

**Subject: Official Plan Amendment and Zoning By-law Amendment – 2545 9<sup>th</sup>  
Line Road**

**File Number: ACS2023-PRE-PS-0120**

**Report to Agriculture and Rural Affairs Committee on 5 October 2023  
and Council 11 October 2023**

**Submitted on September 21, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Sean Harrigan, Planner 1, Development Review Rural**

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**Ward: Osgoode (20)**

**Objet: Modification du Plan officiel et du Règlement de zonage – 2545,  
chemin 9<sup>th</sup> Line**

**Dossier : ACS2023-PRE-PS-0120**

**Rapport au Comité de l'agriculture et des affaires rurales**

**le 5 octobre 2023**

**et au Conseil le 11 octobre 2023**

**Soumis le 21 septembre 2023 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale de la planification, des biens immobiliers et du  
développement économique**

**Personne ressource: Sean Harrigan, Urbaniste, Examen des demandes  
d'aménagement ruraux**

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**Quartier: Osgoode (20)**

## **REPORT RECOMMENDATIONS**

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Official Plan for 2545 9<sup>th</sup> Line Road, as shown in Document 1, to permit a soil packaging plant with leaf and yard waste composting as an ancillary use while remaining within the Rural Countryside designation, as detailed in Document 2.
2. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2545 9<sup>th</sup> Line Road, as shown in Document 1, to Rural General Industrial with an exception to limit the uses to a soil packaging plant with leaf and yard waste composting as a conditional ancillary use, as detailed in Document 3.
3. 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 October 11, 2023," 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 au Plan officiel visant le 2545, chemin 9<sup>th</sup> Line, un bien-fonds illustré dans le document 1, afin de permettre la présence d'une usine d'emballage de terre et de compostage des feuilles et des résidus de jardinage comme utilisation accessoire complémentaire de la désignation de Zone d'espace rural, comme l'explique en détail le document 2.
2. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant le 2545, chemin 9<sup>th</sup> Line, un bien-fonds illustré dans le document 1, à zone d'industrie générale rurale avec une exception limitant les utilisations à une usine d'emballage de terre et de compostage des feuilles et des résidus de jardinage comme utilisation conditionnelle complémentaire, comme l'explique en détail le document 3.

3. **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 soit incluse 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 11 octobre 2023 », 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**

### **Site location**

2545 9<sup>th</sup> Line Road

### **Owner**

Land Man Inc.

### **Applicant**

ZanderPlan Inc., c/o Tracy Zander and Chris Clarke

### **Description of site and surroundings**

The subject site is approximately 14.28 hectares and is located on the northeastern side of 9<sup>th</sup> Line Road, approximately 340 metres north of Victoria Street and 1.1 kilometres northeast of the Village of Metcalfe. The surrounding area consists of agriculture, woodlands, and future aggregate lands. There are also residential uses north of the subject site and south along Victoria Street.

The site currently contains several large and small buildings which have a cumulative footprint of approximately 1.4 hectares. The existing buildings are serviced by a septic system, several wells, and holding ponds. The site was previously used for a mushroom growing operation. Composting of agricultural waste occurred on site to support the mushroom operation.

### **Summary of proposed development**

The subject applications propose to convert the existing buildings and services from a mushroom growing operation to a soil packaging plant with potential for future leaf and

yard waste composting. No changes are proposed to the exterior of the buildings, parking, drive aisles, or services except for replacement of the septic system. The leaf and yard waste composting would occur within one of the existing concrete bunkers originally created for composting for the mushroom operation.

A Site Plan Control application (D07-12-23-0011) for the proposed use is currently being reviewed by staff.

### **Summary of requested Official Plan Amendment**

The subject site is currently designated Rural Countryside by Official Plan Schedule B9. The requested amendment seeks to redesignate the lands Rural Industrial and Logistics to permit a soil packaging business with potential for leaf and yard waste.

### **Summary of requested Zoning By-law Amendment**

The subject site is currently zoned RU – Rural Countryside Zone. The requested amendment proposes RG – Rural General Industrial with an exception to prohibit uses considered incompatible with the soil packaging operation and nearby residential. The prohibited uses included those related to animal care and boarding, drive-throughs, gas bars, and automobile shops, dealerships, and service stations.

