



Agriculture and Rural Affairs Committee

Minutes

Meeting #: 17
Date: October 3, 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 Catherine Kitts, Councillor Matt
Luloff

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, October 16, 2024, in Agriculture and Rural Affairs Committee Report 17.
The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on Wednesday, October 2, 2024, and the deadline to register by email to speak is 9:00 am on Thursday, October 3, 2024.
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) 4.1 and 4.2 on today's Agenda.

For the items just mentioned, only those specifically identified in the *Planning Act* 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 October 16, 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 16 - Thursday, September 5, 2024

Carried

4. Planning, Development and Building Services Department

4.1 Zoning By-law Amendment - 930 Smith Road

File No. ACS2024-PDB-PSX-0025 – Orléans South-Navan (19)

The Applicant/Owner as represented by John Paul S. Boisvert, Hierarchy Development and Design Inc. 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 930 Smith Road, as shown in Document 1, to permit seven residential lots, 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 October 16, 2024 subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

4.2 Omnibus 2 - Official Plan Amendment

File No. ACS2024-PDB-PS-0087 – City-wide

This Report will be submitted to the Planning and Housing Committee on October 9, 2024.

Ben Morin, Planner, Planning, Development and Building Services (PDBS), 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 following staff were also present and responded to questions:

- Royce Fu, Manager, Policy Planning, PDBS was also present and responded to questions.
- Christine Enta, Legal Counsel, Legal Services
- Nick Stow, Program Manager, Natural Systems, Strategic Initiatives

The Committee heard from the following delegations:

1. Dan Anderson, Sunset Lakes Development spoke in relation to 1600 Stagecoach Road and provided background on the development, noting Greely is in dire need of housing supply and they are being asked to remove 71 units. All aspects of planning need to be considered in this decision.
2. Murray Chown, Novatech, echoed the previous speaker noting that eliminating this project will eliminate the opportunity for 71 lots that are needed in Greely. Mr. Chown provided some history on this file and work done with City staff resulting in refusal of the plan of subdivision and stressed that ARAC should not be recommending the OPA to Council it is inappropriate and compromises the

subdivision application that fully conforms with the Official Plan as it exists today. The recommendations should be withdrawn or deferred until the Ontario Land Tribunal has considered the appeals.

3. Melissa Côté, Taggart spoke in support related to the Leitrim Community Design Plan area.
4. Lisa Dalla Rosa, Fotenn* spoke on behalf of GOHBA, and outlined reporting errors in amendment 9, 17 and 19 and unsupported amendments; Amendment 6, 13, 27, 45 and 62. Considering these, GOHBA strongly recommends that staff be directed to reconsider or remove the proposed amendments mentioned previously prior to Council consideration.
5. Murray Chown, Novatech indicated support for the submission by GOHBA and strongly urged the committee to remove amendments 45 and 62, to allow time for robust discussions about the affect and language of those proposals.

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

- Email dated October 1, 2024 from Friends of Stittsville Wetlands
- Email dated October 2, 2024 from Ursula Melinz, Soloway Wright (on behalf of Cavanagh)
- Email dated October 2, 2024 from GOHBA

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motions ARAC 2024-17-02 and ARAC 2024-17-02.

Report Recommendation(s)

1. **That the Agriculture and Rural Affairs Committee recommend Council approve and adopt Official Plan Amendment 34, as presented in Document 1.**
2. **That the Agriculture and Rural Affairs Committee recommend Council approve and adopt the Official Plan Amendment 35, being the removal of 1600 Stagecoach Road from the Village of Greely, to be consistent with Bill 150, as presented in Document 2.**

3. That the Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report to 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 16, 2024, subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

Motion No. ARAC 2024-17-02

Moved by C. Kelly

WHEREAS upon approving the City of Ottawa's new Official Plan in 2021, Council directed staff to review policies surrounding estate lot subdivisions in the rural area with a focus on assuring any historic applications are clustered near existing subdivisions or villages; and

WHEREAS there are only a handful of such applications that would qualify under the proposed amendment; and

WHEREAS applications for estate lot subdivisions, which were relocated, would still be required to go through the development application process; and

WHEREAS these historic applications, were they approved and constructed, would be more suitable if they were adjacent to existing developments.

THEREFORE BE IT RESOLVED that staff revise the recommended amendment of Volume 1, Section 3.4, Policy 8 to remove the conditions of "draft approval, final approval or registration" and replace Policy 8 a) as follows:

"The application in the former location is eligible for consideration for a country lot estate subdivision as per Section 9.2.3, policy 4 in Volume 1 and Area-specific policy 30.1 in Volume 2C, and no development of any kind or local street construction has occurred," and

BE IT FURTHER RESOLVED that revised amendment 57a in Appendix B – Rural amendments be amended to clarify that a new location is eligible if the abutting existing country lot estate subdivision existed as of November 4, 2022.

