



Agriculture and Rural Affairs Committee

Minutes

Meeting #: 23
Date: April 3, 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: Councillor Clarke Kelly
 Members: 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, April 16, 2025, in Agriculture and Rural Affairs Committee Report 23.

The deadline to register by phone to speak or submit written comments or visual presentations was 4 pm on Wednesday, April 2, 2025, and the deadline to register by email to speak was 9:00 am on Thursday, April 3, 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) 4.2, 4.3 and 5.1 on today's Agenda.

For the items 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 16 April 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 22 - March 6, 2025

Carried

4. Planning, Development and Building Services Department

4.1 2024 Annual Report Pursuant to the Building Code Act

File No. ACS2025-PDB-BCS-0001 – City-wide

Report Recommendation(s)

That Agriculture and Rural Affairs and Planning and Housing Committee recommend Council receive this report for information.

Carried

4.2 Zoning By-Law Amendment – 3973 Yorks Corners Road

File No. ACS2025-PDB-PSX-0031 – Osgoode (Ward 20)

Report Recommendation(s)

1. **That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3973 Yorks Corners Road, as shown in Document 1, to prohibit residential development on the retained land and to permit a reduction of the permitted lot width 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 April 16th, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

4.3 Official Plan and Zoning By-law Amendment - 4200 March Road

File No. ACS2025-PDB-PS-0003 – West Carleton-March (Ward 5)

Report Recommendation(s)

That Agricultural and Rural Affairs Committee:

1. **Recommend Council approve an amendment to Volume 1 of the Official Plan for 4200 March Road to redesignate from Greenspace to Rural Countryside, to remove the Natural Environmental Area sub-designation and to add the Bedrock Resource Area Overlay as detailed in Document 2 – Details of Recommended Official Plan Amendment.**
2. **Recommend Council approve an amendment to Zoning By-law 2008-250 for 4200 March Road to rezone from Environmental Protection Subzone 3 (EP3) to Mineral Extraction (ME), as**

detailed in Document 3 – Details of Recommended Zoning, to permit a quarry expansion.

3. **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 April 9, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

At the outset, Vice-Chair Kelly read out the following Motion to incorporate his Ward Councillor’s comments, which had inadvertently been omitted from the report when the agenda and related documentation had been distributed.

Motion N^o ARAC 2025-23-01

Moved by Vice-Chair C. Kelly:

WHEREAS at the time of publication the Ward Councillor comments section in the report stated that “The Councillor is aware of the application related to this report.”; and

WHEREAS the Ward Councillor provided updated comments which were mistakenly omitted from the final version;

THEREFORE BE IT RESOLVED that the Ward Councillor comments section be replaced with the comments as Document 1.

Carried

The Committee then received a slide presentation overview of the report from Ms Cheryl McWilliams, Planner III, Planning, Development and Building Services (PDBS) Department. A copy of this presentation is held on file with the Office of the City Clerk. Ms Christine Enta, Legal Counsel, Legal Services Department, was also present to respond to questions.

Committee then heard from the following delegations, as noted:

1. Mr. John Blais* spoke against the report recommendations, and urged the Committee not to support this proposal. He commented that due to

his property's proximity to the quarry, his family had to deal with issues including blasting, machinery noise, dust and 'flyrock' (blast shrapnel). He spoke to the importance of alvars in terms of rarity and biodiversity of flora and fauna, and that despite assertions that damaged alvars could be rehabilitated, the timeframe for this to happen would be excessive.

2. Mrs. Beverly Blais⁺ introduced a video presentation ("Saving the Burnt Lands Alvar") speaking to the uniqueness and biodiversity of the local alvar (defined as a rare biological environment based on a limestone plain, covered with a mix of sparse grassland vegetation, forest and sometimes bare rock) and the potential dangers to its flora and fauna that could result from expanded quarry operations. A link to this video is held on file with the Office of the City Clerk.
3. Ms Ashley Struthers (Friends of the Burnt Lands) spoke in support of the preservation of the Burnt Lands Alvar and in opposition to quarry expansion. She offered that the need for expanded operation has not been sufficiently established and that remediation of the alvar would take too long. She added that by giving the area an original EP3 Zoning designation, the City has granted the area its highest protection, and further added that alvars are under threat. In conclusion, she recommended that the Committee reject the rezoning application.
4. Ms Norma Moore spoke to the dangers of 'flyrock' (rock propelled beyond a blast site during quarry operations) and noted that it can be propelled in excess of 1,000 metres, at a velocity exceeding of 640 kph. She said she had reported dangerous flyrock incidents to the Ministry but that the Province had failed to follow up adequately. She reported that the quarry had been found to be in violation of its site plan, that inspections had been infrequent, that residents had suffered negative effects from the quarry's asphalt operations and that area property values had been reduced as a result.
5. Mr. Grant Edgar spoke to the need to protect alvars, and expressed concern with the City setting a precedent if the application were supported rather than challenged. He felt that Cavanagh had damaged the lands, which would require remediation; a position that Cavanagh had disputed, along with the notion that the subject lands were part of an alvar. He said that his property and the quarry were all

a part of the same forested alvar, which he asserted had been damaged and should be restored to its original state.

