



Agriculture and Rural Affairs Committee

Minutes 19

Thursday, December 03 2020

10:00 am

Electronic Participation

This Meeting was held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by Bill 197, the *COVID-19 Economic Recovery Act, 2020*

- 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 December 9, 2020 in Agriculture and Rural Affairs Committee Report 18.*

Present: Chair: Councillor E. El-Chantiry
Vice-Chair: Councillor G. Gower
Councillors: G. Darouze, C. Kitts, C.A. Meehan, S. Moffatt

DECLARATIONS OF INTEREST

No declarations of interest were filed.

CONFIRMATION OF MINUTES

Minutes 18 - Meeting of 5 November 2020 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 Item 3 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 90 days of receipt of an application for Zoning and 120 days for an Official Plan Amendment.

PRESENTATIONS

1. UPDATE ON PROPOSED CHANGES TO THE *CONSERVATION AUTHORITIES ACT* CONTAINED IN BILL 229, *PROTECT, SUPPORT AND RECOVER FROM COVID-19 ACT (BUDGET MEASURES)*, 2020

That Agriculture and Rural Affairs Committee receive this presentation for information.

Garett Schromm, Associate Legal Counsel, provided a PowerPoint presentation on the item. A copy of the presentation is held on file with the City Clerk's office. Stephen Willis, General Manager, Planning, Infrastructure and Economic Development added further clarity.

Committee members followed up with questions and comments:

There's a tremendous amount of uncertainty at the present time with

conservation authorities. Conservation authorities manage water quality and flooding infrastructure, less oversight is not what we need. Taking away citizen members would be detriment to ability of CAs to function properly; wanted to state for record.

The Chair noted that being on a CA, especially for someone like him, who's been through two floods in recent history. Some community members are very passionate about being on CAs. Volunteering time.

Angela Coleman, General Manager, South Nation Conservation Authority stated that she enjoys the working relationship with the City. It is important for environmental / ecological and community at large. There were very positive submissions made to the Province similar to concerns identified at many municipal levels. Hopes there are no unintended consequences. Partner organizations and City highlighted some good.

The Committee RECEIVED the presentation for information.

FINANCE SERVICES DEPARTMENT

CORPORATE FINANCE SERVICES

2. 2021 DRAFT OPERATING AND CAPITAL BUDGET – AGRICULTURE AND RURAL AFFAIRS COMMITTEE

ACS2020-FSD-FIN-0023

CITY WIDE

That the Agriculture and Rural Affairs Committee consider the relevant portions of the draft 2021 Operating and Capital Budgets, and forward its recommendations to Council, sitting as Committee of the Whole, for consideration at the meeting to be held 9 December 2020.

Doug James, Director, Planning Services spoke to a PowerPoint presentation on the draft budget for the Agriculture and Rural Affairs Committee as well as Gen Nielsen, Manager, Asset Management. A copy of the presentation is held on file in the City Clerk's office.

It was noted that much is done for the rural community that may not appear on the ARAC budget such as roads (Transportation), community centres, paramedics, fire services (Community & Protective Services), etc.

Councillor Moffatt introduced the roadmap motion. The recommendations CARRIED by the following:

MOTION 2020 ARA 19/1

Moved by Councillor S. Moffatt

That the Agriculture and Rural Affairs Committee recommend that Council, sitting as Committee of the Whole, approve the Agriculture and Rural Affairs Committee 2021 Draft Operating and Capital Budget as follows:

1. **Development Review Process (Rural) Operating Resource Requirement (page 2).**
2. **Rural Affairs Office as follows:**
 - i) **User Fees (page 5);**
 - ii) **Operating Resource Requirement (page 4)**

The Agriculture and Rural Affairs Committee Capital Program (page 6) [individual projects listed pages 13-15].

CARRIED

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT

PLANNING SERVICES

3. **ZONING BY-LAW AMENDMENT – 2415 RICHARDSON SIDE ROAD**
ACS2020-PIE-PS-0040 **WEST CARLETON-MARCH (5)**
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1. **That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2415 Richardson Side Road for the purposes of rezoning the lands from Rural Countryside Zone (RU) to Rural Countryside Zone,**

Rural Exception XXXR (RU[XXXR]), to add a warehouse as a permitted use, as detailed in Document 2.

