



Agriculture and Rural Affairs Committee

Minutes 34

Thursday, 03 May 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 9 May 2018 in Agriculture and Rural Affairs Committee Report 34.*
 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 33 - Meeting of 5 April 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.

OFFICE OF THE CITY CLERK AND SOLICITOR

1. APPOINTMENT – SOUTH NATION CONSERVATION AUTHORITY

ACS2018-CCS-GEN-0015

CITY WIDE

That the Agriculture and Rural Affairs Committee recommend Council approve the appointment of Michael Brown to the South Nation Conservation Authority, term to be effective upon approval and to expire on 30 November 2018.

CARRIED

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT

2. ZONING BY-LAW AMENDMENT – 4837 ALBION ROAD AND 4910 BANK STREET

ACS2018-PIE-EDP-0021

Osgoode (20)

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to define casino, and to amend Exception 528r for 4837 Albion Road and 4910 Bank Street by adding a hotel with a nine-storey height limit, permitting 55 gaming tables for a casino, and to put in place a holding provision (h symbol), as detailed in Documents 2, 3 and 4.

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 9 May 2018 subject to submissions received between the publication of this report and the time of Council’s decision.

Allison Hamlin, Planner II gave a PowerPoint presentation on the report before Committee. A copy of the presentation is on file with the City Clerk’s office.

Following the presentation the Committee heard from the following delegations:

1. John MacMillan - National Capital Region Harness Horse Association – Spoke in favour of the report and development. He noted that his organization relies on Rideau-Carleton and this project shows stability for the site.
2. Paul Norris – He spoke to a short video that showed the conditions of local roads and the need for better infrastructure prior or at the same time as the development. He said that this will be a showcase facility and it should look like one with better roads.
3. *Harley Bloom - Gloucester Agricultural Society – Spoke in favour of the development but noted that roads and infrastructure does need work. He also recommended that OC Transpo have buses running to Rideau Carleton.
4. Doug Thompson – Greely Business Association – Thanked those responsible for ensuring that harness racing continued at Rideau Carleton. He stated that the Association is in favour of the project but that there is a potential for traffic issues. It should be great for employment in the area.
5. Gino Milito - Osgoode Ward Business Association – Stated support for the project but that infrastructure work was desperately needed. Noted that it was about time this area received this kind of development.
6. Martin Eley - South Keys Greenboro Community – Has some real concerns regarding traffic through the area as well as infrastructure. More consultation required and the infrastructure should be dealt with prior to development.
7. Julie Sullivan - Rideau Carleton Raceway – She said she has been working at RCR for 21 years and that the last few years were stressful for staff not knowing their future

but now much brighter with commitment by Hard Rock International.

8. Michael Petetski - IT Property Manager - Rideau Carleton Raceway – Has been on staff at RCR since 1986. Looking forward to working with Hard Rock.

9. Klaus Belzner – Osgoode Ward Advisory Committee – Supports the development but also noted that the infrastructure needs to be dealt with before or at same time as the development. Bank Street and Earl Armstrong need to be widened.

10. Jeff Hook, Hard Rock International, Andrew Wright, Director Rideau Carleton Casino, Jack Stirling, President, Stirling Group – Jeff Hook Commented that Ottawa is strong economically and that Hard Rock International is pleased to be here and working with the community. Spoke about what the development would entail, the corporate philanthropy and responsible gaming. Mr. Wright spoke about the history of Rideau Carleton since 1962 and the benefits to Ottawa and region. He said that the new Hard Rock will be a dynamic destination. Mr. Stirling said that they have been working with staff and the community to address many concerns.

*[* 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 in favour of the report were also received from:

Gloucester Agricultural Society, Ottawa Chamber of Commerce, Osgoode Care Centre, Falcon Ridge Golf Course, W.A. Spratt and Sons, Emerald Links Golf Course, Greely Business Association, Manotick Community Association, Osgoode Ward Business Association, Osgoode Youth Association, Ottawa Tourism, Riverside South Community Association.

