

Document 5 – 4186 William McEwen Drive (Rideau-Jack – Ward 21)

Site Location: The site is located north of Brophy Drive, between Highway 416 and Moodie Drive.
Project Description: The proposed system will be a 150 megawatts (MW) lithium-ion BESS. The system will occupy approximately 3 hectares (8 acres) of an approximate 21 hectare (53 acres) property, via an access road from William McEwen Drive. The project will provide of capacity and approximately 600 megawatt-hour (MWh) of energy storage.
Project Website: http://www.evolugen.com/facilities/Trail
Community Open House: Tuesday, November 28th from 6:30-8:30pm at the Manotick Communtiy Centre
Official Plan Designation: Rural Countryside, Natural Heritage Features Overlay and unevaluated wetlands, woodlands and watercourse features.
Zoning By-law: Rural Countryside (RU)
Preliminary Development Review Comments: The Rural Countryside designation permits the proposed use. There is also Natural Heritage Features Overlay and unevaluated wetlands, woodlands and watercourse features. Development or site alteration is required to maintain or improve the ecological and recreational connectivity of the area and not compromise the potential for long-term enhancement and restoration of ecological and recreational connectivity of the area. Any development within 120 metres of a significant wetland or natural heritage system core area triggers and environmental impact statement (EIS). The Official Plan (4.9) requires 30 metre setback from the wetland which currently is identified as most of the property to the west of the hydro corridor. An Environmental impact study (EIS) may be able to refine this by providing a more detailed understanding of extent of wetlands and required setbacks. Potential for significant woodlands, wildlife habitat and species at risk habitat, as well as impacts of noise and lighting on the natural features and habitat and adjacent residential properties needs to be addressed. Site is located in an area with a Highly Vulnerable Aquifer and Groundwater Recharge Area. Likely part of the Kars Esker. Erosion and sediment protection, runoff and spills to groundwater, surface water and the wetland need to be considered. The Site is regulated by the Rideau Valley Conservation Authority and their approval will be required. The woodland has a low through moderate risk of wildland fire that needs to be evaluated.
Potential approvals required: <ul style="list-style-type: none">• Zoning By-law Amendment• Site Plan Control• South Nation Conservation Permits• Building Permit

