



BURNSIDE

Official Plan and Zoning Bylaw Amendments

**39 Arthur Street North, Elmira
Environmental Management and Community Benefits**

COMMITTEE OF THE WHOLE MARCH 28, 2023

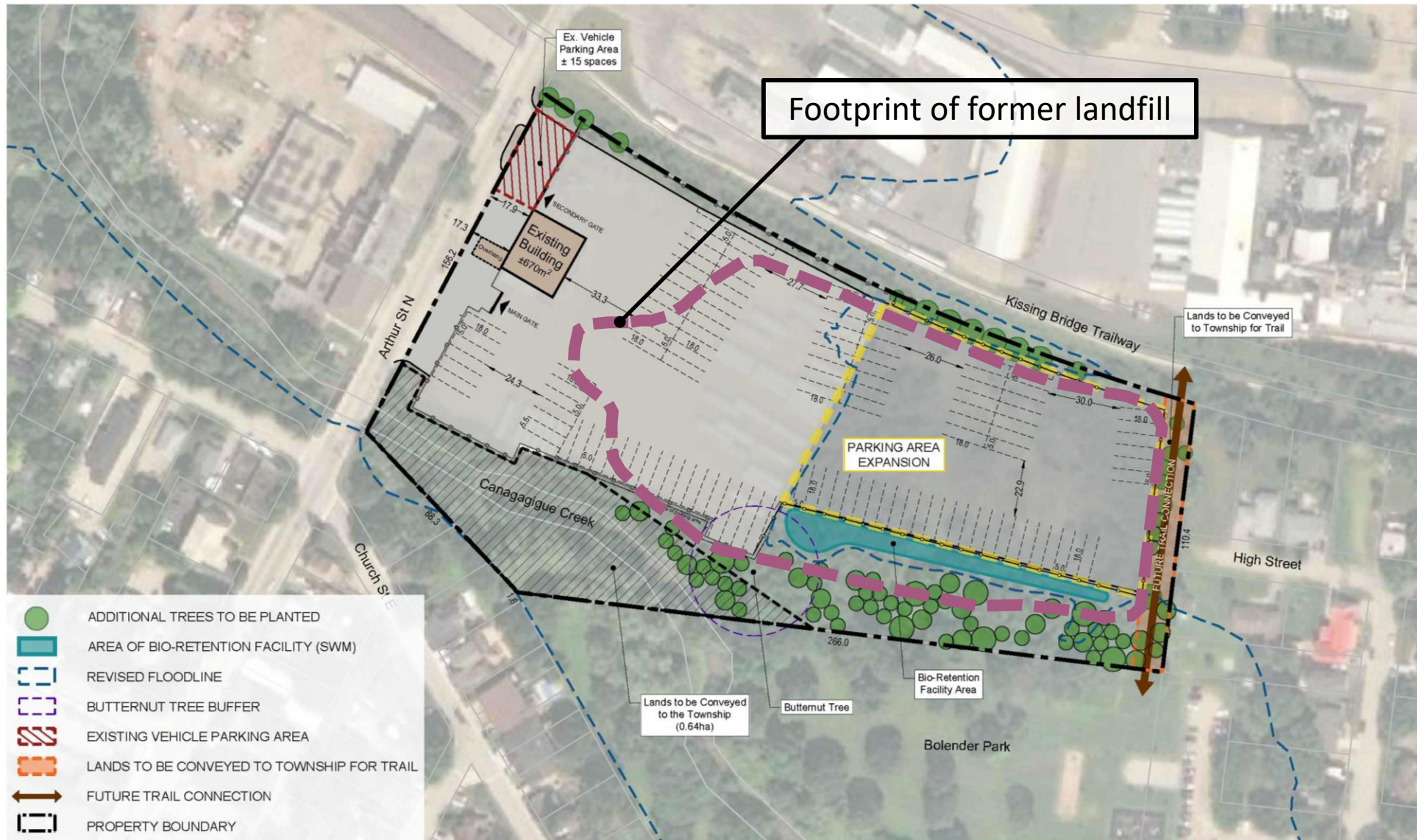


Jim Walls, P.Geo. QP
Geoscientist
R. J. Burnside & Associates
Limited

ENVIRONMENTAL CONDITIONS

- Former Landfill Site.
- Studied extensively to evaluate soil, groundwater and methane gas (D-4 Study – peer reviewed).
- Has a clay “cap” that must be maintained – no large trees.
- No environmental impacts off-site.
- No environmental concern for truck and trailer parking.

