



Agriculture and Rural Affairs Committee

Minutes

Meeting #: 20
Date: January 23, 2025
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, January 29, 2025, in Agriculture and Rural Affairs Committee Report 20.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Wednesday, January 22, 2025, and the deadline to register by email to speak is 9:00 am on Thursday, January 23, 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) 5.1 – 5.4 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 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 19 - Thursday, December 5, 2025

Carried

4. Referrals

4.1 Acquisition of property at 5689 Ferry Road

File No. ACS2024-SI-HSI-0028 - West Carleton-March (5)

This item was referred from Council on December 11, 2024 as per CC Motion No. 2024 - 48-18.

Nichole Hoover-Bienasz, Director, Climate Change and Resiliency and Nick Stow, Program Manager, Natural Systems, Strategic Initiatives Department, 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:

Strategic Initiatives:

- *Debbie Stewart, General Manager*
- *Stephen O'Brien, Program Manager, Acquisition & Valuation*

Office of the City Clerk:

- *Robert Tremblay, Program Manager*

Planning, Development and Building Services:

- *Adam Brown, Manager, Development Review – Rural*

The Committee heard from the following delegations:

1. *Kathy Black*
2. *Jack McLaren*
3. *Paul Johanis, Greenspace Alliance of Canada's Capital*
4. *Jennifer Humphries, CAFES*
5. *Judy Makin**
6. *Andrea Sissons, Rural Woodlands**
7. *Deborah Doherty, Bird Friendly Ottawa**
8. *Shirley Dolan*

[Individuals / groups, as marked above, either provided comments () in writing or by e-mail and are held on file with the Office of the City Clerk.]*

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

- *Email dated January 20, 2025 from Mary Jo and David Morrison*
- *Email dated January 21, 2025 from Sharon Boddy*

- *Email dated January 21, 2025 from Shirley Dolan*
- *Email dated January 21, 2025 from James Murray*
- *Email dated January 23, 2025 from Emily Bragg*
- *Email dated January 23, 2025 from Dr. Nadia Ouellette*
- *Email dated January 23, 2025 from Chantal Boudreau*
- *Email dated January 22, 2025 from Bernard Wood*

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motion No. ARAC 2025-20-02:

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee recommend City Council:

1. **Approve the fee simple acquisition of a 223-acre parcel of land, including structures, legally described as Pt Lt B, C, D Con Gore on Chaudiere Lake Fitzroy as in N773438 except Pt 1 4R23277; West Carleton, (PIN 04559-1843) and shown on Document 1 and 2 attached hereto, from Marion Elizabeth Badham for the total consideration of \$1,950,000 plus applicable taxes and closing costs.**
2. **Delegate authority to the Director, Housing Solutions and Investment Services to enter into a Purchase Agreement for the acquisition of 5689 Ferry Road as described in this report.**

Carried as amended

Motion No. ARAC 2025-20-02

Moved by C. Kelly

WHEREAS in November 2024, the City of Ottawa held a Rural Summit that highlighted the need for further consultation with the Agriculture and Rural Affairs Committee with respect to rural matters; and

WHEREAS the Agriculture and Rural Affairs Committee Terms of Reference provide that the committee is “responsible directly to Council for those items outside of the urban boundary emanating from ... [a]ll departments, services and/ or branches responsible for issues arising from the rural areas, or with a distinct rural component or impact on rural residents”; and

WHEREAS on December 11, 2024, Council considered the staff report titled, “Acquisition of Property at 5689 Ferry Road” (further to consideration at the Finance and Corporate Services Committee meeting of December 3, 2024), and approved Motion No. 2024-48-18 to refer this matter to the next meeting of the Agriculture and Rural Affairs Committee for consideration, to be considered by City Council thereafter; and

WHEREAS the Council-approved motion recognized that the proposed Ferry Road property acquisition under the City’s program/funding with respect to the purchase and stewardship of important natural lands in the rural area should have been considered by the Agriculture and Rural Affairs Committee, given the committee’s Terms of Reference; and

WHEREAS City staff have not demonstrated that the purchase of the Ferry Road property is critical to the achievement of Official Plan objectives, and the implementation of the City’s land purchase and stewardship program/funding requires additional consultation and review from a rural perspective;

THEREFORE BE IT RESOLVED THAT Agriculture and Rural Affairs Committee recommend that Council replace the report recommendations contained within Report No. ACS2024-SI-HSI-0028 with the following:

- 1. That the General Manager, Strategic Initiatives be directed to bring forward to City Council, no later than the end of Q2 2025, a supplementary report that includes a list of lands both outside and inside the urban boundary that could benefit from additional protections and conservation under the City of**

**Ottawa's land purchase and stewardship program/funding;
and**

- 2. Consult with all rural Councillors and bring forward a report to the Agriculture and Rural Affairs Committee and Council no later than the end of Q2 2025 that clarifies and updates the criteria for acquiring natural lands in the rural area to ensure that the City's goals of natural system preservation are met.**

Carried

5. Planning, Development and Building Services Department

5.1 Zoning By-law Amendment 3057 (3031) Greenland Road

File No. ACS2025-PDB-PSX-0008 - West Carleton-March (5)

Report Recommendation(s)

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3057 (3031) Greenland, as shown in Document 1, to permit the retention of existing buildings, 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 29 January 2025," subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

5.2 Zoning By-law Amendment – 6980 Mansfield Road (6985 Bleeks Road)

File No. ACS2025-PDB-PSX-0007 - Rideau-Jock (21)

The Applicant, as represented by Clinton Bennett, Owner, was present in support, and available to answer questions. The owner advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as amended by Motion No. ARAC 2025-20-01.