Carried

Motion No. ARAC 2024-17-03

Moved by C. Kelly

WHEREAS report ACS2024-PDB-PS-0087 - Omnibus 2 - Official Plan Amendment (the Report) is targeting the City Council meeting on October 16, 2024; and

WHEREAS staff have received multiple submissions relating to the proposed amendments in the Report following its publication on eSCRIBE; and

WHEREAS staff would like additional time to review the submissions ahead of Council; and

WHEREAS a Case Management Conference with the Ontario Land Tribunal related to the 1600 Stagecoach Drive is scheduled for Oct 17, 2024;

THEREFORE BE IT RESOLVED that Agriculture and Rural Affairs Committee adopt the following additional recommendation:

That Recommendation 2 and proposed Official Plan Amendment 35 proceed directly from Agricultural and Rural Affairs Committee to the Council meeting of October 16, 2024.

Carried

5. Strategic Initiatives Department

5.1 Site Alteration By-law Update

File No. ACS2024-SI-CCR-0019 - Citywide

Amy MacPherson, Planner II, Strategic Initiatives was present to respond to questions.

The Committee heard from the following delegation:

1. Paul Johanis, Greenspace Alliance of Canada's Capital

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

- Email dated October 2, 2024 from Philip Osterhout, Soloway Wright (on behalf of GOHBA)

The Committee carried the report recommendations as presented.

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee recommend Council approve:

1. **the proposed amendments to the Site Alteration By law 2018-164, attached as Document 1.**
2. **that the General Manager, Strategic Initiatives, and the City Solicitor be authorized to make the approved amendments and bring forward the by-law to Council for enactment.**

Carried

6. Infrastructure and Water Services

6.1 Faulkner Municipal Drain – Appointment of Engineer

File No. ACS2024-IWS-WL-0009 - Rideau-Jock (21)

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 that addresses the change in land use within the Faulkner Municipal Drain, including whether the Faulkner Municipal Drain downstream has the existing capacity to accommodate the additional volume and rate of water, for Council's consideration prior to Council making a decision under Subsection 65(1) of the *Drainage Act*.

Carried

6.2 Lilley Municipal Drain - Appointment of Engineer

File No. ACS2024-IWS-WL-0008 - West Carleton-March (5)

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 preliminary report under Section 10(1) of the *Drainage Act* in response to a petition received under Section 4 of the *Drainage Act*, as described in this report.

Carried

7. Councillor's Item

7.1 All Way Protected/Permitted Left-Turn Signals at Intersection of River Rd and Mitch Owens Rd

Councillor G. Darouze

File No. ACS2024-OCC-CCS-0083 - Osgoode (20)

Report Recommendation(s)

That Agriculture and Rural Affairs Committee recommend that Council approve the installation of protected/permitted left turn phasing (advance left-turn arrow) in all directions at the intersection of River Rd and Mitch Owens Rd.

Carried

8. In Camera Items

There were no *in camera* items.

9. Information Previously Distributed

9.1 Ottawa Rural Clean Water Program – 2023 Annual Report

File No. ACS2024-SI-CCR-0017 – City-wide

10. Open Mic Session

10.1 Ben Koskowich - Rural transportation services to support aging in place in Cumberland

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

11.1 Motion - Councillor Brown - Amending the Scope of the McBean Street Resurfacing Project

Submitted by Councillor D. Brown:

WHEREAS the City’s Asset Management Service has identified the requirement to resurface McBean Street between Perth Street and the Jock River; and

WHEREAS McBean Street presently is a two-lane arterial road with parking on both sides, no cycling facilities, and sub-standard sidewalk widths; and

Whereas the 2015 Council-approved Complete Streets Implementation Framework (ACS2015-PAI-PGM-0159) identifies the requirement to consider Complete Street elements as part of any transportation project, but to also recognize the importance of the local context of the street;

WHEREAS the 2023 Transportation Master Plan Active Transportation Project List identified cycling facilities on McBean Street between Perth Street and Ottawa Street; and

WHEREAS the Village of Richmond Community Design Plan envisions McBean Street as a vibrant, pedestrian-oriented commercial area; and

WHEREAS the McBean Street Resurfacing project will include the widening of the sidewalks on both sides of McBean Street to meet current pedestrian design standards; and

WHEREAS the addition of bike lanes will require the removal of much-needed on-street parking along the corridor which is valued by residents and businesses.

THEREFORE BE IT RESOLVED that, given the context of the corridor, the McBean Street Resurfacing project scope of work be limited to widening the sidewalks and resurfacing the roadway; and

BE IT FURTHER RESOLVED THAT the McBean Street cycling project be removed from the 2023 Transportation Master Plan Active Transportation Project List and the 2024 Provisional DC Background Study, resulting in removal of DC funding for the cycling project.