Proposed Development



HIGHEST AND BEST USE OF FORMER LANDFILL

- Ministry of Environment Conservation and Parks (MECP) primary regulatory agency for landfills.
- Land use is very restricted.
- Under O. Reg. 153/04 the site cannot be used for Parkland, Residential or other sensitive uses.
- Industrial use is encouraged.

PROPOSED USE OF LANDS

- Former landfill area to be used for truck and trailer parking
- Portion of former landfill used as a scrap yard now used for parking has had no issues.
- Areas next to the former landfill (east, west and south), that have not been impacted by the landfill, to be conveyed to the Township for future use as parkland.

Tree Screen to remain and be enhanced

Conveyance of lands to Township for expansion to Bolender Park

Conveyance of lands to Township for expansion to Bolender Park

Arthur St N

Church St E

Kissing Bridge Trailway

Lands to be Conveyed to Township for Trail

PARKING AREA EXPANSION

Kanagagigue Creek

Butternut Tree

Bio-Retention Facility Area

Bolender Park

High Street

Future Trail Connection

Lands to be Conveyed to the Township (0.64ha)

LEGEND:

- ADDITIONAL TREES TO BE PLANTED
- AREA OF BIO-RETENTION FACILITY (SWM)
- REVISED FLOODLINE
- BUTTERNUT TREE BUFFER
- EXISTING VEHICLE PARKING AREA
- LANDS TO BE CONVEYED TO TOWNSHIP FOR TRAIL
- FUTURE TRAIL CONNECTION
- PROPERTY BOUNDARY

Note: Bolender Park to increase by approximately 0.76 ha / 1.9 ac (16.5% increase)

AGENCIES WITH JURISDICTION

- All agencies with jurisdiction have reviewed the proposal and have no outstanding issues:
 - Region of Waterloo;
 - Grand River Conservation Authority;
 - Ministry of Environment, Conservation and Parks (Peer review of D-4 Methane Gas and ESA studies); and
 - Technical and Planning Staff – Township of Woolwich.

PUBLIC COMMENTS

- Environmental impacts of landfill – landfill and surrounding area has been studied extensively – no issues with contamination, methane gas, etc. – MECP has approved – monitoring to continue.
- Impacts to Park – park increased by sixteen percent (16%) (acres).
- Tree screen – only trees on the landfill to be removed – tree screen to remain and be enhanced. A large portion to be conveyed to the Township.
- Traffic – removal of scrap yard approval reduces traffic volume.

Tree Screen to remain and be enhanced

Conveyance of lands to Township for expansion to Bolender Park

Conveyance of lands to Township for expansion to Bolender Park

Arthur St N

Church St E

Kissing Bridge Trailway

High Street

Bolender Park

Butternut Tree

Bio-Retention Facility Area

PARKING AREA EXPANSION

LANDS TO BE CONVEYED TO THE TOWNSHIP (0.64ha)

LANDS TO BE CONVEYED TO TOWNSHIP FOR TRAIL

FUTURE TRAIL CONNECTION

REVISÉ FLOODLINE

BUTTERNUT TREE BUFFER

EXISTING VEHICLE PARKING AREA

AREA OF BIO-RETENTION FACILITY (SWM)