## **DISCUSSION**

### **Public Consultation**

For this proposal's consultation details, see Document 4 of this report.

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

The site is currently designated Rural Countryside by Schedule B9 of the Official Plan. Section 9.2.2 provides the uses that may be permitted within this designation. Policy 9.2.2(2)(b) states that subject to a Zoning By-law Amendment, small scale light industrial and commercial uses may be permitted provided several criteria are met, such as the industrial and/or commercial use is necessary to serve the local rural community or travelling public.

### **Planning rationale**

Staff consider the scale of the proposed soil packaging operation with potential for leaf and yard waste composting to be beyond the small-scale industrial use contemplated in policy 9.2.2(2)(b). An Official Plan Amendment is required to permit the proposed industrial use. As per Official Plan Section 9.3, the Rural Industrial and Logistics

designation is considered an employment area for the purposes of the Provincial Policy Statement (PPS). PPS policy 1.3.2.7 prohibits planning authorities from designating lands as employment areas beyond the planning horizon identified in PPS policy 1.1.2. A recent review of rural employment lands has determined there is currently more than 60 years of rural employment lands designated, which is well beyond the planning horizon. Furthermore, employment area as defined by the PPS is an area designated in the official plan for clusters of business and economic activities. This property would be the only employment lands within the area and nowhere near a cluster of business and economic activity. The proposal to redesignate the subject site to Rural Industrial and Logistics is not in keeping with the intent of the Official Plan nor the PPS.

It is more appropriate to consider a site-specific Official Plan Amendment that keeps the current Rural Countryside designation with the current permitted uses while also permitting the proposed soil packaging operation with potential for leaf and yard waste composting in the proposed Rural General Industrial exception zone for the following reasons:

#### Official Plan Amendment

- The intent of the Rural Countryside designation is to protect and enhance rural character, strengthen the rural economy by permitting a diversity of uses that support the local rural community, and limit the fragmentation of rural lands. The proposed use contributes to the diversity of the rural economy, maintains the rural character, and does not fragment rural lands.
- The proposed soil packaging operation is viewed as an appropriate reuse of the existing buildings and infrastructure which were designed for mushroom growing at an industrial scale with more than 200 employees at peak operation. This redevelopment of existing structures and services is also supported PPS policy 1.7.1(c).
- The proposed site-specific Official Plan Amendment will continue to permit uses associated with the Rural Countryside designation, such as agriculture, which maintains the general intent of the designation.
- The existing buildings have a cumulative footprint of nearly 1.4 hectares. This scale of built form is beyond the 'small scale light industrial' contemplated in policy 9.2.2(2)(b).

- The Transportation Impact Assessment estimated 10 employees and 15-20 heavy vehicles daily for the initial soil packaging operation, which when reviewed was not considered to warrant any road or intersection modifications.
- The proposed impact of industrial activity can be considered as appropriate for the Rural Countryside designation.
- There are two existing concrete cast building designed for composting which includes the necessary drainage and ventilation requirements. The buildings are approximately 140 and 180 metres from the front lot line and located behind other structures which provide a visual buffer. The buildings were previously used for agricultural waste, such as discarded hay, produce, and manure, which was composted before being used for growing mushrooms. The proposed leaf and yard waste composting is viewed as a less noxious composting activity which is regulated under a different section of the Environmental Protection Act compared to the previous agricultural waste composting. Leaf and yard waste composting includes waste consisting of natural Christmas trees and other plant materials but not tree limbs or other woody materials in excess of 7 centimetres in diameter.
- The proposed amendments will only permit the leaf and yard waste composting within the existing composting building and only as an ancillary use to the soil packaging operation. This will help ensure the scale of composting is appropriate for the Rural Countryside designation. This is also keeping with the previous composting activity which was ancillary to the mushroom growing operation.
- The proposed amendments will limit industrial activity to the soil packaging operation with leaf and yard waste as an ancillary use to help limit potential conflicts with nearby residential and to maintain the general intent of the Rural Countryside Zone.
- Leaf and yard waste composting is subject to O. Reg. 101/94 under the Environmental Protection Act. This regulation dictates how such composting activity must occur including monitoring of potential contaminants and keeping records of all complaints from members of the public regarding odours and how each complaint was dealt with. This will help ensure any potential future conflicts with nearby residential are addressed. Leaf and yard waste composting is considered to be non-putrescible waste processing. Putrescible waste

processing, including non-agricultural source materials is not proposed as a permitted use on the site, further reducing the risk of odour concerns.

