

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
8 July 2020 / 8 juillet 2020**

**and Council  
et au Conseil  
15 July 2020 / 15 juillet 2020**

**Submitted on 23 June 2020  
Soumis le 23 juin 2020**

**Submitted by  
Soumis par:  
Douglas James,  
Acting Director / Directeur par intérim  
Planning Services / Services de la planification  
Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

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**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2020-PIE-PS-0018**

**SUBJECT: Zoning By-law Amendment – 4041 Moodie Drive**

**OBJET: Modification au Règlement de zonage – 4041, promenade Moodie**

**REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4041 Moodie Drive to permit a training facility for Ottawa Fire Services, as shown in Document 1 and 2 and 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 Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of July 15, 2020”, subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’agriculture et des affaires rurales recommande au Conseil d’approuver une modification du *Règlement de zonage n° 2008-250* relativement au 4041, promenade Moodie, de façon à permettre un établissement de formation du Service des incendies d’Ottawa, tel qu’il est illustré dans les documents 1 et 2 et expliqué en détail dans le document 3.
2. Que le Comité de l’agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation, en tant que « brève explication », dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux ‘exigences d’explication’ aux termes de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 15 juillet 2020», à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### Site location

4041 Moodie Drive

### Owner

City of Ottawa

## **Applicant**

Ottawa Fire Services

## **Description of site and surroundings**

This site is located on the east side of Moodie Drive, south of Barnsdale Road, and west of William McEwen Drive and Highway 416. The site is part of Lot 5, Concession 4, in the former Township of Nepean. The entire parcel is approximately 24-hectares in size and surrounded by mineral extraction operations, a commercial storage business and agricultural uses. Portable structures are present in site as part of exiting fire training operations on site. The property is owned by the City of Ottawa and the city's leaf and yard waste composting operations also occur on the east side of the property. The remainder of the property is wooded. The additional uses proposed zoning by-law amendment will only apply a four-hectare sized portion of the property where existing fire training functions have been transpiring under temporary zoning provisions. The fire training facility has a secondary municipal address known as 4525 Barnsdale Road.

## **Summary of requested Zoning By-law amendment proposal**

The subject site is currently zoned Mineral Extraction, Rural Exception 301. This zoning permits extraction operations, subject to the license process under the *Aggregate Resources Act*, a leaf and yard waste composting facility, and a waste processing and transfer facility. A temporary Zoning By-law amendment was approved by [Council on September 14, 2016](#), to permit a fire training facility for a temporary term of two years ending on September 14, 2018. An extension was later provided by [Council on June 13, 2018](#), to permit the continuation of the training facility use until September 14, 2019.

Ottawa Fire Services (OFS) wishes to continue operation of the proposed facility. The application proposes to change the zoning from ME[301r] to ME[301r]SXXX. The proposed zone would provide an additional permitted use described as an emergency service and training facility, on Area A, identified Schedule XXX.

## **Brief history of proposal**

Ottawa Fire Services has been in need of a training facility for the west-end of the city. Ottawa Fire Services considered three other locations and this site was selected in 2016 for its convenient location and lack of sensitive uses in the surrounding area. At that time, a temporary zoning amendment for two years was approved by Council to allow for training to be provided while a plan for a permanent facility is devised. Temporary zoning was provided and later extended to September 14, 2019. A

concurrent Site Plan Control application has been filed: D07-12-19-0204. The temporary facility features temporary sea containers, trailers, a portable classroom, water storage tanks, tankers and pumpers, and associated parking area. The facility hosts controlled burns for fire fighter training purposes.

## **DISCUSSION**

### **Public consultation**

Public consultation and notification was undertaken in accordance with the Public Notification and Public Consultation Policy approved by Council for Zoning By-law amendments. No comments were received from members of the public.

### **Official Plan designation(s)**

The site is designated as Sand and Gravel Resource Area in the Official Plan. Section 3.7.4 discusses sand and gravel pits as being the main uses for lands within the Sand and Gravel Resource Area; however, temporary non-residential uses may also be permitted provided that the use does not hinder the site or surrounding operations for future mineral aggregate extraction.

### **Other applicable policies and guidelines**

The subject site is not within the boundary of any applicable Secondary Plans or Community Design Plans

### **Urban Design Review Panel**

This application was not subject to review by the Urban Design Review Panel.

### **Planning rationale**

Staff have no concerns with this proposed Zoning By-law amendment. This proposal is considered to be compatible with the lands and surrounding area, meeting the intent of the Official Plan.