Following the delegations Councillors had a variety of questions and comments followed by motions and directions to staff:

- Hopes that Bank Street would be the main entrance to the development to take traffic away from neighbourhoods.
- There has been good cooperation with regards to rerouting shuttle services.
- The Transportation Master Plan needs to be completed before any major work to determine if LRT has changed traffic patterns.
- It was noted that Harness Racing has a big impact on the rural economy.

Chair Moffatt thank all delegations and staff for their work on this file.

CARRIED as amended by the following motions:

MOTION ARA 34/01

Moved by Councillor Darouze

WHEREAS Report ACS2018-PIE-EDP-0021 recommends zoning changes to the lands known municipally as 4837 Albion Road and 4910 Bank Street; and

WHEREAS the proposal will be a City-wide facility but will also affect the local communities; and

WHEREAS Document 2 contains holding provisions that merit community consultation prior to lifting the holding symbol or approval of a site plan control application; and

WHEREAS community consultation beyond the requirements set out in the Public Notification and Consultation Policy will be important for the local communities most affected by the development;

THEREFORE BE IT RESOLVED that that Agriculture and Rural Affairs Committee recommend that Council direct staff to undertake community consultations for any future site plan control applications and that these consultations include public meetings organized by the applicant in collaboration with staff and the Ward Councillor, and which by request of another Ward Councillor, and by mutual agreement, may occur outside of the local ward.

AND BE IT FURTHER RESOLVED that there be no further notice pursuant to Sub-Section 34 (17) of the Planning Act.

CARRIED

MOTION ARA 34/02

Moved by Councillor Darouze

WHEREAS the proposed expansion at the Hard Rock Casino Ottawa site will result in additional demands upon the transportation network; and

WHEREAS Hard Rock Casino Ottawa is prepared to commit to assist the City of Ottawa in addressing these additional transportation demands'

Be It Resolved That:

Prior to the submission of the zoning by-law to Council, the General Manager, Planning, Infrastructure and Economic Development confirm to the Mayor and Members of Council that a letter from Hard Rock Casino Ottawa has been received that provides a commitment from Hard Rock Casino Ottawa to work with staff, area Councilors and other land owners on improvements and infrastructure that assists in improving local traffic conditions. This commitment shall include continued discussions on the following items:

- **A private driveway on Hard Rock Casino Ottawa lands to Bank Street;**
- **A front ending of a portion of Earl Armstrong to Bank St (and/or constructing a driveway through the Earl Armstrong Alignment in lieu of a private driveway connection);**
- **Working with the developers in Leitrim of front ending improvements of Bank Street;**
- **Working with the City on front ending intersection improvements at Albion / Lester.**

CARRIED

MOTION ARA 34/03

Moved by Councillor Darouze

WHEREAS Report ACS2018-PIE-EDP-0021 recommends zoning changes to the lands known municipally as 4837 Albion Road and 4910 Bank Street; and

AND WHEREAS in 2011 Council approved amended recommendations to Report ACS2011-ICS-PGM-0131 as follows:

1. That if the re-zoning application is approved and once the Province makes a formal announcement that they are implementing 21 gaming tables at the [Rideau Carleton Raceway and Slots] RCRS facility, the City be directed to begin the process of undertaking an [Area Traffic Management] ATM Study within the scope of traffic calming solutions as well as traffic management solutions;
2. That funding for the ATM Study at a cost of \$75,000 come from the City of Ottawa One Time Unforeseen account which will be reimbursed with the revenues received from the 21 gaming tables; and,
3. That the City be directed to implement traffic mitigation measures resulting from the ATM Study and that the associated costs from this ATM study be derived from City reserve funds, generated from the 21 gaming tables.

