



Agriculture and Rural Affairs Committee

Minutes

Meeting #:	16
Date:	September 5, 2024
Time:	10 am
Location:	Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive, and by electronic participation
Present:	Chair George Darouze, Vice-Chair Clarke Kelly, Councillor David Brown, Councillor Matt Luloff
Absent:	Councillor Catherine Kitts

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, September 18, 2024, in Agriculture and Rural Affairs Committee Report 16.

The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on Wednesday, September 4, 2024, and the deadline to register by email to speak is 9:00 am on Thursday, September 5, 2024.

These “Summary Minutes” indicate 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 full Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in the Summary Minutes are draft until the full Minutes of the meeting are confirmed by the

Committee. The draft of the full Minutes (for confirmation) will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.

The Chair read the following statement at the outset of the meeting pursuant to the Planning Act:

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 4.2-4.4 and 5.1 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 September 18, 2024, 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 15 - Thursday, July 4, 2024.

Carried

4. Planning, Development and Building Services Department

4.1 Bill 185 Implementation with respect to Development Review, and Bill 109 Monitoring Report

File No. ACS2024-PDB-PS-0067 - Citywide

This report will be submitted to the Planning and Housing Committee on September 11, 2024.

Alexandre LeBlanc, Acting Program Manager, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. Derrick Moodie, Director,

Planning Services, PDBS was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

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

Report Recommendation(s)

That Agriculture and Rural Affairs Committee recommend Council:

1. **Receive for information the update on the internal process changes undertaken since July 1, 2023, as part of Bill 109 Implementation Monitoring; and**
2. **Approve the amendments to the Pre-Consultation By-law 2023-296, as per Document 1 attached to this report, to make the pre-consultation process non-mandatory as per Bill 185; and**
3. **Approve the amendments to the Public Notification and Consultation Policy, attached as Document 2 to this report; and**
4. **Approve the amendments to the Planning Fees By-law 2024-33, attached as Document 3 to this report; and**
5. **Approve the conversion to permanent of 33 full-time equivalent (FTE) positions approved in Report ACS2023-PRE-GEN-0005 to continue to meet the provincial timelines for development applications.**

Carried

4.2 Zoning By-law Amendment – 6109 and 6121 Fourth Line Road

File No. ACS2024-PDB-PSX-0020 – Rideau-Jock (21)

The Applicant/Owner as represented by Jordan Jackson, Novatech was 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 Committee Carried the report recommendations as presented.

Report Recommendation(s)

That Agriculture and Rural Affairs Committee:

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 6109 Fourth Line Road, as shown in Document 1, to prohibit residential development on the retained lands and the severed residential parcel be rezoned to permit a reduced lot width, as detailed in Document 2.**
2. **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 September 18, 2024” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

4.3 Zoning By-law Amendment – 3047 Moodie Drive

File No. ACS2024-PDB-PSX-0024 – Rideau-Jock (21)

The Applicant/Owner as represented by Steve Pentz, Novatech was 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 Committee Carried the report recommendations as presented.

Report Recommendation(s)

1. **That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3047 Moodie Drive, as shown in Document 1, to prohibit residential development on the retained lands, and to permit a reduced lot width of 12 metres on the severed lands, 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 September 18, 2024” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

4.4 Zoning By-law Amendment – 4380 Trail Road

File No. ACS2024-PDB-PS-0020 – Rideau-Jock (21)

The Applicant/Owner as represented by Tyler Yakichuk, Fotenn was 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 Committee Carried the report recommendations as presented.

Report Recommendation(s)

That Agriculture and Rural Affairs Committee:

1. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 4380 Trail Road, as shown in Document 1, to permit a Waste Processing and Transfer Facility, limited to the transfer and processing of inert soils, as detailed in Document 2.**
2. **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 September 18, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

4.5 Rural Community- Building Grant Program - Grant Review Application

File No. ACS2024-PDB-PS-0082 – West Carleton-March (5)

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee approve the recommendation on the Rural Community-Building Grants Program application as detailed in Document 1.

Carried

4.6 ATVs Using Municipal Roads to Access Marlborough Forest for Special Event

File No. ACS2024-PDB-PS-0091 – City-wide

Ryan Thompson, Planner II, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. Derrick Moodie, Director, Planning Services, PDBS was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations in support of the report:

- Mike Starr, President, Rideau Lakes ATV Club
- Dave Baker, Past President, Ontario Federation of All Terrain Vehicles

Following discussion and questions of staff, the Committee carried the report recommendations as presented, with the following direction to staff:

Direction to Staff

Councillor G. Darouze

That City staff are directed to conduct a fulsome review of the ATV trail network in consultation with local ATV clubs and rural communities to explore amendments to the ATV, ORV, and Snowmobile By-law (2019-421) that would support the expansion of the ATV trail network, and report back to Agriculture and Rural Affairs Committee by Q1 2025.

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee recommend that Council approve the temporary use of the designated highways and

road allowances listed in Document 1, on September 21, 2024, for the purposes of an ATV charity ride.

Carried

5. Strategic Initiatives Department

5.1 Wetland Omnibus Official Plan Amendment and Zoning By-law Amendment

File No. ACS2024-SI-CCR-0001 – West Carleton-March (5), Osgoode (20), and Rideau-Jock (21)

Tara Redpath, Planner III, Strategic Initiatives (SI), provided an overview of the report and answered questions from the Committee. Nick Stow, Program Manager, Climate Mitigation, SI was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

- Janet Stavinga, Friends of Stittsville Wetlands spoke to the importance of protecting our wetlands and provided a summary of the issues with the Staff report, and recommendations for the Committee to consider outlining four themes. A copy of the PowerPoint presentation is held on file with the Office of the City Clerk.
- Tony Morris, Ontario Nature spoke to wanting to ensure wetlands are protected. Loss of Provincially significant wetland status on these wetlands is a disturbing trend. Steps must be taken to protect remaining wetlands for biodiversity and flood mitigation.
- Regent Pomerleau noted he had questions related to his property and advised he would speak to staff offline.

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 that Council approve the proposed amendments to the Official Plan as shown in Document 1 and detailed in Document 3;
2. That Agriculture and Rural Affairs Committee recommend that Council approve the proposed amendments to Zoning By-law No. 2008-250 as shown in Document 1 and detailed in Document 4;
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 September 18, 2024, subject to submissions received between the publication of this report and the time of Council's decision.

Carried

6. Office of the City Clerk

6.1 Status Update – Agriculture and Rural Affairs Committee Inquiries and Motions - For the Period Ending August 23, 2024

File No. ACS2024-OCC-CCS-0072 - Citywide

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 Committee of Adjustment – Reserve Appointment

File No. ACS2024-OCC-CCS-0068 – City-wide

9. Open Mic Session

There were no in camera items.

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

There were no Notices of Motion.

11. Inquiries

There were no Inquiries.

12. Other Business

There was no other business.

13. Adjournment

Next Meeting

October 3, 2024

The meeting adjourned at 11:35 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor G.
Darouze, Chair