

Document 3 – Between Machardy Road and Old Highway 17 (West-Carleton-March – Ward 5)

Site Location: North of Carrs Pit near MacHardy Road
Project Description: A lithium-ion BESS facility sized to provide up to 50 MW over four hours, (200 Megawatt-hours). It occupies approximately 5 acres of land located on the northeast side of ON-17, just north of Galetta Sideroad.
Project website: https://arnpriorbess.ca/
Community meeting: Thursday, November 9th, from 5 to 8pm at Fitzroy Harbour Hall (100 Clifford Campbell St, Fitzroy Harbour)
Official Plan Designation: One part of the site is both Agricultural Resource Area and Sand and Gravel Resource Area Overlay and the balance is designated Agricultural Resource Area.
Zoning By-law: Agriculture (AG) and ME2 (1r)
Preliminary Development Review Comments: BESS facilities are restricted to 2% of the lot area within the Agricultural Resource Area designation, to a maximum of 1 hectare. The zoning by-law does not permit utility installations in in mineral (ME and MR) zones.
Potential approvals required: <ul style="list-style-type: none">• Official Plan Amendment• Zoning By-law Amendment• Site Plan Control• Building Permit

Site Plan: Between Machardy Road and Old Highway 17 (West-Carleton-March – Ward 5)