AND WHEREAS the Province did not issue the approvals required to implement the gaming tables until the requirements of Regulation 81/12 were met in the fall of 2017;

AND WHEREAS although funds were set aside in 2011, the account was closed in 2015 because of inactivity; and

AND WHEREAS this study may now occur; and

AND WHEREAS a study of this scope with associated public consultation requires additional funds;

BE IT RESOLVED that the following recommendations be added to the staff report:

1. That Transportation Services be directed to undertake an Area Traffic Management Study for Albion Road between Bank Street and Lester Road in 2019, notwithstanding the Council approved screening and prioritization process for ATM studies;
2. That the \$75,000 in funding for the Area Traffic Management Study set aside in 2011 be re-instated;
3. That an additional \$75,000 be provided to complete the study and that the associated costs for this study be derived from the City of Ottawa One Time Unforeseen account.

AND BE IT FURTHER RESOLVED that there be no further notice pursuant to Sub-Section 34 (17) of the *Planning Act*.

CARRIED

DIRECTION TO STAFF:

1. That staff work with the Hard Rock proponent to input shuttle service information on the online OC Transpo transit planner.
2. That staff include as part of the 2018-2022 Term of Council Governance Review consultations the issue of Members moving amendments to item at Committee (including through a proxy mover if they are not on the Committee) and then voting against the item as a whole at Council, and any mechanism to address Members' concerns with respect to this practice.
3. ZONING AMENDMENT: SMALL-SCALE INDUSTRIAL USES IN COMMERCIAL ZONES (STOREFRONT INDUSTRY)

That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 as shown on Document 1 and detailed in Document 2.

CARRIED as amended by the following motion:

MOTION ARA 34/04

Moved by Councillor Darouze

WHEREAS the Province of Ontario passed Bill 73, *Smart Growth for Our Communities Act, 2015*, which amended the *Planning Act*; and

WHEREAS Zoning By-law amendment and Official Plan amendment reports are subject to the regulations of Bill 73; and

WHEREAS the City of Ottawa has been preparing a Summary of Written and Oral Public Submissions for these types of items, for Council approval, to meet the 'Explanation Requirements' of Bill 73; and

WHEREAS the standard recommendation relating to the preparation of this Summary should be included in all Zoning By-law amendment and Official Plan amendment reports; and

WHEREAS such recommendation was erroneously omitted from reports ACS2018-PIE-EDP-0007 and ACS2018-PIE-EDP-0015 and was only discovered after publication of the agenda for this meeting;

THEREFORE BE IT RESOLVED that the staff reports for Zoning Amendment: Small-Scale Industrial uses in Commercial Zones (Storefront Industry) (ACS2018-PIE-EDP-0007) and Zoning Amendment: Live Music and Performance Venues (ACS2018-PIE-EDP-0015) be amended to add the following recommendation:

That Planning Committee and 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 23 May 2018,” subject to submissions received between the publication of this report and the time of Council’s decision.

BE IT FURTHER RESOLVED that no further notice be provided pursuant to Section 34 (17) of the *Planning Act*.

CARRIED

4. ZONING AMENDMENT: LIVE MUSIC AND PERFORMANCE VENUES
ACS2018-PIE-EDP-0015 CITY WIDE
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That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 as shown on Document 1 and detailed in Document 2.

CARRIED as amended by Motion ARA 34/04.

5. CITY OF OTTAWA ZONING BY-LAW 2008-250: OMNIBUS AMENDMENTS Q2 2018
ACS2018-PIE-EDP-0006 CITY WIDE
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1. That Agriculture and Rural Affairs Committee recommend Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 3 and 4.

