



Agriculture and Rural Affairs Committee

Minutes 7

Thursday, 03 September 2015

10:00 am

The Chamber, Ben Franklin Place, 101 CentrepoinTE Drive

- Notes:*
- 1. Please note that these Minutes are to be considered DRAFT until confirmed by the Committee.*
 - 2. Underlining indicates a new or amended recommendation approved by Committee.*
 - 3. Except where otherwise indicated, reports requiring Council consideration will be presented to Council on 9 September 2015 in Agriculture and Rural Affairs Committee Report 7.*
 - 4. Please note that live audiocasts are not available for Committee meetings held in locations other than City Hall (110 Laurier Avenue west). Subject to availability, a recorded audiocast will be published to the City's website after such meetings.*

Present: S. Moffatt (Chair)
G. Darouze (Vice-Chair)
S. Blais, E. El-Chantiry, A. Hubley

DECLARATIONS OF INTEREST

No declarations of interest were filed.

CONFIRMATION OF MINUTES

Minutes 6 - Meeting of 2 July 2015 of the Agriculture and Rural Affairs Committee

CONFIRMED

STATEMENT REQUIRED FOR *PLANNING ACT* FOR MATTERS SUBMITTED POST JANUARY 1, 2007

The Chair read a statement required under the *Planning Act*, explaining that this was a public meeting to consider the proposed Comprehensive Zoning By-law Amendments listed as Agenda Items 6 and 7. He advised anyone intending to appeal the proposed Amendment to the Ontario Municipal Board (OMB) that they must either voice their objections at the public meeting or submit comments in writing prior to the Amendment being adopted by City Council. In addition, it was noted that applicants could appeal these matters to the OMB if Council did not adopt the Amendments within 120 days of receipt of an application for Zoning, or 180 days for an Official Plan Amendment.

PRESENTATIONS

1. THE REAL DIRT ON FARMING

WEST CARLETON-MARCH (5)

4-H Leader Volunteers, Jean Sullivan and Leah Richardson-Dean gave a brief summary of the Real Dirt on Farming program of 4-H. They then introduced the 4-H youth members who would be giving a PowerPoint presentation which is held on file with the City Clerk's office.

The 4-H club members were:

- Alexander Dean
- Devon Dean
- Michael Cousens
- Michael Sullivan
- Kaitlin Cavanagh
- Ashley Paul

- Adrianna Martin
- Kathryn Stanton
- Kelsey Hill

The Chair and Committee members thanked the group for their presentation and urged them to keep on spreading the good work of farmers in Ottawa.

The presentation was the RECEIVED by the Committee.

CITY MANAGER'S OFFICE

CITY CLERK AND SOLICITOR DEPARTMENT

2. **COMMEMORATIVE NAMING – DOUG THOMPSON PATHWAY**

ACS2015-CMR-CCB-0083

OSGOODE (20), GLOUCESTER-
SOUTH NEPEAN (22)

REPORT RECOMMENDATION

That the Agriculture and Rural Affairs Committee recommend Council approve the proposal to rename the Osgoode Multi-Use Pathway, from Leitrim Road to Osgoode Village, the “Doug Thompson Pathway”.

CARRIED

3. **STATUS UPDATE – AGRICULTURE AND RURAL AFFAIRS COMMITTEE
INQUIRIES AND MOTIONS - FOR THE PERIOD ENDING 27 AUGUST 2015**

ACS2015-CMR-CCB-0094

City Wide

REPORT RECOMMENDATION

That the Agriculture and Rural Affairs Committee receive this report for information.