Report Recommendation(s)

1. **That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6980 Mansfield Road (6985 Bleeks Road), as shown in Document 1, to prohibit residential development on part of the portion of the retained lands currently zoned AG (Agricultural) and rezone the portion of the property currently zoned RU (Rural Countryside) to prohibit residential development, 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 January 29, 2025, subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried as amended

Motion No. ARAC 2025-20-01

Moved by D. Brown

WHEREAS the staff report for 6980 Mansfield Road (6985 Bleeks Road) is based on a rezoning application to fulfill a condition imposed by the Committee of Adjustment decision for consent to sever a surplus farm dwelling; and

WHEREAS condition #3 of the Committee of Adjustment decision requires that only the retained lands currently zoned Agricultural be rezoned to prohibit residential development; and

WHEREAS the staff report recommends that Council approve a Zoning By-law Amendment to re-zone the entirety of retained lands, both Agricultural and Rural Countryside to prohibit development; BE IT RESOLVED that the staff recommendation #1 be replaced with the following:

“That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6980 Mansfield Road (6985 Bleeks Road), as shown in Document 1, to prohibit residential development on part of the portion of the retained lands currently zoned AG (Agricultural) as detailed in Document 2.”

BE IT FURTHER RESOLVED that Document 1 and Document 2 in the staff report be replaced with the attached revised documents.

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given.

Carried

5.3 Zoning By-law Amendment – 1450-1468 Bankfield Road and 5479, 5485
Elijah Court

File No. ACS2025-PDB-PSX-0011 - Rideau-Jock (21)

The Applicant, as represented by Adam Thompson, 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 1450-1468 (even numbers only) Bankfield Road and 5479 and 5485 Elijah Court, as shown in Document 1, to permit a two-storey automobile dealership and accessory automobile service garage, 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 January 29, 2025 subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

5.4 Official Plan and Zoning By-law Amendments for Battery Energy Storage Systems (BESS)

File No. ACS2025-PDB-PS-0016 - City-Wide

This Item will be considered by Planning and Housing Committee on February 5, 2025.

Melissa Jort-Conway, Planner III and Royce Fu, Manager, Policy Planning, Planning, Development and Building Services Department, 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 Committee heard from the following delegations:

1. Angela Keller-Herzog, CAFES* outlined issues with this file, touching on, but not limited to, lack of balance, regulatory alignment and collusion of energy balance and land use planning. CAFES requests a clear, reasonable and timely pathway for the project proponent and recommends that the new OP policy language pertaining to zoning rules for Renewable Energy Generation Facilities be withdrawn.
2. Marko Cirovic, Independent Electricity System Operator* provided background of IESO and spoke to planning for future energy needs in Ottawa as population grows. Noting more electricity infrastructure is needed to be built, two energy storage projects in Ottawa are critical to meet needs and delays may hinder ability to ensure reliability needs are met.
3. Andrew Thiele, Energy Storage Canada* spoke to the reasons for and benefits of energy storage as well as the different types available. Concerns were expressed with the Zoning Bylaw Amendment process proposal touching on setting a dangerous precedent, risks system reliability, consistent treatment of developers and layered regulatory processes.
4. Jennifer Gautreau, CAFES spoke in support of BESS and installation in South March, noting it is key to energy independence, it's safer and cleaner and grid innovations will allow everyone to benefit.

5. Sara Washburn expressed concerns related to climate change, and noted that future generations will be impacted by decisions that are made today. Energy storage is needed, and incentives should be created to encourage growth in this area. This will provide cleaner energy for the City.
6. Nicky Trudell concerned about climate change, action is required at all level of governments, noting renewable energy is the cheapest sources of energy. BESS reduces the need for fossil fuels and provides local community benefits.
7. Raymond Leury spoke to the need for more reliable electricity, options on how to attain this and why BESS is a reliable option. BESS should be treated as a public utility with the same setbacks and other planning requirements.
8. Mark MacGowan* expressed concerns with the impacts if installations of these facilities on local residents specifically to water supply and livestock and the importance of setbacks. Battery failure rates exist and the more you put together the safety risk rises exponentially.
9. Monika Miller spoke to safety and security issues, noting once BESS fires start, they are left to burn out on their own. There is no official accounting of risks.
10. Courtney Argue expressed concerns as one of the largest BESS installations is located near her farm in West Carleton. The proposed amendments do not have sufficient differences in BESS and accessory BESS wording, there is a lack of alignment with rural purpose and there is a real concern that businesses are exploiting regulations for their economic benefits.
11. Geoff Wright and Alex Simakov, Evolugen acknowledges that Ottawa is growing exponentially, especially in the rural areas, and expressed the desire to invest in the city and looking for solutions. Bess works, it is cheap and reliable and are looking for the best plan to use, noting there is room for improvement. Timing is a priority for Evolugen given power system planning has a strict timeline.