6. Mr. Ted Hendriks noted that despite Cavanagh having been a good neighbour for years, he has had to deal with the effects of blasting, which included a cracked septic tank and the sounds of police gunfire on part of the Cavanagh property that had been leased to the Ottawa Police Service as a gun firing range. He felt that matters would get worse, as problems could arise due to a draw on groundwater and asphalt plant operations in the quarry, potentially leading to a leaching of contaminants, which he said would be nearly impossible to remediate. He felt that governments have a responsibility to protect natural resources now and for the future.
7. Mr. Dan Mayo said the report contained serious omissions. He noted that a record of Cavanagh violations and past records of non-compliance were relevant factors in whether to give a proponent approval of a development application, and felt that this was omitted from the report. He said that staff had failed to mention an Auditor General's 2023 review of the Aggregate Industry which he said showed an abundance of non-compliance. He cited examples of a lack of enforcement, damage incurred to neighbouring properties due to quarry operations and the unlikelihood of industry compliance without enforcement. He asked that the City resist the appellant's application.
8. Mr. Ken McRae spoke of his opposition to the rezoning application and to issues of biodiversity, noting that he had documented over 100 plant species within the alvar. He disputed that rehabilitation would be undertaken at the conclusion of quarry operations, and that no site alteration had occurred. He reported that a 2016 site visit by a Bylaw Enforcement Officer had recognized significant site alteration, resulting in Cavanagh being directed to stop its operations and to remove a trailer, but that the Provincial Offences Act did not require Cavanagh to comply. He suggested that the significant site alteration that had occurred would take years to rehabilitate.
9. Mr. Chuck Commanda, an Algonquin from Kitigan Zibi in Quebec and the grandson of Elder William Commanda, spoke to an indigenous perspective and to remind all who were present of their responsibility to be stewards of the land and waters. He said that the subject lands were

home to many different examples of flora and fauna and were related through the spiritual interconnectedness of all things. He implored City Council and anyone involved with the rezoning application to consider the flora and fauna.

10. The Applicant/Owner as represented by Messrs. Neal DeRuyder⁺, MHBC Planning, Urban Design & Landscape Architecture / Thomas Cavanagh Construction Limited, and Pierre Dufresne, Cavanagh Communities, provided an overview of the application and responded to questions from Committee. A copy of their slide presentation is held on file with the Office of the City Clerk.

Written correspondence was also received from Ms Denise Elliott* in opposition to the report recommendations.

[Individuals / groups, as marked 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.]

Following questions to the delegations and to staff, and at the conclusion of Committee discussions, the report recommendations were put before Committee and were “Carried”, on a division of 3 ‘Yeas’ to 1 ‘Nay’ as follows:

For (3): Councillor C. Kitts, Councillor M. Luloff, Chair D. Brown

Against (1): Vice-Chair C. Kelly

Carried

4.4 Amendment to the ATV, ORV and Snowmobile By-law to Expand ATV Systems in South Ottawa

File No. ACS2025-PDB-PS-0011 – West Carleton-March (Ward 5)
Osgoode (Ward 20) Rideau-Jock (Ward 21)

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee recommend City Council approve the ATV trail network expansion as a pilot for a period of two years in Osgoode Ward, Rideau-Jock Ward, and West

Carleton-March Ward, through adoption of the recommended by-law amendment, attached as Document 2 and Document 3 to this report.

The following individuals had registered as delegates on the given subject but indicated that they would only need to speak if the Committee had questions on the matter.

- Mr. Mike Starr, Rideau Lakes ATV Club
- Mr. Dave Baker, Nation Valley ATV Club
- Mr. Philip Aldis, President, West Carleton ATV Club

Correspondence in support of the report recommendations was also received from the following individuals and is held on file with the Office of the City Clerk:

- Mr. Steven Burgess
- Mr. Mark Elliott

As there were no questions from Committee, the report recommendation(s) were put before Committee and were 'Carried' as presented.