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 9 May 2018,” subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED as amended by the following motions:

MOTION ARA 34/05

Moved by Councillor Darouze

WHEREAS report ACS2018-PIE-EDP-0006 recommends zoning changes for part of the lands known municipally as 5970 Dwyer Hill Road to recognize an existing agricultural use;

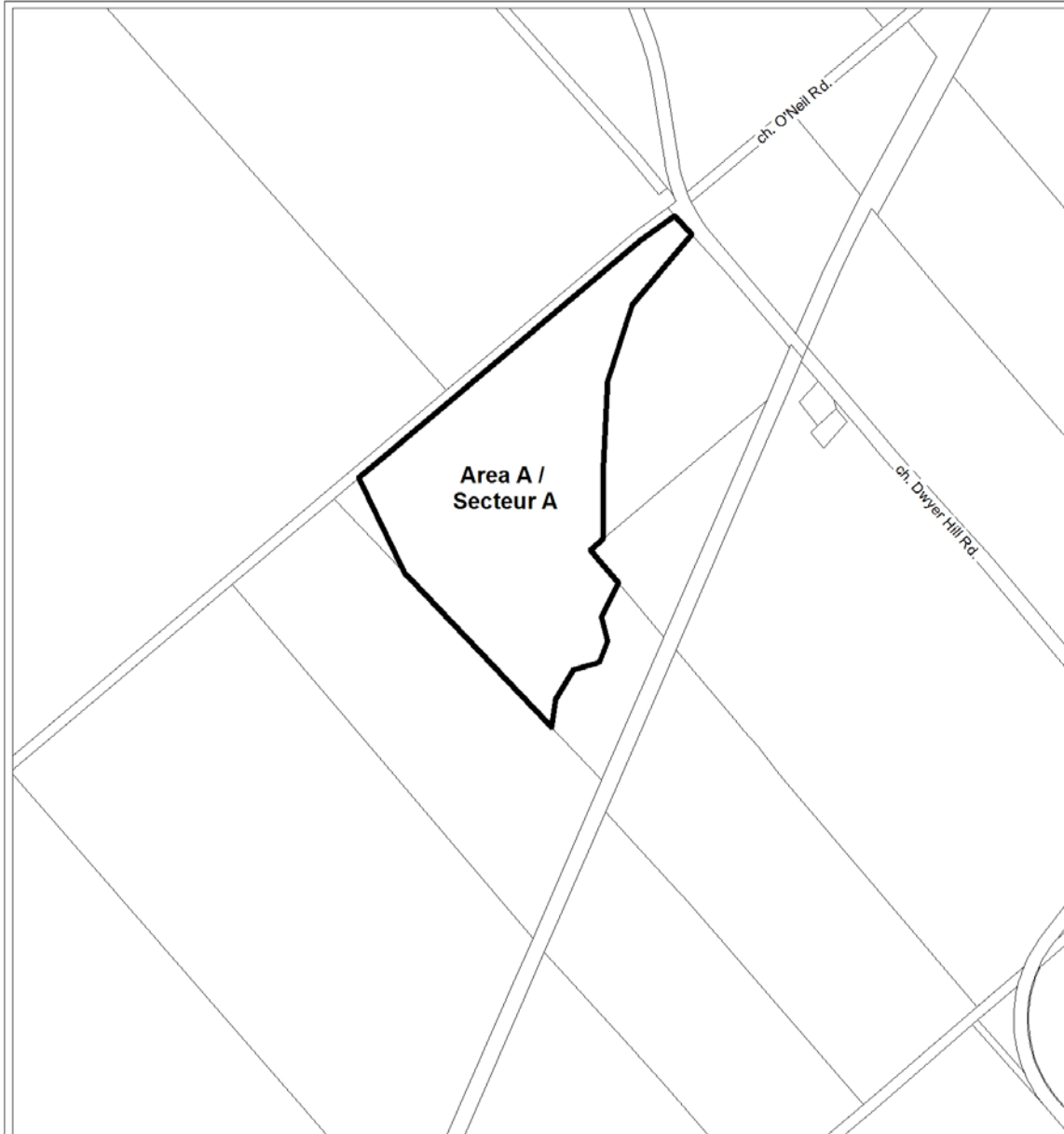
AND WHEREAS the entire property is currently zoned EP3-Environmental Protection Subzone 3, a subzone that does not permit an agricultural use;




