



Agriculture and Rural Affairs Committee

Minutes

Meeting #:	21
Date:	February 6, 2025
Time:	10 am
Location:	Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive, and by electronic participation
Present:	Chair: Councillor David Brown, Vice-Chair Clarke Kelly, Councillor Catherine Kitts, Councillor Matt Luloff
Absent:	Councillor George Darouze

- 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 February 12, 2025, in Agriculture and Rural Affairs Committee Report 21.

The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on February 5, 2025, and the deadline to register by email to speak is 9:00 am on February 6, 2025.

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) 4.1 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 February 12, 2025, 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 20 - January 23, 2025

Carried

4. Planning, Development and Building Services Department

4.1 Zoning By-law Amendment - 1600 and 1618 Stagecoach Road

File No. ACS2025-PDB-PSX-0013 - Osgoode (20)

The Applicant/Owner as represented by Ryan Poulton, Novatech, provided an overview of the Application, in opposition of the staff recommendation to refuse. A copy of the slide presentation is filed with the Office of the City Clerk.

Cheryl McWilliams, Planner, Planning, Development and Building Services (PDBS), Adam Brown, Manager, Development Review – Rural, PDBS and

Christine Enta, Legal Counsel, Legal Services were present and responded to questions from Committee.

Following discussions, the Committee carried the report recommendations as amended by Motion No. ARAC 2025-21-01.

Report Recommendation(s)

1. **That Agriculture and Rural Affairs Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 1600 and 1618 Stagecoach, as shown in Document 1.**
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 February 12, 2025 subject to submissions received between the publication of this report and the time of Council's decision.**

Carried as amended

Amendment:

Motion No. ARAC 2025-21-01

Moved by C. Kelly

WHEREAS all reports rising to Committee and Council undergo a financial implications review;

WHEREAS during the financial review of 1600 and 1618 Stagecoach Road the incorrect information was added to the financial implications section of the report;

WHEREAS this report is a refusal report and would lead to no financial implications;

THEREFORE BE IT RESOLVED that the current wording of:

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 existing Planning Services operating budget.

Be replaced by:

There are no direct financial implications.

Carried

4.2 Surplus Farm Severance Rezoning – 1579 9th Line Road

File No. ACS2025-PDB-PSX-0020 - Osgoode (20)

Report Recommendation(s)

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1579 9th Line Road, as shown in Document 1, to prohibit residential development on the retained 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 February 12, 2025, subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

4.3 Development Charges Complaint in Respect of 327 Bayview Drive

File No. ACS2025-PDB-BCS-0002 - West-Carleton March (5)

Zachary Jenner appeared before committee as the appellant on this Development Charge file.

John Buck, Chief Building Inspector, Planning, Development and Building Services (PDBS) and Matthew Brozincevic, Manager, Permit Approvals, PDBS were present and responded to questions from Committee.

Following questions of staff, the Committee carried the recommendations as outlined below, noting the replacement of the word “dismiss” with the word “consider”. In addition, staff agreed to take the following direction:

Direction to staff

Councillor C. Kelly

WHEREAS the property owner of 327 Bayview Drive filed a complaint under Section 20 of the *Development Charges Act*, citing the expiration of a five-year demolition credit entitlement and delays in building permit issuance that resulted in higher development charge fees;

That staff report back prior to consideration by Council on a potential reimbursement to the property owner of 327 Bayview Drive.

Committee then considered a replacement motion to the report recommendation.

That Agriculture and Rural Affairs Committee recommend that Council consider the development charges complaint in respect of 327 Bayview Drive.

Carried

5. Infrastructure and Water Services Department

5.1 Osgoode Gardens-Cedar Acres Municipal Drain – Appointment of Engineer

File No. ACS2025-IWS-WL-0004 - 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 that addresses the

subsequent disconnection to the Osgoode Gardens Cedar Acres Municipal Drain, for Council’s consideration prior to Council approving or disapproving the disconnection, under Subsection 65(4) of the Drainage Act.

Carried

5.2 Thomas Baxter Municipal Drain – Appointment of Engineer

File No. ACS2025-IWS-WL-0001 - Barrhaven (3); 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 subsequent disconnection of lands within the Thomas Baxter Municipal Drain for Council’s consideration prior to Council making a decision under Subsection 65(4) of the *Drainage Act*.

Carried

5.3 Engineer’s Report amendments to the Thomas Gamble Municipal Drain

File No. ACS2025-IWS-WL-0002 - Riverside South-Findlay Creek (22); Osgoode (20)

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee recommend that Council adopt the engineer’s report prepared by Robinson Consultants Inc., entitled Engineer’s report amendments to the Thomas Gamble Municipal Drain, and give first and second readings to the By-law attached as Document 3 in accordance with Sections 42 and 45 of the *Drainage Act of Ontario*.

Carried

6. In Camera Items

There were no *in camera* items.

7. Open Mic Session

There were no in camera items.

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

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

March 6, 2025

The meeting adjourned at 10:29 am.

Original to be signed by
K. Crozier, Committee Coordinator

Original to be signed by
Councillor D. Brown, Chair