RECEIVED

CITY OPERATIONS

ENVIRONMENTAL SERVICES DEPARTMENT

4. **OTTAWA RURAL CLEAN WATER PROGRAM (RCWP) REVIEW AND RENEWAL**

ACS2015-COS-ESD-0016

City Wide

REPORT RECOMMENDATIONS

That the Agriculture and Rural Affairs Committee recommend that Council:

- 1. Receive the 2014 Ottawa Rural Clean Water Program Annual Report (Document 1);**
- 2. Receive the 2011-2015 Ottawa Rural Clean Water Program Review Report (Document 2);**
- 3. Approve the 2016-2020 Ottawa Rural Clean Water Program as outlined in Document 2 and as described in this report.**

Mr. Dixon Weir, General Manager, Environmental Services, gave a brief summary of the program and introduced Julia Robinson, Project Manager, Environmental Programs who provided a PowerPoint presentation on:

- Overview of the Ottawa Rural Clean Water Grants Program
- Key Findings of Review
- Proposed 2016-2020 Program

A copy of their presentation is held on file with the City Clerk's office.

Following the presentation the Committee members had various questions dealing with topics such as making the projects available for funding clearer and easier to understand for public and the re-introduction of the septic system repairs within 50m of a watercourse or a well head protection area and there would be \$20,000 limit per year.

The Chair and members thanked staff for the presentation and a great program.

The report then put to Committee and RECEIVED and CARRIED as presented.

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT DEPARTMENT

5. STREET CLOSURE – 3128 MOODIE DRIVE

ACS2015-PAI-PGM-0117

RIDEAU-GOULBOURN (21)

REPORT RECOMMENDATION

That the Agricultural and Rural Affairs Committee recommend Council refuse a Street Closure application for 3128 Moodie Drive, as shown in Document 1.

Melanie Gervais, Planner I, Development Review Rural Services Unit, provided a PowerPoint presentation on the property, area in question and staffs reasons to refuse the street closure application.

A copy of her presentation is held on file with the City Clerk's office.

The Committee then heard from the following delegation:

Mr. Bruce Hill, applicant and owner of the adjacent property stated that many of the buildings of his farm have been built on the road allowance for over 100 years. The pool built on the road allowance was authorized by the former City of Nepean. He would like Committee to move acceptance of the application for the future of his farm. His son who would be taking over would make it a 6th generation family owned farm.

The Ward Councillor, Councillor Moffatt stated he had real concerns about staff's refusal of the application since most of the buildings and land has been used on this road allowance for over 100 years.

Councillor Moffatt stated that he would move a motion to approve the application.

Councillor E. El-Chantiry stated that it was a sensitive issue and there is many examples of similar circumstances within the City. He asked if Councillor Moffatt would be amenable to a friendly amendment changing it to a long term encroachment agreement until the allowance was required. Councillor Moffatt was not in agreement. Many Committee members had concerns that this situation had existed for over 100 years and should be made right. Councillor Blais noted that there needed to be a better process to notify landowners of future plans or developments on their land or adjacent properties.

Motion No. 07/1

Moved by Councillor S. Moffatt

That the Agricultural and Rural Affairs Committee recommend Council approve a Street Closure application for 3128 Moodie Drive, as shown in Document 1.

CARRIED with dissent
from Councillor El-Chantiry

The report then put to Committee and CARRIED as amended.

DIRECTION TO STAFF:

That Mr. Tim Marc, Senior Legal Counsel prepare a memo for the Agriculture and Rural Affairs Committee and Planning Committee detailing measures that could be taken to improve the notification given to landowners of future plans or developments for their land such as conceptual roads, etc...

6. PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT
APPLICATIONS FOR 1705 OLD PRESCOTT ROAD (STANLEY SUBDIVISION)
ACS2015-PAI-PGM-0123 OSGOODE (20)
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REPORT RECOMMENDATION

That Agriculture and Rural Affairs Committee recommend Council refuse the Plan of Subdivision proposed for 1705 Old Prescott Road to permit the development of 103 lots; and refuse an amendment to Zoning By-law 2008-250 for 1705 Old Prescott Road that would permit the residential use within the proposed Plan of Subdivision.

Lorraine Stevens, Planner II, Development Review Rural Services Unit, provided a PowerPoint presentation on the report before Committee and staffs reasons to refuse the Plan of Subdivision.

