

Xinyi Canada Glass Limited

Zoning By-law Amendment
Z8A03/18

5081 Wellington Rd. 32
Public Meeting Presentation
May 9, 2018

Xinyi Glass Company Profile

- Xinyi Glass, founded in 1988, is a leading global glass manufacturer with advanced production facilities.
- Listed on the Hong Kong Stock Exchange (Stock Code: 868.HK)
- Top 500 Enterprise in China
- Revenue in 2017: C\$4 Billion
- Seven major production facilities in China and one in Malaysia, with total area over 60 million square feet and 12,000 employees.



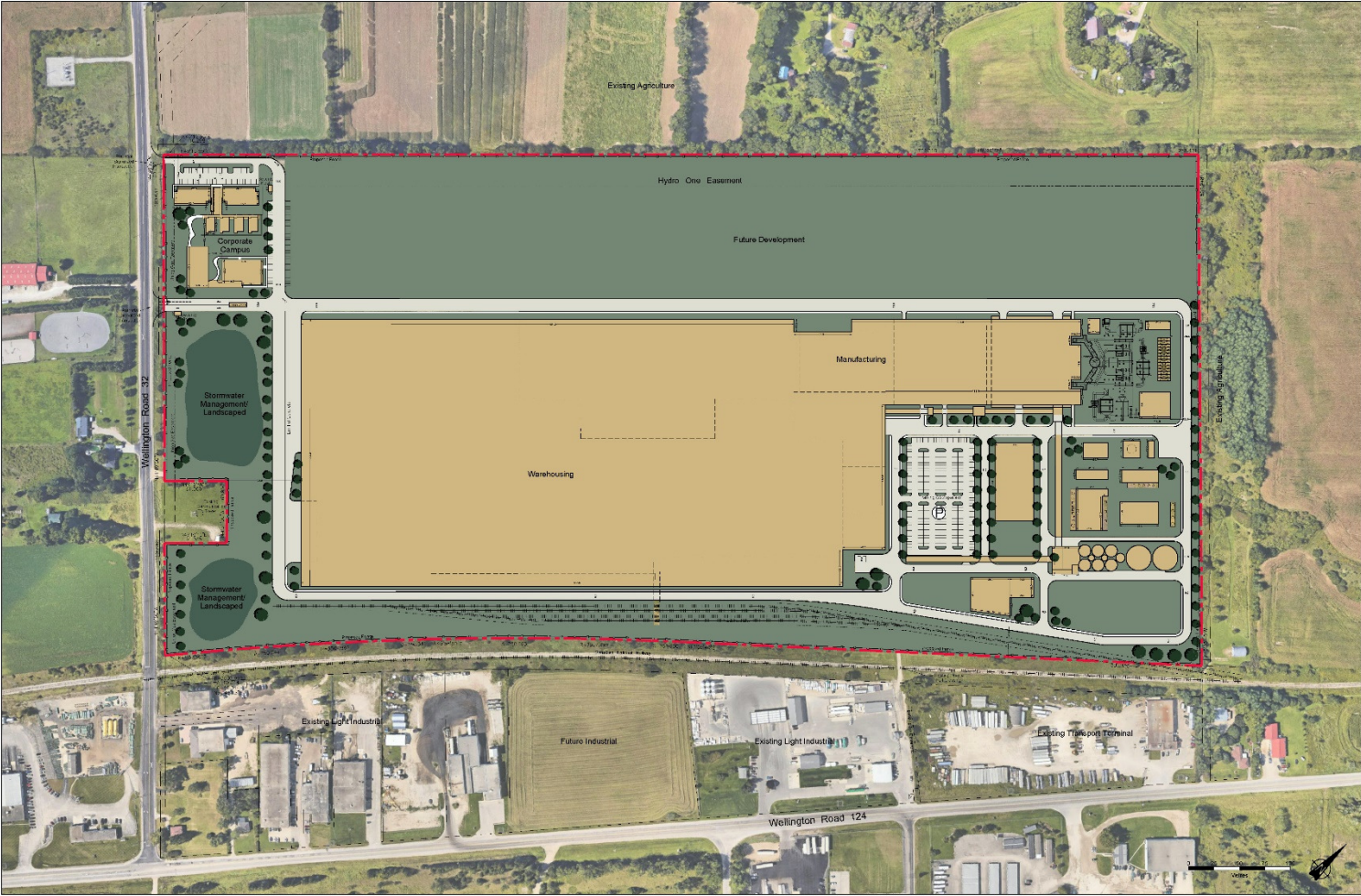
Proposed Float Glass Plant

- 2 Million square foot manufacturing facility.
- Two advanced float glass lines.
- One Low-E energy saving glass production line
- Continuous operation 24/7/365, except for maintenance shutdown once every 12 to 15 years.
- Glass products to support domestic market in Canada and for export to USA .
- 400 full time employees.

