



**Agriculture and Rural Affairs Committee
Minutes 20**

Thursday, February 04 2021

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 24 February 2021 in Agriculture and Rural Affairs Committee Report 19.*
 - 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: Chair: Councillor E. El-Chantiry
Vice-Chair: 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 19 - Meeting of 3 December 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. RURAL ONTARIO MUNICIPAL ASSOCIATION - MUNICIPALITY CONNECTIVITY ROADMAP

Chair El-Chantiry, gave a brief PowerPoint presentation on the Rural Ontario Municipal Association (ROMA) roadmap. A copy of the presentation is held on file with the City Clerk's office.

Following the presentation, the members further discussed broadband in Ottawa's rural community:

Councillor Leiper, as Chair of the IT Sub-Committee commented that the City has a smart city strategy that recognizes that broadband connectivity for the city spectrum of responses. We must use the asset the city has; conduits, utility companies ensure leveraging those assets for roll out. The City IT department has been busy to ensure people work from home and you can expect to see this as we continue to roll out smart city thinking, continue to be a priority.

There are different providers such as Explorenet, expanding their service area. There are a lot of customers constantly reaching out to the city. The rural area seems to get left out. Hoping for a grant program to provide better service.

Chair El-Chantiry stated that he has a direction to staff and hopes to hear from the Federal and Provincial governments on grants.

The Agriculture and Rural Affairs Committee RECEIVED this presentation for information.

DIRECTION TO STAFF:

That staff bring an information report to ARAC no later than the end of Q2 2021 to describe the current policy and financial environment on rural broadband, the role of senior governments, the role of the City, and areas that Economic Development with support from Right of Way can advocate for improved service in Ottawa.

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT

PLANNING SERVICES

2. HIGH SOCIAL IMPACT PROJECTS PROGRAM

ACS2021-PIE-PS-0016

CITY WIDE

That Agriculture and Rural Affairs recommend Council receive this report for information.

RECEIVED

3. ZONING BY-LAW AMENDMENT – 4497 O’KEEFE COURT

ACS2021-PIE-PS-0019

BARRHAVEN (3)

1. **That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4497 O’Keefe Court to amend exception 401r of Section 240 – Rural Exceptions to permit a warehouse to occupy more than 50 per cent of the gross floor area of a building, as shown in Document 1 and 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 February 10, 2021”, subject to submissions received between the publication of this report and the time of Council’s decision.**

Sean Moore, Planner, Planning Services, Planning, Infrastructure and Economic Development (PIED) gave a brief PowerPoint presentation. A copy of the presentation is held on file in the City Clerk’s office.

Following the presentation, Committee Members heard from the following delegations:

1. *Susan Brownrigg-Smith – Would like the Committee to appreciate the impact that this would have. Had concerns about warehousing and the size of the warehouse. The size of the building is a red herring. The building size restriction doesn’t achieve the net benefit we are looking for. Type of traffic scaled back to

the original concept of the site. Road infrastructure is not there and exasperate bottle necks. Fundamentally not seeing any net benefit to any stake holder other than the developer. Recommends ARAC denies the application.

2. *Andrew Glass – Wants to distance this from Amazon type size. He spoke to Councillor Harder’s motion – with 50% cap, limits type of tenants. Agreed to hard cap on size which should give assurance that this won’t be size of an Amazon or Wayfair warehouse. Hopes that Community Association can get on board with this compromise. Traffic concerns would be dealt with at Site Plan Approval stage.

[* 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 all opposed to staff recommendations were received from:

- Orchard Estates Community Association
- Ron Damiani
- Andrew Lee & Joy Asbil-Lee
- Paul Rachniowski

Councillor Harder introduced the following motion for consideration and spoke to the reasoning behind it.

The report recommendations were put to Committee and CARRIED as amended by the following:

Motion N° ARAC 2021-20/1

Moved by Councillor Jan Harder

WHEREAS the staff recommendations of the zoning report for 4497 O’Keefe Court is recommending the removal of the 401r exception zone wording in Section 240 of the Zoning By-law that states “any single warehouse use may occupy up to a maximum of 50 per cent of the gross floor area of a building”; and

WHEREAS based upon the zoning requirements of lot coverage, parking, loading, septic field, and landscaping, the removal of this provision could result in a maximum size of approximately a 250,000 square foot (23,225 square metre) single warehouse building; and

WHEREAS the applicant's zoning by-law amendment proposal to remove the 50 per cent gross floor area restriction on warehousing was for the purpose of securing a single warehouse tenant or building in the upper range of 8,175.5 square metre (88,000 square foot); and

THEREFORE BE IT RESOLVED that staff recommend maintaining the proposal to remove the 50 per cent gross floor area cap, but be amended to introduce a new cap on the size of a single warehouse building such that a new exception is added to Section 240, rural exception 400r, Column V stating "no single warehouse building and/or use can be greater than 8,175.5 square metres of gross floor area in size"; and

THEREFORE BE IT FURTHER RESOLVED that the rezoning report for 4497 O'Keefe Court be deferred until the February 24, 2021 City Council meeting; and

BE IT FURTHER RESOLVED that pursuant to the Planning Act, subsection 34(17) no further notice be given.

CARRIED

PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

PARKS, FORESTRY AND STORMWATER SERVICES

4. FAULKNER MUNICIPAL DRAIN - AMENDMENT TO THE ENGINEER'S REPORT

ACS2021-PWE-PFS-0001

RIDEAU-GOULBOURN (21)
STITTSVILLE (6)

That the Agriculture and Rural Affairs Committee recommend that Council adopt the Engineer's Report prepared by Robinson Consultants Inc., entitled Amendment to the Engineer's Report for the Faulkner Municipal Drain dated December 2020 and give 1st and 2nd reading to the By-law attached as Document 2 to this report in accordance with Sections 42 and 45 of the *Drainage Act of Ontario*.

The Committee heard from the following delegations:

1. Jeff Dawson - Property at south end of Faulkner drain. Family has farmed there for 200 years. He lost property when they realigned Shea Road. He feels they are taking more land to expand the ditch. Not happy with the compensation outlined. \$7,000 per acre is not enough.
2. Bert Smith – Stated that his situation is very similar to that of Mr. Dawson. He noted that he would lose about 4.2 acres. The compensation offered is not fair.

Committee members had various questions of staff on what is a fair price and what is the process that they would have to make that argument. Dave Ryan, Program Lead, Municipal Drainage said that the allowance is determined by the drainage engineer, not market value. There is however an appeal process.

It was suggested that the report be referred to the engineer for further consultation with landowners and back to ARAC in April.

Motion N° ARAC 2021-20/2

Moved by Councillor G. Gower

BE IT RESOLVED THAT the Agriculture and Rural Affairs Committee refer the report back to the Drainage Engineer under Section 57 of the Drainage Act for reconsideration in response to landowner comments and report back to the April ARAC meeting.

CARRIED

OPEN MIC SESSION

1. Ken Holmes - Ottawa Official Plan - Rural Lens
2. Peter Hume – Issue with Property on Frank Kenney Road

ADJOURNMENT

The meeting was adjourned at 12:00 PM

Committee Coordinator

Chair

DRAFT