



Agriculture and Rural Affairs Committee

Minutes 33

Thursday, 05 April 2018

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 Wednesday 11 April 2018 in Agriculture and Rural Affairs Committee Report 33.*
 - 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: Councillor S. Moffatt (Chair)
Councillor G. Darouze (Vice-Chair),
Councillors S. Blais, E. El-Chantiry, A. Hubley

DECLARATIONS OF INTEREST

No declarations of interest were filed.

CONFIRMATION OF MINUTES

Minutes 32 - Meeting of 1 March 2018 of the Agriculture and Rural Affairs Committee

CONFIRMED

STATEMENT PURSUANT TO THE 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 Official Plan and Zoning By-law Amendments listed as Agenda Items 2 to 4 on today's agenda.

He advised anyone intending to appeal the proposed amendment to the Local Planning Appeal Tribunal that they must either voice their objections at the meeting or submit comments in writing prior to the amendment being adopted by City Council. The Chair noted that applicants could appeal this matter to the Local Planning Appeal Tribunal if Council did not adopt an amendment within 150 days of receipt of an application for Zoning and 210 days for an Official Plan Amendment.

A comment sheet was available at the door for anyone wishing to submit written comments on these amendments.

COMMUNICATIONS

Response to Inquiries

- ARA 01 - 18 - Snow Fences and Corn Rates

OFFICE OF THE CITY CLERK AND SOLICITOR

1. STATUS UPDATE – AGRICULTURE AND RURAL AFFAIRS COMMITTEE
INQUIRIES AND MOTIONS - FOR THE PERIOD ENDING 29 MARCH 2018

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

RECEIVED

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT

2. OFFICIAL PLAN, RICHMOND SECONDARY PLAN AND VILLAGE OF RICHMOND COMMUNITY DESIGN PLAN AND ZONING BY-LAW AMENDMENT FOR 6139 AND 6143 PERTH STREET

ACS2018-PIE-PS-0042

RIDEAU-GOULBOURN (21)

1. **That Agriculture and Rural Affairs Committee recommend Council:**
 - a. **Approve the proposed modifications to the Official Plan and the Richmond Secondary Plan for 6139 and 6143 Perth Street to permit ground oriented attached and low-rise apartment along with a five-storey retirement home on a private communal water system as detailed in Document 2;**
 - b. **Approve the proposed modifications to the Village of Richmond Community Design Plan to permit low-rise apartments and retirement home on part of 6143 Perth Street and ground oriented attached on 6139 Perth Street as detailed in Document 3;**
 - c. **Approve the proposed amendment to the Zoning By-law for part of 6143 Perth Street from Rural Institution rural exception 715 – RI[715r] H(15) to Village Residential Third Density Subzone 3 rural exception xxx - V3E[xxxr] to permit residential low-rise apartments, a minimum floor area, minimum setback and maximum height for retirement home and smaller drive**

aisles and to Village Residential Density 3 subzone E with a rural exception XXY with a holding provision (V3E[XXYr]-h) as detailed in Document 4 and shown in Document 5.

2. **That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 28 March 2018 subject to submissions received between the publication of this report and the time of Council's decision.**

Councillor Moffatt had a few questions regarding next steps. Cheryl McWilliams, Planner III shed a bit of light on the project. There are a separation of phases and concerns regarding water. The next step is looking at lot creation and the next steps. The city will only accept private communal water under 1 corporate ownership. Phase 3 A exists now and Phase 3 B will come back to committee.

Bill Holtzman and proponent registered to speak but declined as the recommendations were accepted by the Committee

Written submissions were received from:

Debbie Belfie Planning & Development Consulting Limited and Kim Pijselman, Owner, Cedarstone Homes Limited,

The committee CARRIED the recommendations as presented.

3. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 5471, 5575 AND 5613 BOUNDARY ROAD – 5554, 5508, 5570, 5610 AND 5800 FRONTIER ROAD

1. **That Agriculture and Rural Affairs Committee recommend Council:**
 - a) **Adopt the Official Plan Amendment, attached as Document 2 to permit an integrated waste management site, which includes facilities for the purpose of recovery and recycling of waste in addition to a landfill area amendment to Schedule “A” to the City’s Official Plan.**
 - b) **Approve an Amendment to Zoning By-law 2008-250 for 5471, 5575 and 5613 boundary road – 5554, 5508, 5570, 5610 and 5800 Frontier Road to implement the new Official Plan Amendment as detailed in Document 3.**
2. **That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to Bill 73 ‘Explanation Requirements’ at the City Council Meeting of 11 April 2018 subject to submissions received between the publication of this report and the time of Council’s decision.**

Jeff Ostafichuk, Planner II spoke to a PowerPoint presentation that is held on file in the City Clerk’s office.

Following the presentation the Committee heard from the following delegations:

1. *Anne Schibli – A resident who lives downwind from the proposed project. She spoke to a PowerPoint presentation held on file.
2. *Harry Baker – President, Citizens’ Environmental Stewardship Association spoke to a PowerPoint presentation held on file with the City Clerk’s office.
3. Dr. Bob Spasoff – Stated that many health risks are associated with these kinds of projects. Low birth rate, kidney disease, etc...

4. *Charles Armstrong – Spoke to the need for a Human Health Risk Assessment and Risk-based monitoring and reporting. He gave a PowerPoint presentation held on file.
5. *Dr. Gerry Heymans – A family physician from Russell Ontario stated that there would be impacts on health, the environment, water and social behavior. He noted that 800 trucks would be going in and out of the site. This combined with another trucking project nearby would mean over 7,000-truck traffic. There must be better options than Boundary Road.
6. Marc Ryan – Noted that this project was irresponsible and showed negligence on the Province's part and the City. He stated that this would be an ecological disaster.
7. *Laurie McCannell – She noted that she farms in the bread basket of Ottawa, Cumberland Ward. She would like a Human Health Risk Assessment.
8. *Gilles Bérubé – Resident of Russell Ontario. Would also like to see a health risk assessment.
9. Michelle Taggart, Denis Goulet and Paul Smolkin – The proponent and agents. Answered questions from Committee members:
 - Legal opinion is that the City can pay for a health risk assessment but that it would carry no weight in the Zoning application.
 - Wording in the Environmental Assessment clearly says a 5 km radius from the edge of the site not based on centre.
 - The Ministry of the Environment has their own criteria that goes above and beyond a human health impact study.
 - Taggart will monitor closely using a variety of measures and instruments, air, water, biological, runoff, endangered species, etc...
 - There is a community liaison committee made up of community members and company which will deal with a variety of issues.
 - The proponent will send the Terms of Reference to the Committee Coordinator.

The majority of delegations were opposed to the report and had the following points:

- There needs to be a Human Health Risk Assessment done.
- There are many health risks to this project.
- There are numerous environmental risks to this project.
- The process was flawed and people not listened to.

*[* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk.]*

Written submissions were also received from:

Rodney Blake-Knox, Mark Van Dusen, Annie Page, Milène Marengère, John Normoyle

Copies of petitions to the Legislative Assembly of Ontario and Russell Township opposed to the project were also received.

A petition to the City of Ottawa Council was received opposed to the Zoning report before Committee and Council.

The Committee members then asked various questions of staff:

- Councillor Blais asked Ottawa Public Health representatives for their comments on why they believed there was not much to say on the project. Dr. Monir Taha, Associate Medical Officer of Health and Martha Robinson, Officer Program Development, Ottawa Public Health were present to answer any questions. They stated that they had a very small team for environmental health and much was left to the Ministry of Environment specialists. They have been involved however since 2012 attending many of the meetings. They are satisfied with the monitoring plan.
- This project has taken much time. The results are not going to make everyone happy and much has to be done on the processes and procedures at the Provincial end.
- The Committee thanked all the delegations for their work and persistence. The City had given the community \$75,000 to assist them in consultation and research.