Site Location



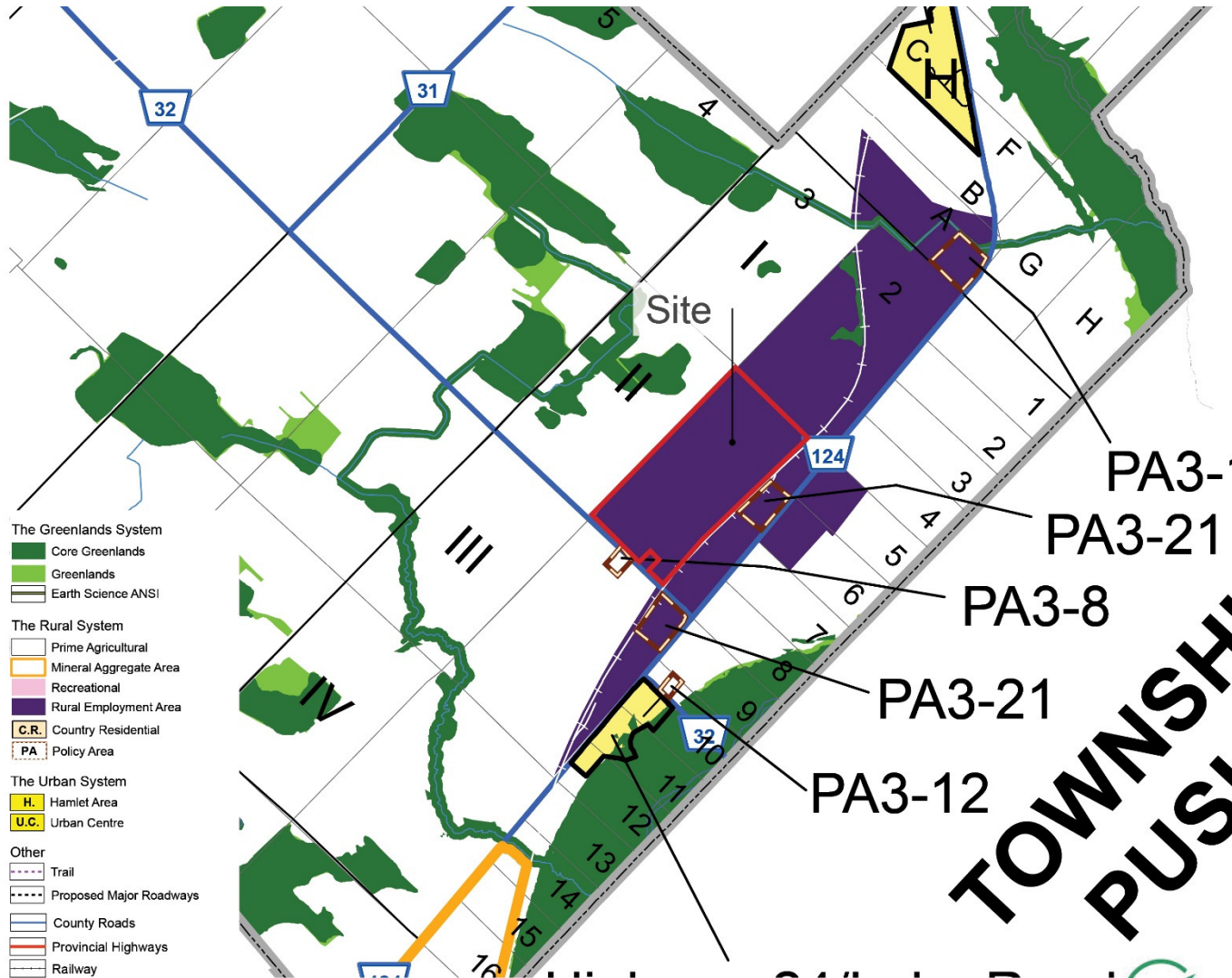
Conceptual Site Plan



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Official Plan – Land Use



**TOWNSHIP
PUSH**



Official Plan

- Rural Employment Area
 - Uses that need relatively large site; or,
 - Need for access to major transportation routes; or,
 - Need to be close to rural resources.
- Permits wide range of use including:
 - manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials. Commercial uses may include business and professional offices, small scale motels or inns and small-scale restaurants

Official Plan

- Manufacturing use complies with the Official Plan
- Provide diversity to Wellington's employment base.
- Uses are to be “dry” industrial which rely on private water and sewer systems. Dry industrial uses do not use significant amounts of water in their operation, nor do they produce significant amount of effluent.
- Glass manufacturing is a “dry” process. Water is used for cooling. Well testing has indicated that there is sufficient water supply.
- Proposed Manufacturing Facility complies with Official Plan.

