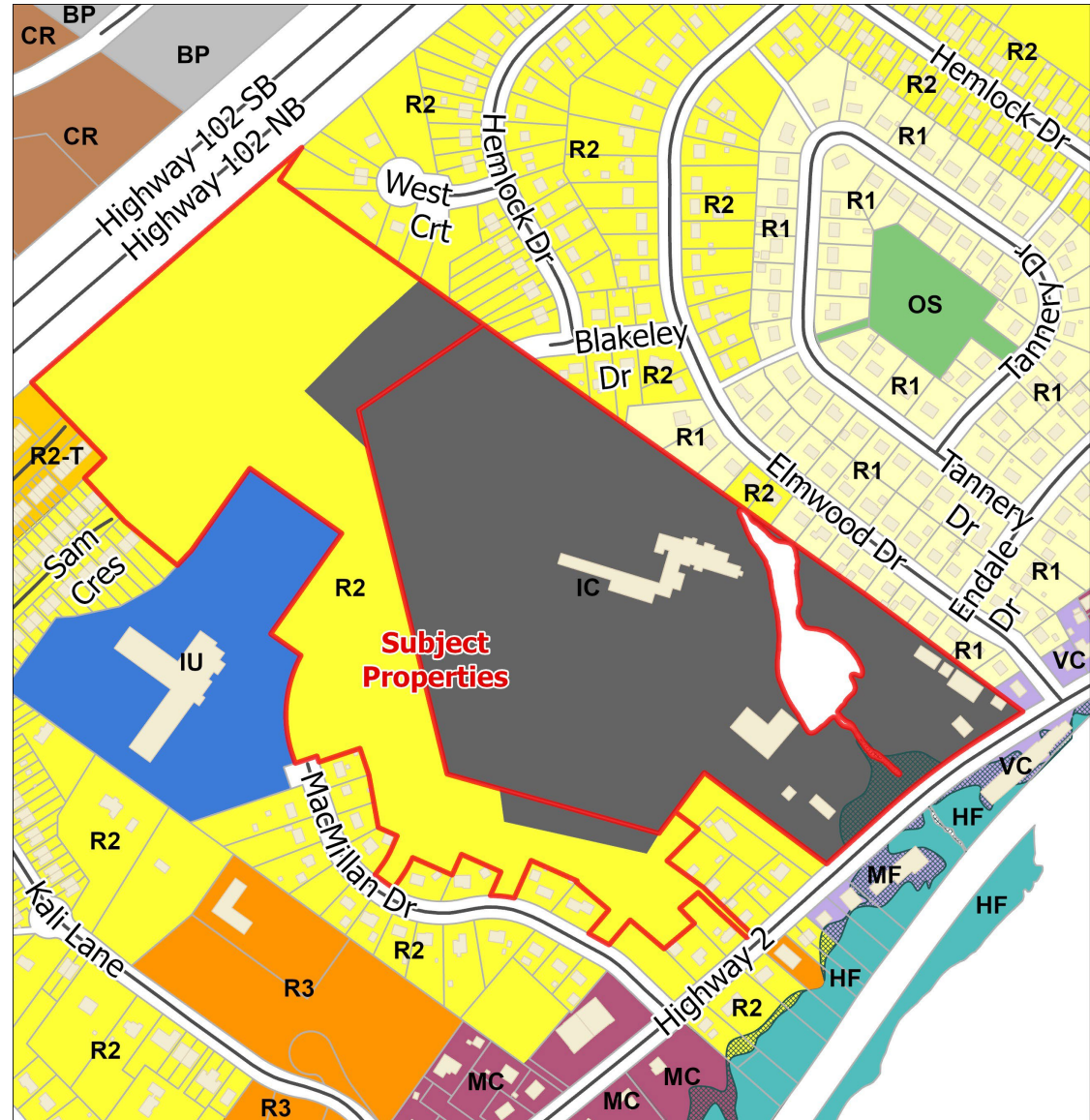
EAST HANTS

Background

- Elmsdale Lumber Company Limited initially applied for a Planning application in August 2020.
- In December 2022, Elmsdale Lumber Company Limited updated its application.
- The purpose of the updated application is to permit a containerized biochar production facility to allow observation for the future consideration of a larger biochar facility.
- Containerized biochar facility will have to comply with the requirements of an Industrial Approval permit.
- The containerized facility is proposed to be located on the existing lumber mill site (PID 45082773).

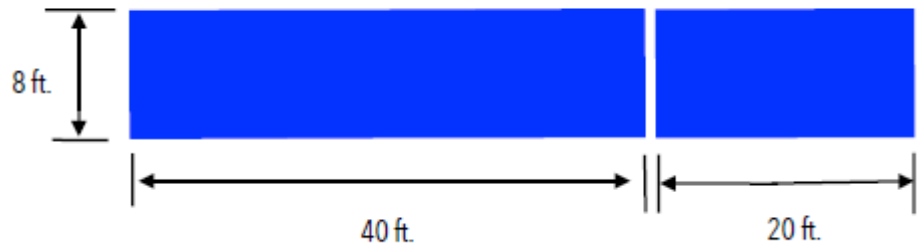
Subject Property

- 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 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 m².
- 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 1/10th 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 the facility and scale the results to allow consideration of a future 5,000 m² biochar 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.
- Applicant proceeding with mapping amendments to allow for future consideration of the 5,000 m² biochar facility by DA.
- Mapping amendments are not required to be approved in order to allow for the existing development agreement to be amended to allow for consideration of the containerized biochar facility.
- Mapping amendments are not appealable to the NSURAB and the substantial development agreement amendment is appealable to the NSUARB.

- 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.



Legend	
Elmsdale Lumber Footprints	
	Existing Pre-2011
	Additions after 2011

PID 45082773 Area: 138,631.46 m²
 Existing Pre-2011 Footprint Area:
 6029.7 m²/64,903.2 ft²
 Additions Footprint Area:
 1688.3 m²/ 18,119.2 ft²

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 PIM for the containerized biochar facility was held on March 7, 2023. Notes have been included in the staff report.
- Concerns raised by residents include:
 - Concerns about any possible noise and/or emissions.
 - Asked if biochar production was taking place in any other communities.
 - Discussion about feedstock and ensuring that the feedstock would come only from the lumber mill.
- Questionnaire responses from the updated application have been provided to PAC for their review.
- 614 questionnaire forms were mailed and 20 responses were received.

Recommendation

- To give initial consideration to substantially amend a development agreement and to authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *give initial consideration to substantially amend an existing Development Agreement for a containerized biochar production facility on lands located at 604 Highway 2, Elmsdale (PID 45082773) to enable a public hearing; and*
- *authorize staff to schedule a public hearing.*