



Agriculture and Rural Affairs Committee

Minutes

Meeting #: 05
Date: July 6, 2023
Time: 10 am
Location: Ben Franklin Place, The Chamber, Main Floor, 101
Centrepointe Drive, and by electronic participation

Present: Chair George Darouze, Councillor David Brown, Councillor
Catherine Kitts, Councillor Matt Luloff

Absent: Vice-Chair Clarke Kelly

1. Notices and meeting information for meeting participants and the public
Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.
Accessible formats and communication supports are available, upon request.
Except where otherwise indicated, reports requiring Council consideration will be presented to Council on Wednesday, July 12, 2023 in Agriculture and Rural Affairs Committee Report 5.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Wednesday, July 5, 2023, and the deadline to register by email to speak is 9:00 am on Thursday, July 6, 2023.
This draft Minutes document contains a summary of the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the final Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in this draft Minutes document are draft until the Minutes of the meeting are

confirmed by the Committee. The final draft Minutes will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item 4.2 and 4.3 on today's Agenda.

For the item just mentioned, only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal. In addition, the applicant may appeal the matter to the Ontario Land Tribunal if Council does not adopt an amendment within 90 days of receipt of the application for a Zoning By-law Amendment and 120 days for an Official Plan Amendment.

To submit written comments on these amendments, prior to their consideration by City Council on July 12, 2023, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 ARAC Minutes 4 - June 1, 2023

Carried

4. Planning, Real Estate and Economic Development Department

4.1 Zoning - Renewable Energy Generation Facility and Battery Energy Storage Systems Interim Regulations and Increasing Opportunity for Access to Retail Food Stores

This report will be submitted to Planning and Housing Committee on July 5, 2023, 2023.

ACS2023-PRE-EDP-0010 - City Wide

Mitchell LeSage, Planner, Planning, Real Estate and Economic Development (PRED), presented an overview of the report recommendations and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

- Angela Keller-Hertzog spoke to a PowerPoint presentation, a copy of which is held on file with the Office of the City Clerk. The presentation touched on energy transition from fossil fuels, climate mitigation and energy resiliency, benefits of wind turbines, diversified farm income and land use and Local benefits and choices.
- Raymond Leury spoke in support of the food retail portion but expressed concerns with the green energy and battery storage facility, noting bold actions are required to reduce GHG emissions and touched on the benefits of wind turbines and the importance of community engagement.

Following discussions and questions of staff, the Committee carried the report recommendations as presented.

Report Recommendation(s)

That Agriculture and Rural Affairs Committee recommend Council approve the following amendments to Zoning By-law 2008-250, as detailed in Document 1:

1. **Permit a retail food store in additional zones;**
2. **Add a new definition for Renewable Energy Generation Facility and modify the definition of Utility installation to exclude Renewable Energy Generation Facilities; and**
3. **Limit the size of battery energy storage systems in Agricultural Zones.**

Carried

4.2 Zoning By-law Amendment – 147 Langstaff Drive

ACS2023-PRE-PS-0069 - West Carleton-March (5)

Sarah McCormick, Planner II, and Adam Brown, Manager, Development Review – Rural, Planning, Real Estate and Economic Development, were present and responded to questions from Committee.

The Applicants, as represented Jack Stirling, The Stirling Group and Peter Hume, HPUrban were present in support, and available to answer

questions. The Applicant advised that they did not need to address the Committee if the item carried.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated July 5, 2023 from Deborah Kenny

Following discussion and questions of staff, the Committee carried the report recommendations as amended by the following motion:

Report Recommendation(s)

1. **That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 147 Langstaff Drive, as shown in Document 1, to permit a residential subdivision, including one stormwater management block, a park block, 75 residential lots, and four low-rise apartment blocks 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 July 12, 2023” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried as amended

Amendment:

Motion No. ARAC 2023-05-01

BE IT RESOLVED that Report ACS2023-PRE-PS-0069 (Zoning By-law Amendment – 147 Langstaff Drive) be amended as follows:

1. **Amend Document 1 to exclude Area A and Area D;**
2. **Amend Document 2 to delete clauses 1 and 5.**

Carried

4.3 Zoning By-law Amendment – 2659 & 2691 River Road

ACS2023-PRE-PS-0076 - Osgoode (20)

Report Recommendation(s)

1. **That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2659 & 2691 River Road, as shown in Document 1, to restrict residential development on the retained agricultural land, and to permit a reduce lot width for the severed land, 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 July 12, 2023 subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

4.4 Front-Ending Report – Perth Street and Meynell Road/Oldenburg Avenue

ACS2023-PRE-PS-0079 - Rideau-Jock (21)

Report Recommendation(s)

1. **That Agriculture and Rural Affairs Committee recommend Council authorize the City and delegate authority to the General Manager, Planning, Real Estate and Economic Development Department, to enter into a Front-Ending Agreement with Caivan for the design and construction of the roundabout at Perth Street and Meynell Road/Oldenburg Avenue to an upset limit of \$5,209,743.06 (plus applicable H.S.T.), in accordance with the Front-Ending Agreement Principles and Policy set forth in Documents 1 and 2 and with the final form and content being to the satisfaction of the City Solicitor; and**

2. **Authorize the financial disbursement to reimburse the design and construction costs incurred by Caivan pursuant to the Front-Ending Agreement, to a maximum amount of \$5,209,743.06 (plus applicable H.S.T.) for the roundabout at Perth Street and Meynell Road/Oldenburg Avenue, and in accordance with the reimbursement schedule set out in the Front-Ending Agreement.**

Carried

- 4.5 Third Party Infrastructure Agreement for the detailed design, tender and construction of the Richmond West Pump Station Reservoir Expansion and third well integration

ACS2023-PRE-PS-0063 - Rideau-Jock (21)

Report Recommendation(s)

That Agriculture and Rural Affairs Committee recommend that Council delegate authority to the General Manager, Planning, Real Estate and Economic Development department to enter into Third Party Infrastructure Agreements Caivan (Richmond North) Limited and Mattamy (Jock River) Limited for the detailed design, tender and construction of the required expansion to the drinking water reservoir and integration of a third well for the Richmond West Pump Station.