#### Zoning By-law Amendment:

- The current Rural Countryside Zone is not appropriate for the proposed industrial activity and as such, the property must be rezoned to accommodate the proposed use. The Rural General Industrial Zone, with exceptions, will permit the proposed use and is appropriate for the subject site.
- The recommended rezoning will limit industrial activity to the proposed soil packaging operation with waste processing and leaf and yard waste composting only permitted as ancillary to the soil packaging. This will help minimize potential impacts and conflicts with surrounding land uses.
- The proposed rezoning will limit non-industrial uses, such as residential, that are considered incompatible with the proposed industrial activity and surrounding area, including the Bedrock Resource Area directly opposite the subject site. Agriculture and a cannabis production facility will continue to be permitted as they are compatible with the site and surrounding land uses.
- The recommended 20 metre setback for outdoor storage from all lot lines will help ensure there is an adequate buffer from adjacent properties and the road. This is in addition to the requirement that all outdoor storage must be screened from abutting residential uses or zones and public streets.
- The proposed soil packaging operation is anticipated to combine Category AA and A compost produced off site with topsoil to create their finished product. Depending on business growth, leaf and yard waste composted on site will be used to supplement the required compost for the final product. Category AA and A compost and leaf and yard waste compost are higher quality and generally less of a potential nuisance compared to other compost types such as Category B. Other types of compost or Non-Agricultural Source Material are also considered putrescible waste and would require a further zoning amendment before they could be processed as part of the soil packaging operation.

#### **Provincial Policy Statement**

The recommended Official Plan Amendment and Zoning By-law Amendment are consistent with the 2020 Provincial Policy Statement.

## **RURAL IMPLICATIONS**

The proposed amendments will promote a diversified rural economy and provide the opportunity to reuse the existing underutilized structures and infrastructure. The proposal will not negatively impact natural features as no site alterations, except for additional trees and upgrading the septic system, are proposed. The associated Site Plan Control application will ensure the proposed use does not negatively impact existing private services in the area.

## **CONSULTATION**

The recommended amendments in this report have been developed in accordance with the city's public consultation policies and the requirements of the Planning Act. In particular, comments from staff and the general public helped form the recommendation to limit the scope of permitted industrial activity. See Document 4 for more details regarding public consultation.

## **COMMENTS BY THE WARD COUNCILLOR**

As the Ward Councillor for this item, I have carefully reviewed all of the associated documents with the report in order to highlight potential concerns within the community. I engaged in multiple discussions with members of the community and the local community association in order to hear their feedback and concerns, and they overlapped with mine. I am glad that through discussions with staff, there is a site-specific policy being proposed at the property in order to preserve the current Rural Countryside designation but allows the intended use, as well as limit the industrial activity to the soil packing operation and limit composting to strictly leaf and yard waste.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

This report and recommendations are not considered to have risk management implications.



## **ASSET MANAGEMENT IMPLICATIONS**

There are no Asset Management implications resulting from this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications. In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within the Planning Services operating budget.

## **ACCESSIBILITY IMPACTS**

The subject applications do not impact accessibility. The related site plan will comply with AODA requirements.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Is green and resilient.
- Has a diversified and prosperous economy.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D01-01-23-0002 and D02-02-23-0008) was processed by the "On Time Decision Date" established for the processing of Official Plan amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Official Plan Amendment

Document 3 Details of Recommended Zoning By-law Amendment

Document 4 Consultation Details

## **CONCLUSION**

Staff support the proposed Official Plan Amendment and Zoning By-law Amendment as detailed in Document 2 and Document 3 as the proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan.

**DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

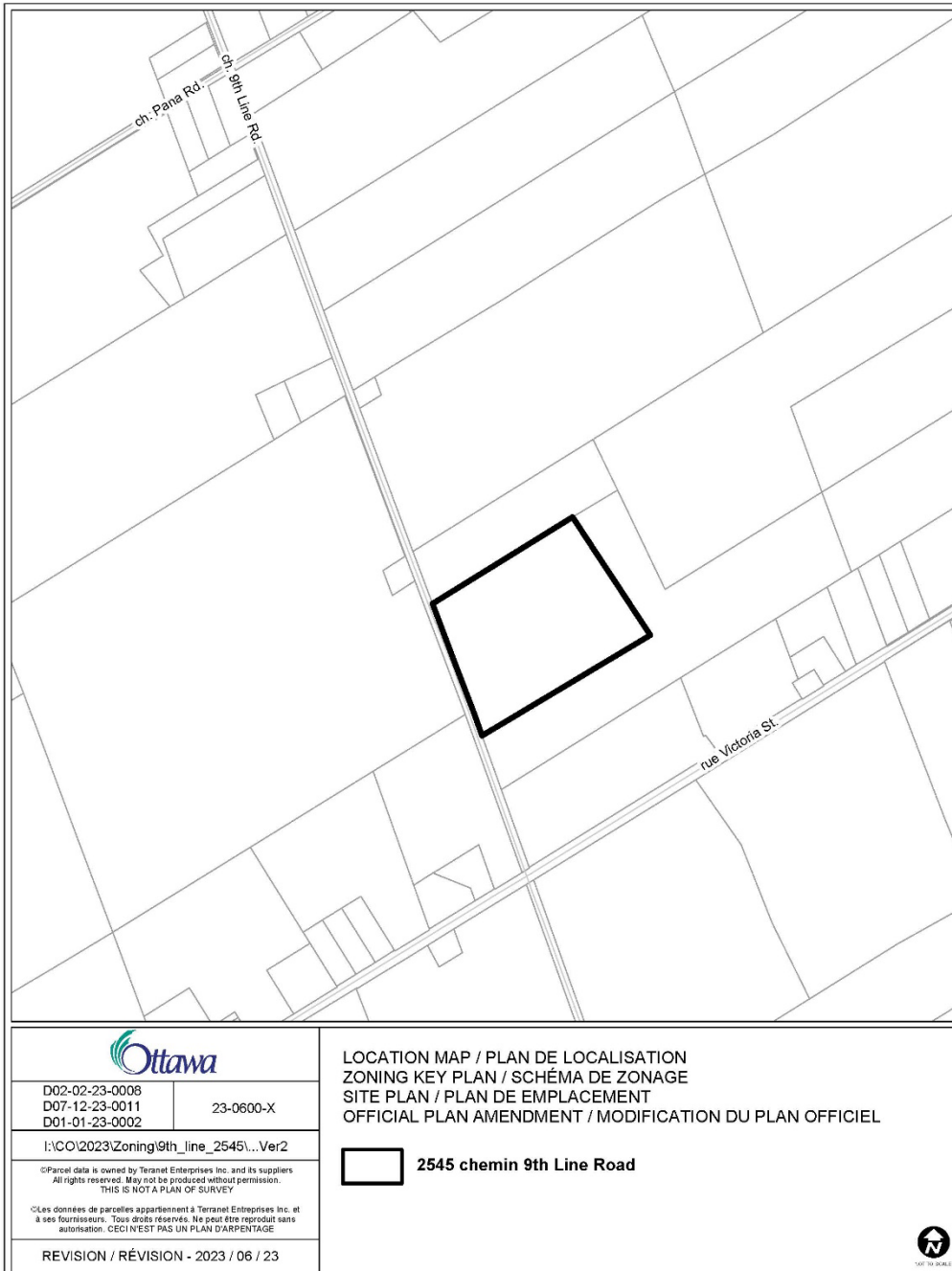
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Location Map

The location map below illustrates the property to be redesignated and rezoned east of 9<sup>th</sup> Line Road, north of Victoria Street, and south of Pana Road.



