

Document 2 – Southwest corner of Galetta Side Road and Homesteaders Road (West-Carleton-March – Ward 5)

Site Location: The site is located at the southwest corner of the intersection of Galetta Side Road and Homesteaders Road.	
Project Description: The proposed BESS facility will provide up to 250 megawatts (MW) of capacity over approximately 5.6 hectares (14 acres) of land within the area of the site zoned Rural Countryside (RU).	
Project Website: https://evolugen.com/fitzroy/	
Community meeting: Wednesday, November 1, 2023, from 4:00 – 7:00pm at the Fitzroy Harbour, Community Centre (100 Clifford Campbell St, Fitzroy Harbour) and Thursday, November 2, 2023 from 6:30 – 8:00pm on Zoom Webinar (register through the project website)	
Official Plan Designation: Rural Countryside and Agricultural Resource Area designations. Areas of the site are also identified as part of the Natural Heritage System Linkage overlay, including unevaluated wetlands, woodlands and watercourse features.	
Zoning By-law: AG4 and RU	
Preliminary Development Review Comments: The Rural Countryside designation permits the proposed use. Within the Agricultural Resource Area, BESS facilities in the Agricultural (AG) Zone are limited to 2% of the total lot area, to a maximum of 1 hectare. However, 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. There is potential for significant habitat for threatened or endangered species, significant woodlands and significant wildlife habitat on the site. Unevaluated wetlands will require further evaluation. Any development within 120 metres of a significant wetland or natural heritage system or within 30 metres of a surface water feature triggers an Environmental Impact Study (EIS). Impact of noise and lighting will need to be considered for the adjacent residences and natural features. Area identified as having a highly vulnerable aquifer. Groundwater recharge, erosion and sediment protection, runoff and spills to groundwater, surface water and the wetland need to be considered. Moderate and high-level risk to wildland fire at and adjacent to the site. Approval from the Mississippi Valley Conservation Authority will be required.	
Potential approvals required:	
<ul style="list-style-type: none"> • Official Plan Amendment • Zoning By-law Amendment • Site Plan Control approval 	<ul style="list-style-type: none"> • Building Permit • Conservation Authority permits

Site Plan: Southwest corner of Galetta Side Road and Homesteaders Road (West-Carleton-March – Ward 5)