- 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 December 9, 2020," subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED

ECONOMIC DEVELOPMENT AND LONG RANGE PLANNING

4. NEW ZONING BY-LAW PROPOSED WORKPLAN

ACS2020-PIE-EDP-0035

CITY WIDE

That the Agricultural and Rural Affairs Committee recommend Council approve

- 1. The work plan for a new Comprehensive Zoning By-law, replacing By-law 2008-250, with the final draft of the new Zoning By-law to be before Council for consideration by Q4 2024; and**
- 2. That a "Major Changes (Big Moves & Quick Hits)" Report be submitted following adoption of the new Official Plan in Q4 2021 that will:**
 - a. outline staff's findings and recommendations on the form and structure of the proposed new Comprehensive Zoning By-law;**

- b. describe the general nature and scope of changes to the zoning regime that will need to be incorporated into the new Zoning By-law to meet the needs of the council-approved Growth Management Plan and new Official Plan policy directions;
 - c. lay out the course of work and budget requirements for subsequent phases of the New Comprehensive Zoning By-law project, including any necessary amendments to the work plan;
 - d. identify any opportunities for amendments to Zoning By-law 2008-250 ("Quick Hits") that may practically be undertaken in the immediate or short term to better implement critical Official Plan directions while the full Comprehensive Zoning By-law is being developed, including amendments to respond to development pressures or major policy initiatives such as Inclusionary Zoning; and
3. The establishment of a Council Sponsor Group to support and advocate for the new Zoning By-law project as described in this report.
4. That the Joint Committee of Planning Committee and Agriculture and Rural Affairs Committee be delegated the authority to hold any statutory public meeting required for the consideration leading to the enactment of the comprehensive zoning by-law.

Councillor Moffatt noted that this stems from previous OP discussions and need to move quickly on zoning bylaw to implement growth projections and intensification targets. He asked if this will pertain to items outside of purview of ARAC and mostly within urban area?

Dave Wise, Program Manager, Zoning and Intensification responded by saying yes, predominantly. They may be considering smaller housekeeping amendments as project moves forward and may be making some small

changes to rural area that are less substantive and getting ready for big work to come.

This cleans up some small items in zoning bylaw to go together with the OP. Boundary changes still need to be resolved and dealt with and will keep moving forward as seamlessly as possible.

The Committee CARRIED the report recommendations as presented.

BUILDING CODE SERVICES

5. AMENDMENTS TO THE PERMANENT SIGNS ON PRIVATE PROPERTY BY LAW 2016-326

ACS2020-PIE-BCS-0002

CITY WIDE

That the Agriculture and Rural Affairs Committee recommend Council:

- 1. Approve amendments to the Permanent Signs on Private Property By-law 2016-326, as detailed in Document 1; and**
- 2. Delegate authority to the Chief Building Official and Legal Services to finalize and make minor changes to the form of the amendments to the By-law in Document 1, to give effect to the intent of Council.**

The Chair gave a brief explanation of previous items that went to ARAC dealing with signs in rural areas and it may be time to revisit. The Committee thanked staff and are happy that it addressed the issue to deal with gaps. Richard Ashe, Manager, Permit Approvals, stated that the report corrected and balanced with larger signage permitted and still recognizing character of rural area.

The Committee CARRIED the report as presented.

OTHER BUSINESS

ADDITIONAL ITEM

MOTION – 776 ROTHBOURNE ROAD - REDESIGNATION AND REZONING
OF AREAS OF AREAS NO LONGER IDENTIFIED BY THE PROVINCE AS
PROVINCIALY SIGNIFICANT WETLAND

RIDEAU-GOULBOURN (21)

MOTION

Be It Resolved that the following item be added to the agenda of the December 3, 2020 meeting of Agriculture and Rural Affairs Committee pursuant to the Procedure By-law, subsection 89(3), as the matter needs to be considered by Council in a timely manner and there is only one more Council meeting in 2020.

CARRIED

MOTION

WHEREAS the Province of Ontario has approved changes to the boundary of the provincially significant Goulbourn Wetland Complex on the property at 6776 Rothbourne Road; and

WHEREAS the areas designated as Significant Wetland at 6776 Rothbourne Road on Official Plan, Schedule A, are no longer consistent with the boundaries of the provincially significant wetland; and

WHEREAS the draft official plan released November 20, 2020 seeks to make the Significant Wetland designation consistent with the boundaries of the provincially significant wetland complex; and

WHEREAS the owner of 6776 Rothbourne Road, the City, and the Mississippi Valley Conservation Authority (MVCA) mapped and agreed upon the new wetland boundary on the property, with the City and the MVCA agreeing to consider a crossing of the wetland at a point where the wetland narrowed to the width of the Hazeldean Municipal Drain; and

WHEREAS the new wetland boundary, with the proposed crossing, would increase the developable area of the property; and

WHEREAS the owner of the property has filed a development application that reflects the new provincially significant wetland boundaries and the proposed crossing;

THEREFORE BE IT RESOVLED that the Agriculture and Rural Affairs Committee recommend that Council support

1. The redesignation by the Local Area Planning Tribunal of those areas of the property at 6776 Rothbourne Road no longer identified by the Province as provincially significant wetland from Significant Wetland to General Rural Area as well as the proposed crossing.
2. The rezoning by the Local Area Planning Tribunal of those areas of the property at 6776 Rothbourne Road no longer identified by the Province as provincially significant wetland as RG1 as well as the proposed crossing.

CARRIED

ADJOURNMENT

The meeting was adjourned at 10:55 AM

Committee Coordinator

Chair