**Document 2 – Details of Recommended Official Plan Amendment**

**Official Plan Amendment XX to the  
Official Plan for the  
City of Ottawa**

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## **THE STATEMENT OF COMPONENTS**

**PART A – THE PREAMBLE** introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

**PART B – THE AMENDMENT** constitutes Amendment XX to the Official Plan for the City of Ottawa.

### **PART A – THE PREAMBLE**

PURPOSE

LOCATION

BASIS

### **PART B – THE AMENDMENT**

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

## **PART A – THE PREAMBLE**

### **1. Purpose**

To permit a soil packaging plant with leaf and yard waste composting as an ancillary use.

### **2. Location**

2545 9<sup>th</sup> Line Road.

### **3. Basis**

The proposed reuse of the existing buildings is consistent with the Provincial Policy Statement and general intent of the Rural Countryside designation.

#### **Background**

The site currently contains several large and small buildings which have a cumulative footprint of approximately 1.4 hectares. The existing buildings are serviced by a septic system, several wells, and holding ponds. The site was previously used for a mushroom growing operation with composting of agricultural waste as an ancillary use.

The proposed development seeks to reuse the existing structures and services with minimal changes for a soil packing plant with leaf and yard waste composting as a potential secondary use to support the soil packaging operation.

#### **Rationale**

The proposed development is an appropriate reuse of the existing buildings and services that were designed for growing mushrooms at an industrial scale with more than 200 employees at peak operation. Composting of agriculture waste, such as hay and manure, previously occurred on site in support of the mushroom operation. The proposed soil packaging plant and leaf and yard waste composting is consistent with the general nature of the site and the general intent of the Rural Countryside designation. The proposed operation will have fewer employees and is anticipated to have less of an impact on neighbours. The proposed operation does not require site alterations, except for updating the septic system and adding additional trees, which means minimal environmental impacts. The proposed use is not anticipated to have a significant impact on existing traffic conditions and does not require road and/or intersection modifications. The proposed leaf and yard waste composting is anticipated to be less noxious than the previous agricultural waste composting. The leaf and yard waste composting will also be contained to the previous 1028 and

1720 metres squared buildings originally designed for composting and must be ancillary to a soil packaging operation, which helps ensure minimal conflicts with surrounding land uses.

## **PART B – THE AMENDMENT**

### **1. Introduction**

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

### **2. Details**

The following changes are hereby made to the Official Plan Volume 2C for the City of Ottawa:

- 2.1 Soil packaging plant with leaf and yard waste composting as an ancillary use on the property known municipally as 2545 9<sup>th</sup> Line Road (PIN: 043130173). The soil packaging plant cannot exceed the buildings' footprint as existed on October 11, 2023. The leaf and yard waste composting must be contained to the existing 1028.9 metres squared and 1720.1 metres squared cast concrete buildings designed for composting and is only permitted as ancillary to a soil packaging operation.

### **3. Implementation and Interpretation**

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.



### **Document 3 – Details of Recommended Zoning By-law Amendment**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2545 9<sup>th</sup> Line Road:

1. Rezone the lands shown as 2545 9th Line Road in Document 1 from RU to RG[XXXXr]
2. Amend Section 240, Rural Exceptions, by adding a new rural exception XXXXr with provisions similar in effect as follows:
  - a. In Column II, Applicable Zones, add RG[XXXXr]
  - b. In Column III, Additional Land Uses Permitted, add:
    - i. Agriculture
    - ii. Cannabis Production Facility
    - iii. Light industrial use limited to a soil packaging plant
  - c. In Column IV, Land Uses Prohibited, add:
    - iv. All land uses, including those permitted by the underlying zone, other than those permitted in Column III or V of this exception.
  - d. In Column V, Provisions, include provisions similar to the following:
    - v. A leaf and yard waste composting facility, and a waste and processing transfer facility (non-putrescible) limited to leaf and yard waste composting is permitted as an ancillary use to a permitted light industrial use.
    - vi. A retail store limited to the sale of goods, services or materials provided by a permitted light industrial use is permitted.
    - vii. Outdoor storage is not permitted within 20 metres of any lot line and must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 metres in height from finish grade.
    - viii. Front yard setback of 11.3 metres for the existing office building. All other structures and buildings must comply with a 15 metres front yard setback.

## **Document 4 – Consultation Details**

Notification and Consultation Process – August 11 to September 8, 2023.

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments. No public meetings were held in the community.