AND WHEREAS the report recommends rezoning a portion of the property that is used for farming to EP2-Environmental Protection Subzone 2, a subzone that permits an agricultural use;

AND WHEREAS the property owner has provided information indicating that additional areas of the property have been used for an agricultural use and should also be rezoned to EP2-Environmental Protection Subzone 2;

THEREFORE BE IT RESOLVED that the staff report be amended to replace Map 1F of Document 1-Location Maps with the attached Map 1F; and

BE IT FURTHER RESOLVED that no further notice be provided pursuant to Section 34 (17) of the *Planning Act*.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0002	18-0523-A	 5970 chemin Dwyer Hill Road	Area A to be rezoned from EP3 to EP2 Le zonage du secteur A sera modifié de EP3 à EP2
I:\CO\2018\Zoning\Dwyer_Hill_5970V4			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		 <small>NOT TO SCALE</small>	
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REVISION / RÉVISION - 2018 / 04 / 25			

CARRIED

6. SITE ALTERATION BY-LAW

ACS2018- PIE-EDP-0005

CITY WIDE

That Agriculture and Rural Affairs Committee recommend Council:

1. **Approve the revised 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.**

Chair Moffatt gave a brief backgrounder on how this report came back to Agriculture and Rural Affairs Committee and introduced a motion to be voted on following the delegations.

The Committee heard from the following:

1. Paul Johanis - Greenspace Alliance - The amended By-law with new Schedule (b) really helps define what the urban area is. They are pleased to see the changes since last meeting in April. The restriction of approval required, with respect to vegetation removal will go a long way to issue of clearing. The types of areas covered: natural environment area, rural and urban natural features, those are large types of natural features. Still remains small gap and recognizes that work needs to be done.
2. Edward Wood – Spoke at the April meeting when this was first raised. He thanked the Committee and staff for fine tuning the bylaw. He fully supports the motion coming forward. The two year review will be an opportunity to get woodlot owners to get management plan. Managed forest is more productive no matter what its objective.
3. Sheila Perry – Federation of Community Associations - The site alteration bylaw is good news. Feels it is promoting great neighbourhoods. She

noted that they are concerned with infill developments.

Councillor Darouze had a question to Roger Chapman, Director, By-law and Regulatory Services: How will this impact their workload?

He said that they have had discussions and expressed concerns regarding service requests and they are at maximum capacity. Problem is multiple bylaws that are consolidated into one bylaw. Primarily will be around drainage ditches. Difficult to anticipate how much work this will entail. Will monitor closely for the next year and will report back.

Questions were also asked with regards to entry to property and laws for that. Tim Marc, Senior Legal Counsel stated that the Municipal Act provides that notice has to be given and identification has to be provided and can't go into a dwelling. Mr. Chapman said that this was standard operating procedures for By-law Officers.

CARRIED as amended by the following motion:

MOTION ARA 34/06

Moved by Councillor El-Chantiry

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

WHEREAS the report was considered and carried as amended by the Agriculture and Rural Affairs Committee at its meeting of 5 April 2018; and,

WHEREAS the Agriculture and Rural Affairs Committee directed staff to make certain changes to the draft by-law and bring it back to their next meeting; and,

WHEREAS some rural residents have expressed concerns about the potential for the draft by-law to restrict normal farm practices.

THEREFORE BE IT RESOLVED that staff amend section 2 of the draft by-law to use the same wording about the preservation of normal farm practice as the *Farming and Food Production Protection Act, 1998*, such wording being:

2. **This by-law shall not apply to restrict a normal farm practice carried on as part of an agricultural operation.**

INFORMATION PREVIOUSLY DISTRIBUTED

A OTTAWA RURAL CLEAN WATER PROGRAM – 2017 ANNUAL REPORT
ACS2018-PIE-EDP-0017 CITY WIDE

ADJOURNMENT

The meeting was adjourned at 12:30 p.m.

Committee Coordinator

Chair