MOTION ARA 33/01

Moved by Councillor S. Blais

WHEREAS the construction of the Capital Region Resource Recovery Centre (CRRRC) and the East Gateway Subdivision represent significant change to the area around Boundary Road;

WHEREAS the traffic impact assessment for the East Gateway Subdivision identified the following roadway modifications to address future background and site-generated traffic volumes:

- **Intersection of Boundary Road and Thunder Road – northbound left-turn lane, southbound left-turn lane, and traffic control signal;**
- **Intersection of Boundary Road and Mitch Owens Drive – eastbound left-turn lane;**
- **Eastbound ramp terminal of Highway 417 and Boundary Road – widening/channelization, left-turn, traffic signals, and illumination, etc. ;**
- **Westbound ramp terminal of Highway 417 and Boundary Road – widening;**

WHEREAS the traffic impact assessment for the CRRRC identified the following roadway modifications to address future background and site-generated traffic volumes:

- **Southbound left-turn lane on Boundary Road at the site access to accommodate turning vehicles into the site;**

WHEREAS the construction of these two facilities and the required roadway modifications will be a significant nuisance and inconvenience to local residents and motorists.

THEREFORE BE IT RESOLVED that the Agriculture and Rural Affairs Committee recommend Council:

- 1) **Ensure all roadway and intersection works associated for both projects be built concurrently and be coordinated & timed to ensure the minimal possible impact on the public**

CARRIED

MOTION ARA 33/02

Moved by Councillor S. Blais

WHEREAS Industrial, Commercial, and Institutional (ICI) and Construction & Demolition (C&D) waste is regulated by the government of Ontario;

WHEREAS the impacts of continuing to miss waste diversion targets in these sectors are borne by local residents and the municipality;

THEREFORE BE IT RESOLVED the City of Ottawa formally request from the Government of Ontario the authority and funding to regulate the ICI and C&D Waste streams.

CARRIED

The recommendations were CARRIED as amended by Councillor Blais' motions.

4. SITE ALTERATION BY-LAW

ACS2018-PIE-EDP-0005

CITY WIDE

That Agriculture and Rural Affairs Committee recommend Council:

1. **Approve the Site Alteration By-law, attached as Document 1;
and**
2. **Direct staff to conduct a review of the Site Alteration By-law,
two years after its approval, and report back on its
performance and any recommended improvements.**

Marica Clarke, Program Manager, Natural Systems Policy introduced Amy MacPherson, Planner II who would give a PowerPoint presentation on the report. The

presentation is held on file in the City Clerk's office.

Following the presentation the Committee heard from the following delegations:

1. *Tedd Wood – He said that the proposed by-law is not in compliance with the Farming and Food Production Protection Act. It should include a general exemption for Agricultural Uses in order to be in compliance with provincial statute and regulation. He noted that other municipalities have included the wording in their by-law but not Ottawa.
2. *Klaus Beltzner - Osgoode Ward Advisory Committee – He gave a number of scenarios where questions could arise if as to whether permission was needed in order to carry out the work.
3. *Shirley Dolan – Carleton Landowners Association – Agrees with the motion that will be put forward by Councillor El-Chantiry. Noted that there does need to be that blanket exemption for farms.
4. Mike Westley - Stated that he was opposed to the by-law. He commented that the drainage issues have yet to be resolved let alone dealing with site alteration.
5. Colin Heard – President, North West Goulbourn Community Association – Is concerned with the section on power of entry. Opposed to sections within the by-law.
6. Paul Johanis – Greenspace Alliance – Is in favour of the by-law and believes that a permit driven system would make it easier to track. He would like to see protection of woodlots that border urban areas.

*[* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk.]*

The Committee members then asked various questions of staff:

- The section on Power of Entry is actually from the Municipal Act which is the basis of many of the City's by-laws. It does exclude power to enter dwellings. Section 435 of the Municipal Act states that notice must be given.
- City approval can be done by a call or email. Staff have been working with the 311 staff and with By-law Staff.

- Chair Moffatt stated that the farm exemption should be in the By-law. Stephen Willis, General Manager, Planning, Infrastructure and Economic Development said that he will work prior to Council to include that language in the by-law.