### **Public Comments and Responses**

#### **Comment:**

My concerns are with increased trucking traffic in our rural community. The application does not address which side roads the company trucks will take in order to access the designated trucking routes in our area. 9th Line Road is not a trucking route - so how does the company plan to get their trucks safely to the trucking routes?

#### **Response**

A Traffic Impact Assessment was prepared which notes 15-20 heavy trucks are expected daily, which is acceptable for the current transportation infrastructure. 9<sup>th</sup> Line Road is not a trucking route and as such, all trucks leaving and entering the subject site must use the nearest truck route being Victoria Street.

#### **Comment:**

The increase in truck traffic along an already busy main street in Metcalfe. The safety of children crossing the street or biking. The environmental impact on the area. The odour from the site. Living in a small town would immediately lose its appeal.

#### **Response:**

The Traffic Impact Assessment did not anticipate a significant increase in truck traffic which would impact existing conditions. No changes are proposed to the existing structures and infrastructure, besides upgrading the septic system, which would impact the environment. The potential odour is anticipated to be less noxious than the previous agricultural waste composting and is regulated by O. Reg. 101/94 under the Environmental Protection Act which has considerations for potential odour pollution. The proposed repurposing of existing buildings is not anticipated to have an impact on the Village of Metcalfe.

Comment:

I am concerned this would affect the well water and generally be detrimental to local biodiversity and quality of life.

Response:

A Hydrogeological Assessment and Terrain Analysis demonstrates that the proposed use can be accommodated on site. The associated Site Plan Control application will determine to what scale the proposed use can be accommodated. An Environmental Impact Statement was prepared which demonstrates no negative impacts to local biodiversity and quality of life.

Comment:

Mostly concerned with five aspects of this development proposal: land use, servicing, vehicular traffic, and noise.

Response:

A Servicing Report, Traffic Impact Assessment, and Planning Rationale were provided to address the servicing, traffic, and land use. A noise study was not required for the applications.

Comment:

I do not agree with rezoning the land Rural General Industrial. As I understand it, the current zoning "Rural Countryside Zone" will not permit the scale industrial activity and composting activity to be carried out or expected to be carried out in the future. It seems that ASB Greenworld Ltd is a huge international company. I can't imagine they will be satisfied with a small plant to bag soil and compost. The material to be bagged will have to be trucked in, disrupting the village as a whole and 9th Line Road in particular. More of the site will probably be turned into a larger industrial site with unacceptable levels of noise, lighting and traffic.

Response:

The proposed scale of industrial activity is anticipated to be less than the previous mushroom growing operation. While it is true that the soil packaging business could expand, it would be limited to the size of the structures currently in place and would have to comply with all applicable polices regarding noise, lighting, and traffic. 9<sup>th</sup> Line Road is also not a trucking route meaning that all trucks entering or leaving the subject site must utilize Victoria Street which is the closest truck route.

Comment:

To keep it short I do not want the zoning to change from RU to RG. Once the zoning has been changed the owner will likely sell to another party which would pave the way for increased industrial activities at the site. With the change in zoning this will impact the people who live on 9th line Road in a multitude of ways such as the increase in trucking, fugitive noise and light pollution as well as a decrease in property values. My family have lived across (2588 9th Line) from the former mushroom farm since the early 70's. I would like to live there one day, ideally without industrial activities at the property lines.

Response:

The proposed amendment will limit industrial activity to the proposed soil packaging operation with leaf and yard waste permitted as an ancillary use. A Traffic Impact Assessment was provided with the applications which demonstrates no significant impact to current traffic. 9<sup>th</sup> Line Road is also not a trucking route meaning that all trucks entering or leaving the subject site must utilize Victoria Street which is the closest truck route.

Comment:

I am concerned that if the zoning is changed to Rural General Industrial that it will open the way for other types of Industries to make use of the property in question. Also I am concerned about the possibility that it could grow to include composting of more than leaf and yard waste. It also could increase truck traffic on Victoria and 8th Line. I would like it known that I oppose the zoning change.

Response:

The proposed amendments will limit future industrial activity to the proposed soil packaging and leaf and yard waste composting. The proposed amendment will also ensure composting is restricted to leaf and yard waste and only as an ancillary use to the soil packaging operation. A Traffic Impact Assessment demonstrates the proposed use will not significantly impact current traffic conditions.