12. Pam Chiles, Rural Woodlands expressed concern with BESS installations on agriculture land and recommended they be build on Brownfields. The Trail Road area is an opportunity for a BESS interim use, the City needs to take an active approach and should revisit the mineral zoning, especially as there is no mining left there.
13. Judy Makin believes BESS installations would get the City closer to where it needs to be in energy storage. Zoning is supposed to protect people and property from hazards, the City can follow best practices from BESS project locations around the world.
14. Eric Muller, CanREA noted concerns that zoning the by-laws would impede the building of these BESS projects and could signal that City is not open to this business, especially to clean energy investors. CanREA encourages the City to create an environment for clean energy as it helps with local reliability and resilience to various outages and extreme weather storms.

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk.]

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

- Email dated January 20, 2025 from Janice Johnston
- Email dated January 21, 2025 from Ruby Mekker
- Email dated January 21, 2025 from Shirley Dolan

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motion No. ARAC 2025-20-03:

Report Recommendation(s)

That Agriculture and Rural Affairs Committee recommend Council:

1. **Approve amendments to the Official Plan adding a new Section 4.12 and giving land use policy direction for the siting of Battery Energy Storage Systems, as either a principal or accessory use, as summarized in Document 1;**

2. **Approve amendments to the Zoning By-law 2008-250 adding a definition for Battery Energy Storage System as well as adding provisions for the siting of Battery Energy Storage Systems that are accessory to residential and non-residential uses in the urban and rural area as summarized in Document 2;**
3. **Approve that decisions on future requests for Municipal Support Resolution(s) that are associated with a Battery Energy Storage System as a principal use project be voted on separately as part of the consideration for the required Zoning By-law Amendment application;**
4. **Approve amendments to the Site Plan Control By-law No. 2014-256 as detailed in Document 5; and**
5. **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

Motion No. ARAC 2025-20-03

WHEREAS Battery Electric Storage System (BESS) facilities are an important and growing aspect of clean and efficient energy grids; and

WHEREAS ensuring regulatory clarity will help provide confidence to residents and proponents alike that these facilities are being fairly and properly reviewed; and

WHEREAS according to a 2023 report from the Ontario Energy Board (OEB), a typical electricity customer in Ontario uses roughly 25 kWh of electricity per day; and

WHEREAS based on the size to mega-watt hour (mWh) storage of other modern BESS facilities, a 1 hectare facility could provide 50mWh of storage which could provide power to roughly 2000 typical customers for one day; and

WHEREAS based on the current staff report, there are circumstances in which such a capacity and footprint could be considered an Accessory Use despite the intent of an Accessory Use being that these facilities be intended to provide the power needs of a site and are limited by the supply of the building's energy loads; and

WHEREAS the proper notification about proposed large scale or principal use BESS facilities to local representatives is an important way to ensure that social license for these facilities can be secured.

THEREFORE BE IT RESOLVED that Document 2 Details of Recommended Zoning By-law Amendment to report ACS2025-PDB-PS-0016 regarding Official Plan and Zoning By-law Amendments for Battery Energy Storage Systems (BESS) be revised by adding the underlined text below to the proposed new Section 91-A entitled "Accessory Battery Energy Storage System (BESS)", sub-section 1(c)(i):

(1) An Accessory Battery Energy Storage System is permitted:

(c) In any non-residential zone, other than the EP, ME, and MR zones, and outside of the flood plain overlay, either enclosed within a building or other accessory structure or unenclosed, subject to the following:

(i) they may not exceed 20 per cent of the total lot area or 1 hectare, whichever is the lesser;

BE IT FURTHER RESOLVED that principal use BESS facilities require notification to the impacted Ward Councillor at the earliest possible stage in the planning and development process.

6. Councillors' Items

6.1 All Way Stop Control – Parkway and Sale Barn

Councillor Darouze

File No. ACS2025-OCC-CCS-0001 - Osgoode (20)

Direction to Staff:

Councillor G. Darouze

That staff be directed to review the All-Way Stop Control warrant process for rural intersections to ensure it takes into consideration the rural context and bring back recommendations to the Agriculture and Rural Affairs Committee before the end of Q3, 2025.

Report Recommendation(s)

That Agriculture and Rural Affairs Committee recommend that Council approve the installation of all-way stop control (AWSC) at the intersection of Parkway Road and Sale Barn Road.

Carried

7. In Camera Items

There were no *in camera* items.

8. Open Mic Session

There were no in camera items.

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

There were no Notices of Motion.

10. Inquiries

There were no Inquiries.

11. Other Business

There was no other business.

12. Adjournment

Next Meeting

Thursday, February 6, 2025.

The meeting adjourned at 2:25 pm.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor G.
Darouze, Chair