Township of Guelph-Eramosa Zoning By-law



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Zoning By-law

- Rural Industrial (M1) Zone
- Permits “Industrial Use”
- means the manufacturing, processing, production, fabrication, packaging, assembly, stamping, treating, finishing, testing or warehousing of goods or raw materials. Industrial uses shall be “dry” uses which do not use significant amounts of water and which do not produce significant amounts of effluent.
- Glass manufacturing is a “dry” process. Water is used for cooling. Preliminary well testing indicates that there is sufficient water supply.
- The Proposed Manufacturing Facility complies with the M1

Zoning



Zoning By-law Amendments

1. Building Height – 22 meters only for main building
2. Lot Coverage – 50%
3. Parking – 1 space per 900 m² of Manufacturing/Warehouse space; and, 0.5 spaces per Accessory Dwelling Unit
4. Loading – 0 spaces
5. Accessory Dwelling Units directly associated with the operation of the manufacturing facility
6. Setback to Wellington Rd. 32 (not required)

Building Height

- 15 m permitted, 22 m requested only for main manufacturing building.
- Advanced manufacturing facility.
- Additional 7 m will accommodate cranes and overhead equipment within the facility.
- Given distance to neighboring uses and change in grade, additional height will not have significant impact.

Lot Coverage

- Increase maximum from 40% to 50%.
- Provides flexibility in detailed design and use of site
- Loading and storage areas are within buildings, as opposed to outdoors (as permitted by M1 Zone).
- Therefore increase in Lot Coverage will not increase permitted impermeable surface.
- Rainfall on rooftops and driveways to be collected and diverted to storm water management facilities and infiltration system.

Parking – Manufacturing/Warehouse

- Current regulations would require 840 parking spaces.
- Proposed site specific requirement for 1 parking space per 900 m² of manufacturing and warehousing floor area
- Proposed parking rate – minimum of 292 parking spaces
- 292 parking spaces more than sufficient for 140 employees per shift
- Accounts for shift change transition.

Parking – Accessory Dwellings

- 0.5 spaces per unit proposed.
- Dwellings to provide temporary accommodation of specialized staff.
- Many do not drive vehicles and/or would share vehicles and use taxi service to travel off-site.

Outside Loading Space

- Proposed no outside loading spaces are required.
- Loading and unloading operations will be done within covered building areas.
- There may be some outside loading spaces in final design.
- Raw materials will be delivered by rail.

Need for Accessory Dwelling Units

- Currently no float glass manufacturing facilities in Canada.
- Most recent plant shut down 10 years ago.
- No local expertise available.
- Necessary to bring in international experts for installation; commissioning and initial operations.
- International experts to provide training for local employees.
- Estimated 300 to 350 jobs for local employees will increase to 380 after 3 years of production.

Unique Operation of Facility

- Facility operates 24/7 year round.
- Continuous running for 12 to 15 years until scheduled maintenance .
- Restart takes up to 9 months.
- Emergency response team – attend to unexpected process break down or power failure.
- Technical experts to co-ordinate immediate operational adjustments.
- Visiting international experts for specialize training and maintenance.
- Necessary to eliminate downtime at facility.

Accessory Dwelling Units

- Northwest portion of the site adjacent to Corporate Campus for 50 units.
- Temporary Accommodation (1-26 weeks).
- Small scale inns and motels permitted by Official Plan.
- Similar to Hotels/Motels permitted in other Employment areas.

Domestic Sanitary System

- Domestic sanitary flow from dwelling units combined with other buildings and treated in one private system.
- WalterFedy review indicates that sanitary services can be accommodated on Site.
- Detailed design subject to review and approval by Municipality and MOECC (through Site Plan and Permit processes).

Accessory Dwelling Units

- Northwest portion of the site.
- Over 400 m from Rail Line and Propane and Employment facilities along Hwy 124.
- Compatible with onsite and adjacent uses.

Process of Consultation

- Informal meeting with the neighbors (March 24th)
- Xinyi Canada website www.xinyicanada.ca – providing information about the company and project.
- Opportunity for residents to ask questions of project, and for Xinyi to respond.
- Will continue to update website as project advances.

Summary of Zoning Amendment

- Manufacturing use conforms to the Official Plan and Zoning By-law.
- Consistent with the Provincial Policy Statement and Conforms to the Growth Plan.
- Site specific Zoning provisions are appropriate for development of the Site.