Comments:

I wish to be kept informed of activity on this file and to register the following comments and questions:

- Truck traffic to and from the site will unquestionably increase. Does the City know what volume of traffic is expected?
- 9th Line and Pana Rd. are not truck routes
- Traffic westbound on Victoria west must pass through the village of Metcalfe
- If the leaf and yard waste is being sourced from the City, how would other composting materials be kept from the stream (they all fall under the City's green bin program)? Can the applicant guarantee that only leaf and yard waste will be processed at the plant?
- If approved, does this application apply only to ASB Greenworld's proposed use of the property, or can the landowner rent space to other "general industrial" clients?

Response:

A Transportation Impact Assessment was prepared which anticipates 10 employee and 15-20 truck daily trips. 9th Line and Pana Road are not trucking routes and as such, any trucks entering or leaving the site must use Victoria Street. The leaf and yard waste is anticipated to be sourced from business such as landscape companies. Composting will be strictly limited to leaf and yard waste in the proposed amendments. Staff also propose to limit potential industrial activity to the soil packaging operation and ancillary uses.

Comment:

We live at 2363 9th Line Rd so we are very much interested in the developments for this application for re-zoning and future use of the former Continental Mushroom facility. Our concerns and questions are noted below, in no particular order:

1. 9th Line Rd is designated as a no-truck route, so we are very much concerned about increased truck traffic on 9th Line Rd. This is not only for their future supply deliveries, but customers as well that would use large trucks to pick up their final product. There is presently no signage on any of the major cross-streets to 9th Line Rd to inform heavy trucks that it is a no-truck route. What is the process to get that done?

2. The present business plan states that only leaf and yard waste will be composted at the facility, which we are told will not generate offensive odour. What guarantee is there that, once approved, this won't expand to other composted household or institutional waste, where air quality could be affected?
3. The city designated the parcel across the road from this application as MR, without public or political consultation, back in 2013. This has imposed many land use restrictions for us and our neighbours within the 500 metres affected boundary of the MR zoning. Why is this present application for rezoning to RG not also restricted?
4. While the present application may have limited influence on the local water supply, please note that some 2000 residents in and around Metcalfe rely on well water. What assurances does the City of Ottawa provide that this proposed business, and any future businesses in the area, will not affect this delicate water supply?
5. If RG zoning is approved, based on the present application for yard waste composting, it opens the door for any RG approved business to take over and set up some very different business in the future, is that correct? Would that business be subjected to any specific environmental approval process?
6. If RG zoning is approved, and ABS Greenworld sets up shop, what safeguards are in place that the proposed property improvements, such as the planting of trees to create a visual barrier, are carried out?
7. As I'm sure you know, land across the road from this application are owned by a mineral aggregate company due to recent land sales by two local farmers and the City's approval to consolidate those lands into one parcel which is zoned MR. Will approval of RG zoning in any way facilitate the eventual application across the street for mineral extraction?

Response:

A Transportation Impact Assessment was prepared which demonstrates no significant impact to current traffic conditions. 9th Line is not a truck route and as such, any trucks leaving or entering the site must travel through Victoria Street which is the closest truck route. The leaf and yard waste composting is anticipated to produce some smells, but it is expected to be less than the agricultural waste composting which previously occurred on site. Also, O. Reg. 101/94 requires the operator of a leaf and yard waste composting facility to record all public comments received regarding odours and how those comments were addressed. A Hydrogeological Assessment and Terrain Analysis was

produced which demonstrates the use can be supported on site without impacting surrounding properties. It is true that the proposed rezoning would allow other industrial activities on the property. However, staff are working with the applicant to limit potential industrial activities to strictly soil packaging with leaf and yard waste composting as an ancillary use. The proposed tree plantings would be implemented through the Site Plan Control application with the applicant posting securities to ensure the plantings are completed. As for the mineral extraction lands, these lands are outside the scope of these applications.

Comment:

I protest strongly that this official plan amendment be refused. It is clearly stated in your letter that the proposal is to redevelop the subject site to establish an "industrial facility". This change to Rural General Industrial will aid the start of a quarry across the road.