The proposed amendment has been limited to portion of the property. Other existing uses on the property are expected to continue unimpacted.

### **Considerations**

- a) The proposed use is appropriate within the Sand and Gravel Resource Area designation and the Mineral extraction zoning on the site. The applicant

submitted a Mineral Resource Impact Assessment to support the application. The report concluded that the use will not sterilize the aggregate resource. Additionally, the use is not sensitive to noise, dust, or vibrations characteristic of the surrounding sand and gravel extraction operations. The proposed land use will not impede the existing or future expansion of mineral aggregate extraction operations on surrounding designated or zoned lands. As the facility is to be operated from exclusively portable or moveable structures, the proposed permitted use is consistent with the intent of the land use designation and zone.

- b) The proposed zoning change does not apply to lands within the natural heritage system. An Environmental Impact Statement was completed in support of the application. Conditions will be applied to the site through the concurrent Site Plan Control application to ensure activities related to the use will be sufficiently setback from the surrounding wooded areas to ensure no negative impacts to the feature and the habitat it may contain.
- c) It is not expected that smoke or airborne debris will be abundant and overly noxious to the surrounding properties. Burns will be controlled and contained with the sea containers or trailers, and live fire training will be limited.
- d) A Hydrogeological report was submitted to support the application. It identified that the Site is situated within lands designated as a highly vulnerable aquifer (HVA) and a significant recharge area (SGRA). The main concern at the Site is the shallow sand overburden aquifer and the lack of natural protection that this aquifer has from potential surface sources of contamination. There is potential for accidental spills to occur as a result of the development/operation of the Site as an active live fire training facility.

In response, conditions imposed on the use thought through the Site Plan Control application will ensure best management protocols and appropriate mitigation measures have been implemented at the Site by Ottawa Fire Services to minimize the potential to impact the local shallow groundwater quality.

- e) The Hydrogeological report indicated that groundwater quality results were within applicable standards/criteria. Nevertheless, results analysis yielded low level detections of selected per- and poly fluorinated alkyl substances (PFAS) parameters across the Site; concentrations of Tetrachloroethene (PCE) detected in groundwater samples located in the western portion of the Site; and concentrations of selected metals at all sampled locations. The source of the PCE and PFAS in on-site groundwater is unknown as PCE and PFAS were not

detected in analyzed soil samples from the Site. The report did not identify any potentially contaminating activity on-site from historical or current activities including the fire training or leaf & yard processing operations. A Phase 1 Environmental Site Assessment was completed for due diligence.

- f) The Servicing report details how wastewater is managed to ensure the safety of downstream water and groundwater. The report details how fire suppression water used during testing operations is captured at the source using troughs at each burn box. A service contract is in place to transport the used water off-site to prevent contamination of downstream watercourses /groundwater. Further, conditions imposed to the site plan agreement will ensure that PFAS-containing foams for fire suppression training activities will not be used on-site.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2014 and 2020 Provincial Policy Statements.

### **RURAL IMPLICATIONS**

The proposed Zoning By-law would expand the permitted uses for the subject site without impacting any rural natural heritage features.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Scott Moffatt is aware of the recommendations of this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the recommendations of this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are risk implications. These risks have been identified and explained above. They are being managed through conditions to be imposed through a site plan control application.

### **ASSET MANAGEMENT IMPLICATIONS**

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and

reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this proposal.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental implications are expected.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Thriving Communities
- Environmental Stewardship

### **APPLICATION PROCESS TIMELINE STATUS**

This application (D02-02-18-0110) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity around resolving environmental concerns.

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Schedule XXX to zoning by-law No. 2008-250

Document 3 Details of Recommended Zoning

### **CONCLUSION**

Planning, Infrastructure and Economic Development supports this Zoning By-law amendment as it is consistent with the intent of the City's Official Plan and the Zoning By-law.

