

**3. Official Plan Amendment and Zoning By-law Amendment – 2545 9th Line Road**

**Modification du Plan officiel et du Règlement de zonage – 2545, chemin 9th Line**

**Committee recommendation(s)**

**That Council:**

- 1. approve an amendment to the Official Plan for 2545 9th 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. approve an amendment to Zoning By-law 2008-250 for 2545 9th 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.**

**Recommandation(s) du comité**

**Que le Conseil:**

- 1. approuve 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. approuve 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.**

Documentation/Documentation

- 1 Report from the Director, Planning Services, Planning, Real Estate and Economic Development, dated September 21, 2023 (ACS2023-PRE-PS-0120)  
  
Rapport Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 21 septembre, 2023 (ACS2023-PRE-PS-0120)
- 2 Extract of draft Minutes, Agriculture and Rural Affairs Committee, October 5, 2023  
  
Extrait de l'ébauche du procès-verbal du Comité de l'agriculture et des affaires rurales, le 5 octobre 2023

**Agriculture and Rural  
Affairs Committee  
Report 7  
October 11, 2023**

**3**

**Comité de l'agriculture et des  
affaires rurales  
Rapport 7  
Le 11 octobre 2023**

**Extract of Minute 7  
Agriculture and Rural Affairs  
Committee  
October 5, 2023**

**Extrait du procès-verbal 7  
Comité de l'agriculture et des affaires  
rurales  
Le 5 octobre 2023**

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Official Plan Amendment and Zoning By-law Amendment – 2545 9th Line Road

ACS2023-PRE-PS-0120 – Osgoode (20)

Sean Harrigan, Planner I, Planning, Real Estate and Economic Development Department (PRED), provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Chris Clarke, ZanderPlan Inc provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. Tim Parsons spoke to a slide deck, a copy of which is on file with the Office of the City Clerk. The presentation touched on concerns related to environmental impacts, increased truck traffic and suggested additional restriction should be added to the amendment.
2. Marc Sauve, Metcalfe Community Association also expressed concerns with increased truck traffic and how the traffic flow could be alternately routed.
3. Anne Parsons expressed concerns with the proposal and the increase in truck traffic.
4. Lynda Muckle noted approving this application to rezone to allow for industrial use will set a precedent in the rural community, also expressing concerns with the increase in truck traffic as a result.

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

**Report recommendation(s)**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Official Plan for 2545 9th 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 9th 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.**

**Carried**