12. Inquiries

12.1 ARAC-2024-02 - Drainage Issues – Ward 5

Submitted by Councillor C. Kelly:

How many service requests have been placed in each of the past five years requesting ditch maintenance in Ward 5 specifically, and citywide, more generally. What is the percentage increase or decrease in those five years?

How many of these requests are sent to Roads for review and action, and how many are dealt with by Infrastructure and Water Services? What is the average length of time to receive, action, and close these requests?

How many service requests, in each of the past five years, have been closed without action or correspondence with the resident?

How many property owners have engaged the city to begin the process for a Municipal Drain or a petition drain in each of the past five years? How many of these requests have resulted in a new Municipal Drain or petition drain?

How many property owners have engaged the city in each of the past five years to begin the local improvement process to solve a drainage issue? How many of those engagements have resulted in a local improvement to drainage in the area? Where are those located?

In Ward 5, GeoOttawa mapping shows that no ditches exist South of David Manchester Rd., West of Craig's Side Rd., or in any village beyond the Village of Carp, what would be the cost of collecting the data needed for GIS staff working on GeoOttawa to complete their mapping of ditches in the city?

12.2 ARAC-2024-03 - Omnibus Report

Submitted by Chair G. Darouze:

With reference to the Omnibus Report and more specifically, Amendment 57 and 57a, can staff please provide information regarding the applications for estate lot subdivisions that were approved and deemed complete prior to December 31, 2009?

When were they initially submitted and what actions have been taken by the applicants to advance these applications since December 31, 2009?

How do these historic applications factor into our annual Rural Residential Land Survey and our rural growth projections?

Additionally, what mechanisms, if any, does the municipality have to dismiss legacy applications that have not advanced to draft approval.

13. Other Business

13.1 Motion – Councillor D. Brown - Perth Street and Meynell Road Front-Ending Agreement

Motion No. ARAC 2024-17-01

Moved by D. Brown

That the following motion be added for consideration as an additional item at the October 3, 2024 meeting of Agriculture and Rural Affairs Committee, pursuant to Subsection 89 (3) of the Procedure By-law.

WHEREAS Council approved a Front-Ending Agreement (ACS2023-PRE-PS-0079) for the construction of a new roundabout at Perth Street and Meynell Road in the Village of Richmond on July 12, 2023, for a value of \$5,209,743.06 (plus applicable H.S.T.); and

WHEREAS the approach from the east leg on Perth Street (between Meynell Road and Rochelle Drive) has been converted from a rural cross-section to an urban cross-section (with a curb) on the north side to accommodate a new sidewalk and cycling facility to benefit residents living in the developing community; and

WHEREAS with the north-side curb in place, local farmers have expressed concern that it is difficult to navigate the east approach to the roundabout with their over-sized farm equipment; and

WHEREAS there is right-of-way available on the south side of this section of Perth Street (Meynell Road to Rochelle Drive) to provide that additional width to accommodate over-sized farm equipment; and

WHEREAS staff, working with the developer's consultant, have proposed a design modification that expands the pavement width by 2.8m on the south side of Perth Street for a distance of 250m, with some additional modifications to the constructed splitter island curbs at the roundabout, while leaving other constructed elements intact; and

WHEREAS the estimated cost for the additional works is \$620,000 (plus applicable H.S.T), which includes design, construction, project management and contingency, and is fully funded through development charges; and

WHEREAS the roundabout contractor is still on site.

THEREFORE BE IT RESOLVED THAT the Agricultural and Rural Affairs Committee recommend that Council authorize the City and delegate authority to the General Manager, Planning, Development and Building Services Department, to amend the Front-Ending Agreement with Caivan for the design and construction of the roundabout at Perth Street and Meynell Road/Oldenburg Avenue to an increased upset limit of \$5,829,743.06 (plus applicable H.S.T.), in accordance with the Front-Ending Agreement Principles and Policy and with the final form and content being to the satisfaction of the City Solicitor; and

BE IT FURTHER RESOLVED THAT the Agricultural and Rural Affairs Committee recommend that Council authorize the financial disbursement to reimburse the design and construction costs incurred by Caivan pursuant to the amended Front-Ending Agreement, to an increased maximum amount of \$5,829,743.06 (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; and

BE IT FURTHER RESOLVED THAT the Agricultural and Rural Affairs Committee recommend Council approve account 911681 FEA 2024 Perth St and Meynell/Oldenburg be increased to \$5,829,743.06 (plus applicable H.S.T.), 100 per cent funded by development charges.

Carried

14. Adjournment

Next Meeting

Thursday, November 7, 2024.

The meeting adjourned at 11:21 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor G.
Darouze, Chair