A copy of her presentation is held on file with the City Clerk's office.

The Ward Councillor, Councillor Darouze asked staff a number of questions on the items that they found most problematic with the proposal. Lee Ann Snedden, Chief, Development Review Services stated that the environmental issues were the most problematic. It was noted that a similar development nearby (Quinn Farm) is on a septic pilot project (Waterloo Biofilter) a tertiary system to reduce nitrates but needs more time to assess.

Councillor Blais asked for further information on the deficiencies and Tessa Dilorio, Hydrogeologist with the South Nation Conservation Authority provided

further explanation on the provincial guidelines and why this proposal does not presently meet them.

Asked by Councillor Hubley if this issue were to go to the Ontario Municipal Board would the City have a strong case, Senior Legal Counsel Tim Marc stated that with the present information and deficiencies it would.

The Committee then heard from the following delegations:

1. Bill Holzman – Holzman Consultants Inc. for the applicant gave a summary of the history of the project prior to OPA 150 and how the application had been delayed to after OPA 150 and now more demands needed. Rural residents not advised of the consultation on OPA 150. The Chair commented that even before OPA 150 water quality guidelines would not have been met. Opposed to the recommendation.
2. Stephen Walker – Engineer with Patterson Group for the applicant discussed the development of Greely on the ½ acre lots and the little to no impact to this date on nitrate levels. Analysis shows that 156 lots could be built with no impact but they are asking for 103 lots. Opposed to the recommendation
3. Stephanie Morris – Planner with Holzman Consultants Inc for the applicant spoke to the document distributed to the members of Committee addressing many of the concerns detailed by staff. Opposed to the recommendation
4. Jeff Stanley – applicant and owner of the land at 1705 Old Prescott Road stated that he had lived and farmed the area with his father which they are now looking to develop and partnered with Sunset Lakes Developments. The Stanley family have residents of the community for many years. Opposed to the recommendation.
5. Dan Anderson – Sunset Lakes Developments – Noted concerns with methodology of the deficiency reports. Many of the developments nearby which are similar such as Sunset Lakes are older and in all this time there have been no issues with nitrates from the septic systems. Much research on this site has been done by Mr. Walker.

In his closing comments the Ward Councillor, Councillor Darouze stated that he could not support staffs refusal for the project considering all of the other developments in the area and the work done by the Stanley family, Sunset

Lakes and their consultants.

Chair Moffatt noted that it was unfortunate that staff and the developer could not reach an agreement before this coming to Committee but felt that the deficiencies listed by staff were too numerous and important to allow for the development at this time.

The report then put to Committee and CARRIED.

CARRIED, on a division of 4 yeas and 1 nay, as follows:

YEAS (4): Councillors S. Blais, E. El-Chantiry, A. Hubley, S. Moffatt

NAYS (1): Councillor Darouze

7. COMPREHENSIVE ZONING BY-LAW 2008-250: ANOMALY AMENDMENTS
Q3 2015

ACS2015-PAI-PGM-0133

CITY WIDE

REPORT RECOMMENDATION

That the Agriculture and Rural Affairs Committee recommend Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Document 3 and Document 4.

CARRIED

OPEN MIC SESSION

1. Lisa McLeod MPP – Ottawa Student Transportation Authority (OSTA) and the one model does not fit all with rural residents. City is good example on how it deals with rural residents.

2. Mike Fisher – Zone 7 – Ottawa Carleton District School Board – OSTA and the walk ability of many rural routes.
3. Lori Brunette – Metcalfe resident – OSTA and the dangers posed to her children especially in winter months

INQUIRIES

Councillor Darouze submitted the following inquiries:

1. What is the latest update on the LEAR study.
2. What are the details regarding the recent OMB decision (Barnsdale Road and Greenbank Road) about changing AG land to RU.

ADJOURNMENT

The meeting adjourned at 12:25 PM

Committee Coordinator

Chair