Interestingly you made no mention of the land owned by a quarry in your notice or on the map. Our town will struggle to deal with this new development and the quarry as well. There is very little information about ABS Greenworld.

"The lands are primarily vacant and used for farming operations."

" There are a few dwellings further southeast of the subject site."

That is incorrect. Looking at the map distorts the reality of the distances. My neighbor who is on 9th line shares the back of my property. She is maybe a block from Victoria st. Your map does not convey the correct dimensions involved.

My neighbor lives right across from this land. There is also another property on Victoria st that will be right next to the property in question. The village of Metcalfe is just up the road and it is a town that people are moving to when they want to get away from the city.

There are no large apartments. No industries.

The proposed owner ---ABS Greenwood is a huge international company. We do not want huge international companies in our town---near our homes.

We are already threatened by the property across that was sold to the a quarry company by the same seller. Our town will look like Highway 31 on Bank street after Greeley. It is an industrial wasteland.

We are all on wells. The noise. The traffic. Imagine all the traffic----ABS Greenworld and their trucks and the demolition and truck traffic from the quarry. Our homes will lose their value. We will not be able the enjoy the homes we have made in Metcalfe. Our new Mayor must be made aware of the long standing rule of Ottawa---industry comes first--at whatever cost to inhabitants of this city. It must be stopped!

There seems to be a whisper of a new direction in our city. Maybe the homeowners will now have a say in what comes into their towns.etc. We will no longer be at the whim of any industrial businesses that wants to lay waste to this city. Ottawa used to be admired for the beautiful city it was. Now we have Highway 31 on Bank street houses disappearing---junk yards---quarries. And we will have an industrial company and a quarry together destroying our homes here in Metcalfe.



Response:

The public circulation was undertaken as per the City's policies and procedures, which includes mailing the application materials to surrounding properties. A Transportation Impact Assessment and Hydrogeological Assessment and Terrain Analysis were prepared which demonstrate no impact to existing traffic conditions and that the site can be supported by private services without impact the surrounding area. The mineral extraction lands are outside the scope of this application. The proposed reuse of the application is not anticipated to result in more industrial activity in this area that would result in a cluster of businesses.

Comment:

I am resident on 9th Line Road, just north of Pana Road and I'm quite concerned about the potentially significant increase in truck traffic along our road, the possible smell, the impact on resale properties etc. that may result should the property be rezoned to Rural General Industrial.

I'm also curious to know what the proposed timelines would be.

Response:

A transportation Impact Assessment was prepared which demonstrates no impact to existing traffic conditions. Smell is a potential concern, but the smell is anticipated to be less than the previous agricultural waste composting that occurred as part of the mushroom growing operation. Also, O. Reg. 101/94 requires the operator of a leaf and yard waste composting facility to record all public comments received regarding odours and how those comments were addressed.

Comment:

I object to this zoning amendment and do not want to allow this change. I have the following concerns:

- Increased truck traffic on both 9th Line and Victoria. These roads are not suitable for truck traffic. Increased truck traffic is also a safety concern given Victoria passes through the Village of Metcalfe. If the proposed applicant brings in yard waste and compost material the truck traffic would increase significantly.
- Increased noise and light pollution the surrounding area is residential and farming, not industrial. Industrial activity is not compatible with the neighborhood.

- Water concerns. I have concerns with both water usage and pollution. The mushroom farm operation impacted wells in the area. The new operation would have a impact on wells in the area.
- Rezoning the property RG (Rural Industrial General) would allow other industrial operations on the property (i.e. waste transfer). This is not disclosed in the applications. Impact on neighboring property values. Allowing compatible industrial activity will have a negative impact on residential property values.

Response:

A transportation Impact Assessment was prepared which demonstrates no impact to existing traffic conditions. As part of the Site Plan Control application, a lighting certificate is required to address potential light pollution. A noise study was not required as part of the applications. A Hydrogeological Report was prepared which demonstrates the proposed use can be supported by private well and septic system without impact the surrounding area. Staff are working with the applicant to limit potential industrial uses to strictly the proposed soil packaging operation with leaf and yard waste composting as an ancillary use.