**DISPOSITION**

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

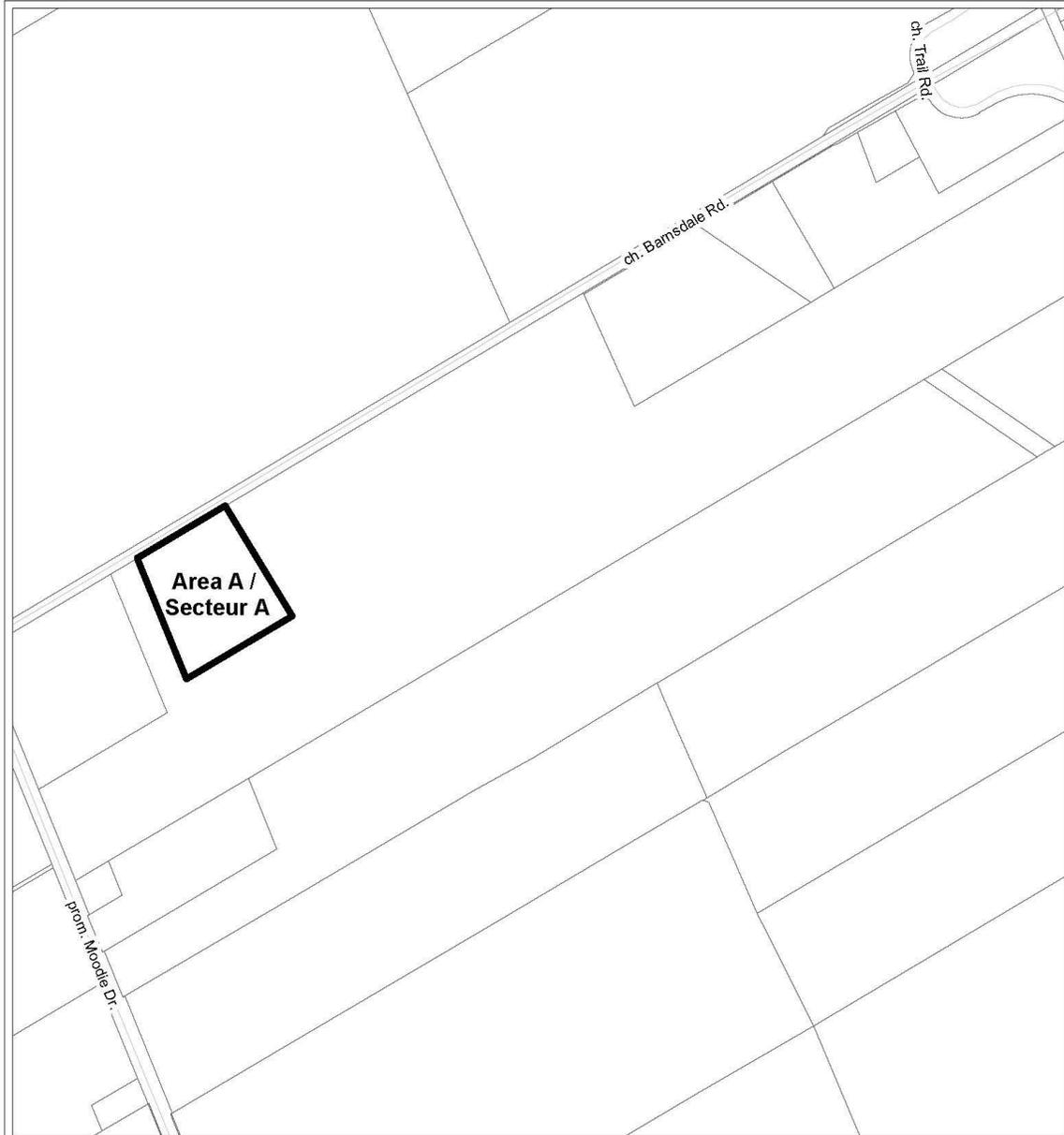
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.



**Document 2 – Schedule XXX to zoning by-law No. 2008-250**



D02-02-18-0110

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**This is Schedule XXX to Zoning By-law No. 2008-250  
Annexe XXX au Règlement de zonage n° 2008-250**

This is Attachment X to By-law Number 2020-XXX, passed \_\_\_\_ XX, 2020  
Pièce jointe n° X du Règlement municipal n° 2020-XXX, adopté le XX \_\_\_\_, 2020



### **Document 3 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4041 Moodie Drive:

1. Rezone the property from ME[301r] to ME[301r] Sxxx as shown in Document 1.
2. Amend exception number 301r under Section 240 – Rural Expectations, with provisions similar in effect to the following:
  - a. Under column II – Applicable Zone, add ME[301r] Sxxx
  - b. Under column III - Additional Land Uses Permitted, add the text “emergency service and training facility”, and remove the text “training center”
  - c. Under column V, remove the text “A training center is permitted for a temporary period, ending on September 14, 2019” and add the text “emergency service and training facility is limited to Area A of Schedule xxx”.
3. Amend Part 17 - Schedules to add a new Schedule xxx as shown in Document 2.