ADDITIONAL TREES TO BE PLANTED

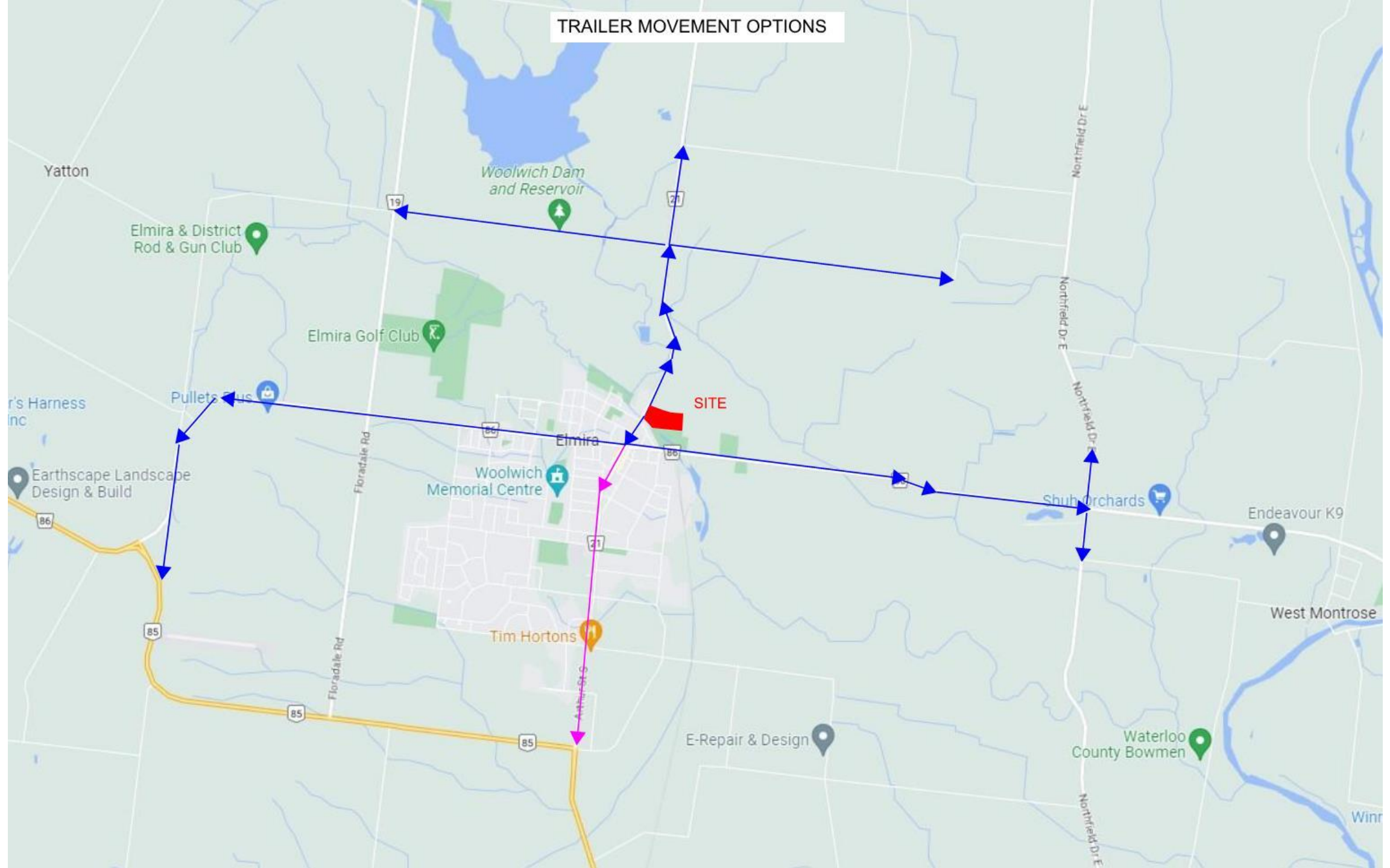
PROPERTY BOUNDARY

Note: Bolender Park to increase by approximately 0.76 ha / 1.9 ac (16.5% increase)

PUBLIC COMMENTS (Cont'd)

- Traffic movements for 53 new parking spaces expected to be less than one every two hours (4 movements/day).
- Multiple road movement options.
- Traffic towards downtown – approximately two (2) per day.
- Dust, noise and nuisance impacts – less than a scrap yard, only during day. Four movements per day.
- Visual - enhanced fence, tree screen and conveyed lands.

TRAILER MOVEMENT OPTIONS



SUMMARY OF COMMUNITY BENEFITS

- Expansion of Bolender Park by approximately sixteen percent (16%) (2 acres).
- East side –access trail from Kissing Bridge Trail to Bolender Park and buffer from residential lands.
- West side - access trail from Arthur Street to Bolender Park next to creek.
- South side - buffer lands between park and parking lot.

SUMMARY OF COMMUNITY BENEFITS (Cont'd)

- Creek lands conveyed to Township (public trust) as desired by Grand River Conservation Authority (GRCA).
- Scrap yard approval for the property to be rescinded permanently
 - reduces traffic and environmental risks.
- Additional 53 truck and trailer parking places to service local businesses.
- Putting parking on a former landfill reduces the need for using agricultural or other more valuable land for parking.

QUESTIONS?

Next step - Site Plan application to Township.