

<b>TO:</b>	<b>CHAIR AND MEMBERS CORPORATE SERVICES COMMITTEE MEETING ON DECEMBER 16, 2014</b>
<b>FROM:</b>	<b>JAY STANFORD, M.A., M.P.A. DIRECTOR, ENVIRONMENT, FLEET &amp; SOLID WASTE</b>
<b>SUBJECT:</b>	<b>STATUS OF INFORMATION AND DISCUSSIONS WITH A GREENHOUSE OPERATOR THAT MAY BE LOCATED ON CITY-OWNED LAND IN THE VICINITY OF THE W12A LANDFILL AND RESOURCE RECOVERY AREA</b>

<b>RECOMMENDATION</b>
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That on the recommendation of the Director, Environment, Fleet & Solid Waste this report **BE RECEIVED** for information.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Relevant reports that can be found at [www.london.ca](http://www.london.ca) under City Hall (Meetings) include:

- Proposed Process for Land Leases for City Owned Land in the Vicinity of the W12A Landfill and Resource Recovery Area (September 23, 2014 meeting of the Corporate Services Committee (CSC), Item #2)

<b>BACKGROUND</b>
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**PURPOSE:**

The purpose of this report is to provide Corporate Services Committee (CSC) and Council with an update on the potential business opportunity with a greenhouse operator (Ontario Corp. 002319529) to lease City-owned lands in the buffer area of the W12A Landfill and Resource Recovery area.

**CONTEXT:**

Over the past year and in previous years, City staff have received a number of enquiries regarding the use of City-owned lands for a variety of projects. Locations include City-owned lands in industrial parks, other City locations, closed landfills, lands near the W12A Landfill Site, etc. Some examples of the types of potential projects similar to the one being addressed in this report on City-owned lands include:

- large-scale solar photovoltaic (PV) power “farms”,
- utility-scale wind turbines in rural areas,
- large scale roof top solar PV installations beside City-owned property to be combined with ground-mounted installations, and
- greenhouses.

City staff received an unsolicited business concept dealing with a greenhouse complex that could possibly be situated on land leased from the City near the W12A Landfill or at another location in London. This matter was brought to the attention of CSC and Council on September 23, 2014 as part of a larger report dealing with potential processes to examine business development opportunities on City-owned lands that are next to the lands identified as the W12A Landfill and Resource Recovery area.

An overview of the vision and map for the W12A Landfill and Resource Recovery Area and nearby city-owned lands is in Appendix A. The lands being considered are zoned Agriculture (AG2) which permits a variety of agricultural uses including greenhouse operations.

Municipal Council provided the following direction to City staff on September 30, 2014:

That the following actions be taken with respect to land leases for City-owned land in the vicinity of the W12A Landfill and Resource Recovery Area:

- a) the staff report dated September 23, 2014, with respect to the proposed process for land leases for City-owned land in the vicinity of the W12A Landfill and Resource Recovery Area BE RECEIVED for information; and
- b) the Civic Administration BE INSTRUCTED to seek additional information from the proponent and report back in 30 to 60 days in order to determine appropriate next steps based upon any additional information that the proponent is able to provide; it being understood that if sufficient information is not provided during this time, staff will report back on a potential RFP process.

## **DISCUSSION:**

### **Action Taken**

City staff and the greenhouse proponent (Ontario Corp. 002319529) have been engaged on these matters since early October working on three general activity areas:

- Addressing greenhouse requirements, opportunities and constraints with the proposed property along Wellington Road (near the corner of Scotland Drive and Wellington Road, see map in Appendix A). This includes comments from other government agencies,
- Developing the proposed requirements of a land lease, and
- Developing the proposed requirements of a landfill gas (energy procurement) agreement.

In addition to these activities, Ontario Corp. 002319529 is in the last stages of constructing a 20 acre greenhouse in Kingsville, Ontario. This activity is currently the priority project for the proponent. City staff visited this location on October 7, 2014.

### **Status**

On December 1, 2014, representatives from Ontario Corp. 002319529 provided an update on the information requests from the City. Additional time to prepare and submit the details to City staff has been requested. They have advised that further details will be submitted by the end of January 2015. An extension request such as this is not uncommon especially in light of the proponent being in the last stages of constructing a greenhouse.

The proposed design being examined is a 40 acre greenhouse situated on approximately 50 acres of land. Large scale greenhouses are very common in parts of Ontario notably the Leamington/Kingsville area. Ontario Corp. 002319529 has indicated that projects of this nature tend to employ between 40 and 60 people during construction and between 150 and 250 during regular operations.

### **Next Steps**

This potential project and business opportunity represents a unique opportunity for London and this location. City staff will report back to CSC as soon as possible (February/March 2015 timeframe) subject to Ontario Corp. 002319529 submitting the required details at the end of January.

<b>PREPARED BY:</b>	<b>PREPARED BY:</b>
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<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED &amp; CONCURRED BY:</b>
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Appendix A Overview of the Vision and Map of City-Owned Properties in the Vicinity of the W12A Landfill Site and Resource Recovery Area

- c: Ontario Corp. 002319529  
 Art Zuidema, City Manager  
 John Fleming, Managing Director, Planning & City Planner  
 George Kotsifas, Managing Director, Development and Compliance Services & Chief Building Official  
 Kapil Lakhotia, General Manager, London Economic Development Corporation

## **Appendix A**

### **Overview of the Vision and Map of City-Owned Properties in the Vicinity of the W12A Landfill Site and Resource Recovery Area**

#### W12A Landfill and Resource Recovery Area

Municipal Council adopted the W12A Landfill Area Plan and the Official Plan and Zoning By-law amendments required to implement the W12A Landfill Area Plan in 2009. The purpose of the W12A Landfill Area Plan is to plan for the continued evolution of the W12A Landfill as an integrated waste management centre that utilizes environmentally responsible and sustainable operations and practices in achieving a high standard of compatibility with its environs and neighbours.

This area could include the expansion of the W12A Landfill but also allows for various resource recovery facilities to be located on these lands. The first resource recovery facility to be sited on these lands was the City's new Regional Material Recovery Facility built in 2011.

#### Nearby City-owned Lands


Nearby City-owned lands serve as buffer for potential nuisance impacts such as noise, dust, odour and litter from the landfill and any future resource recovery facilities. These lands also serve to protect encroachment of the landfill and resource recovery area.

Long term plans for these City lands are to have land uses that allow the land to continue to serve as buffer, be compatible with neighbouring properties and the community and maximize benefits to the City as a whole (e.g., additional revenue, create jobs, economic benefits, etc.). Currently these lands are leased for agricultural purposes and revenue is returned to the City. These lands are the subject in this Report.

The City continues to receive enquiries regarding the leasing of specific City properties by businesses who are interested in developing projects such as large-scale solar farms and more recently a greenhouse complex. Some of these lands are next to the large area known as the W12A Landfill and Resource Recovery area. The City owns these lands as they have been acquired to serve as buffer to the existing landfill operation and any future resource recovery and landfill operation.

#### Map

A map of the above noted properties is provided on the next page. It is important to note that the current discussion deals with nearby City-owned lands outside the W12A Landfill and Resource Recovery area (i.e., properties long Wellington Road).



**City of London**

**W12A Landfill Site**

**Map of W12A Landfill Site Resource Recovery and Adjacent Areas**

**Legend**

- City Property
- Waste Management Recovery Area
- Potential Increase Resource Recovery
- City Owned Landfill or Resol

Date: September, 2014  
 File:  
 Scale: 0 250 ft  
 1:12