Carried

5. Infrastructure and Water Services

- 5.1 Quinn Branch of the Quaile Drain - Appointment of Engineer

ACS2023-IWS-WL-0003 - Osgoode (20)

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee recommend Council appoint Mr. Andy Robinson, P. Eng. of Robinson Consultants Inc. as the Engineer of record to prepare a report describing the impact of extending the existing Quinn Branch of the Quaile Municipal Drain as described in this report and provide an assessment pursuant to Subsection 65(3) of the *Drainage Act*.

Carried

6. Office of the City Clerk

6.1 Status Update – Agriculture and Rural Affairs Committee Inquiries and Motions - For the Period Ending June 23, 2023

ACS2023-OCC-CCS-0097 - City Wide

Report Recommendation(s)**That the Agriculture and Rural Affairs Committee receive this report for information.**

Received

7. In Camera Items

There were no *in camera* items.

8. Information Previously Distributed

8.1 Status Update on the New Zoning By-law

ACS2023-PRE-EDP-0033 - City Wide

9. Open Mic Session

There were no Open Mic items.

10. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

11. Inquiries

11.1 ARAC-2023-01 - Calcium Application to Roads

Submitted by Councillor G. Darouze

The application of calcium to dirt roads in rural Ottawa has a significant impact on the conditions of the roads for both drivers and property owners within areas that are affected. Rural residents have raised concerns regarding the application of calcium to roads in recent years, so can staff answer:

1. What is the current process for the application of calcium to dirt roads, with an operational cost estimate (per kilometre treated)?

2. What is the time period for procurement and subsequent application of calcium to roads, and what is the maintenance schedule throughout the season
3. Would it be feasible for staff to conduct a pilot project to treat the entire width of the road with calcium as opposed to the current process, and what would the cost estimate be for the integration of this pilot project compared to the current operational costs (per kilometre treated)?
4. Have there been assessments of the potential short-term and long-term impacts of dust inhalation or mental health impacts due to confinement related to this process?

12. Additional item

12.1 Motion – Front-Ending Report – Manotick Watermain Link Phase 2

ACS2023-OCC-CCS-0098 - Rideau-Jock (21)

Motion No. ARAC 2023-05-02

Moved by D. Brown

WHEREAS on April 12, 2023, Council authorized the City and delegated authority to the General Manager, Planning, Real Estate and Economic Development Department, to enter into a Front-Ending Agreement (the “Agreement”) with Minto Communities Inc. in relation to the design and construction of the Manotick Watermain Link Phase 2 project to an upset limit of \$12,800,212 plus applicable taxes; and

WHEREAS Minto Communities Inc. was to provide \$12,800,212 plus applicable taxes upon execution of the Agreement; and

WHEREAS the upset limit remains unchanged at \$12,800,212 plus applicable taxes; and

WHEREAS to provide an amount of \$12,800,212 plus applicable taxes is a significant amount; and

WHEREAS City staff have reviewed the following phased payment schedule, based on the project schedule:

- a. **Minto to pay 25% upon the City awarding the tender,**
- b. **Minto to pay 25% upon breaking ground for the project,**

- c. **Remaining 50% upon 50% completion of the project; and**

WHEREAS the payment schedule will not present a risk to the cash flow or overall funding as funding will be provided in advance of expenses incurred; and

WHEREAS the City will have security for the full amount in the form of a letter of credit; and

THEREFORE BE IT RESOLVED THAT Council approve the following phased payment schedule based on the project schedule:

- a. **Minto to pay 25% upon city awarding the tender,**
- b. **Minto to pay 25% upon breaking ground for the project,**
- c. **Remaining 50% upon 50% completion of the project**

Carried

12.1.1 Motion – Appointments to the Conservation Authorities

ACS2023-OCC-CCS-0099 - Rideau-Jock (21)

Motion No. ARAC 2023-05-03

Moved by G. Darouze

WHEREAS on December 14, 2022, Ottawa City Council approved a motion supporting the City of Ottawa’s application under the Conservation Authorities Act to have less than 70% representation on the three Conservation Authority Boards; and

WHEREAS on May 30, 2023, the Minister of Natural Resources and Forestry advised the City of Ottawa that its application has not been approved and requested that Council appoint additional members of Council to fill the remaining seats; and

WHEREAS a circulation for expressions of interest was undertaken by the Office of the City Clerk for Members of Council interested in serving on the South Nation Conservation Authority, Mississippi Valley Conservation Authority and Rideau Valley Conservation Authority;

THEREFORE BE IT RESOLVED THAT the Agriculture and Rural Affairs Committee recommend Council approve the

following appointments to Conservation Authority Boards of Directors:

1. **Councillor Matthew Luloff to the South Nation Conservation Authority; and**
2. **Councillor Allan Hubley to Mississippi Valley Conservation Authority; and**
3. **Councillor Riley Brockington to the Rideau Valley Conservation Authority.**

Carried

13. **Adjournment**

Next Meeting

Thursday, September 7, 2023.

The meeting adjourned at 10:41 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor G.
Darouze, Chair