MOTION ARA 33/03

Moved by Councillor El-Chantiry

WHEREAS Section 10 of the draft Site Alteration By-law as shown in Document 1 of the report concerns the protection of the natural environment within 30 metres of any designated Natural Environment Area, Urban Natural Features, or Rural Natural Features Area, or any Natural Heritage Feature identified on the City's Natural Heritage System Overlay; and,

WHEREAS some rural residents have expressed concerns about potential restrictions on their ability to manage their lands if these restrictions apply; and,

WHEREAS the report was considered and carried by Planning Committee at its meeting of 27 February 2018.

THEREFORE BE IT RESOLVED that the Agriculture and Rural Affairs Committee refer this matter to staff with a request to amend Document 1 so that Section 10 only applies to the area generally delineated by the closest municipal road or natural boundary two kilometres outside of the Urban Boundary as shown on Schedule A of the Official Plan; and,

BE IT FURTHER RESOLVED that staff include a map showing how the boundary line is applied, as a schedule in the by-law, and bring the report back to Agriculture and Rural Affairs Committee in such time as to permit consideration prior to Council on 9 May 2018; and,

BE IT FURTHER RESOLVED that the Agriculture and Rural Affairs Committee direct Legal Services to review the text of the draft by-law to add possible improvements to clarify normal farm practices before the by-law is brought back to Agriculture and Rural Affairs Committee in such time as to permit consideration prior to Council on 9 May 2018.

CARRIED

Chair Moffatt thanked the delegations and stated that the report will be going to Council on April 11th and the revised rural sections of the by-law to come back to ARAC on May

3rd and the Council again on May 9th.

The recommendations were CARRIED as amended by Councillor E. El-Chantiry's motion.

DIRECTION TO STAFF:

- 1) That Legal staff pursue inserting Section 435 of the Municipal Act into the By-law.
- 2) That staff get comment from By-law and Regulatory Services on the level of staffing needed and workload once this By-law is enacted.
- 3) That staff add "Repair and maintenance" to Section 24 (h) on drainage in the By-law.

ADDITIONAL ITEMS

COUNCILLOR S. BLAIS

CARLSBAD SPRINGS COMMUNITY CENTRE LANDS
ACS2018-CCS-ARA-0004

CUMBERLAND (19)

MOTION ARA 33/04

Moved by Councillor S. Blais

That the Agriculture and Rural Affairs Committee approve the addition of this item for consideration by the Committee at the April 5, 2018 meeting, pursuant to section 89(3) of the procedure by-law (being By-law no. 2016-377), because of the timing of the legislative calendar.

Whereas in 2011 the City of Ottawa opened a new community centre at 6020 Piperville Road to replace the aging facility at 5065 Thunder Road to serve the residents of Carlsbad Springs;

Whereas the City has invested heavily in the relocation of the community centre and recently completed the relocation of the outdoor rink to 6020 Piperville Road;

Whereas the NCC owns the lands surrounding the 6020 Piperville Road site which are included in the Greenbelt;

Whereas there is a desire within the community to consolidate all recreational activities around a central hub in the village;

Whereas the former community centre building located at 5065 is at the end of its life;

THEREFORE BE IT RESOLVED that the Agriculture and Rural Affairs Committee recommend Council:

- 2) Investigate the feasibility and cost of leasing additional land from the NCC for access to users of the recreational facilities at 6020 Piperville Road in Carlsbad Springs;**
- 3) Investigate the feasibility of disposing of the property at 5065 Thunder Road in Carlsbad Springs to provide the source of funds for such a lease and further recreational development at 6020 Piperville Road;**
- 4) Return to committee and council with an implementation plan for the above by Q4 2018.**

CARRIED

IN CAMERA ITEMS*

INFORMATION PREVIOUSLY DISTRIBUTED

A BREAKFAST ON THE FARM

ACS2018-CCS-ARA-0003

RIDEAU-GOULBOURN (21)

ADJOURNMENT

The meeting was adjourned at 2:10 PM

Committee Coordinator

Chair

DRAFT