Carried

5. Strategic Initiatives Department

5.1 South Bear Brook Wetland Official Plan Amendment and Zoning By-law Amendment

File No. ACS2025-SI-CCR-X-0001 – Osgoode (Ward 20)

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 April 9, 2025”, subject to submissions received between the publication of this report and the time of Council’s decision.**

At the outset, the Committee received a slide presentation overview of the report from Ms Tara Redpath, Planner III, Natural Systems Policy, Strategic Initiatives (SI) Department. A copy of this presentation is held on file with the Office of the City Clerk. Ms Redpath was joined by Dr. Nick Stow, Program Manager, Natural Systems, SI, and Ms Nichole Hoover-Bienasz, Director, Climate Change and Resiliency, SI, who were present to respond to questions.

The Committee then heard from the following delegations:

1. Mr. Keith Vodden** spoke to a slide presentation which could not be shared on the day of the meeting, but which was submitted afterward and is held on file with the Office of the City Clerk. He asserted that the City had falsely identified that the area subject to the proposed amendments held surface water and suggested that by incorrectly placing it in the same category as true wetlands (i.e., Mer Bleue and Leitrim Wetland), the City had created a false narrative and may have used this as justification for the study.
2. Mr. Robert and Ms Danielle Beehler* also contested the proposed zoning change and said it would significantly impact her family’s long-term plans to sever and build upon their properties. She said she had concerns about the evaluation criteria used for the study. She said she did not believe that their land merited the proposed redesignation, as the dry, forested lands did not encompass any wetland areas, and she questioned the government’s motivation in undertaking the redesignation. She urged the City to reconsider the proposed zoning change.

3. Ms Janet Stavinga*, Friends of the Stittsville Wetlands (FOSW) said the FOSW was working to safeguard the Goulbourn Wetland Complex for the present and for future generations and to raise awareness of the ecological importance of wetlands. She expressed support for the proposed Official Plan and Zoning By-law Amendments, while acknowledging the concerns of the landowners impacted by these proposed changes.
4. Ms Sarah Hasenack*, Ontario Nature, also expressed support for the proposed Official Plan and Zoning By-law Amendments and provided background for her organization. She spoke to the importance of Conservation Authorities in protecting wetlands, which she said had been undermined in recent years due to provincial changes. She encouraged the City of Ottawa to ensure that local policies protected wetlands in line with local needs and interests.

Correspondence in opposition to the proposed Official Plan and Zoning By-law Amendments was also received from the following:

- Ms Danielle Beehler*
- Mr. John Francis Beehler*
- Mr. Richard R. Beehler
- Mr. Robert Beehler*
- Mr. Robert James Beehler*

[Individuals / groups, as marked 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.]

Following questions to the delegations and to staff, and at the conclusion of Committee discussions, the report recommendations were put before the Committee and were 'Carried', as presented.

Carried

6. In Camera Items

There were no *in camera* items.

7. Open Mic Session

The Committee heard from the following delegations as it relates to Battery Energy Storage Systems (BESS):

- 1 Mr. Tom Harris⁺ (video presentation and submission of publication; “Energy & Climate at a Glance: Facts on 22 Prominent Climate Topics”)
- 2 Mr. Eric Inward
- 3 Mr. Richard Russell
- 4 Mr. Josef Odermatt
- 5 Mr. Raymond Leduc
- 6 Ms Aline Danielle
- 7 Mr. Michael D’Asti

Written correspondence was also received from Catherine Buck*.

[Individuals / groups, as marked 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.]

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

8.1 Removal of AWSC at McKeown and Barfield

Motion N^o ARAC 2025-23-02

Moved by Councillor Kitts:

WHEREAS the Ward 20 office received inquiries from businesses in the Greely business park regarding the fact that there was All-Way Stop Control (AWSC) at the intersection of McKeown Drive and Barfield Road; and

WHEREAS the T-shaped intersection currently has AWSC even though traffic volumes and conditions within the industrial park do not meet the warrants established for AWSC, as confirmed by Traffic Services Staff

THEREFORE BE IT RESOLVED that Traffic Services staff be directed to remove AWSC at the intersection of McKeown Drive and Barfield Road, maintaining the current stop sign southbound on Barfield Road and removing the stop signs located on McKeown Drive

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment - the meeting was adjourned at 1:43 pm.

Next / Upcoming Meetings:

- Wednesday, April 9, 2025 (Joint meeting with Planning and Housing Committee)
- Thursday, May 1, 2025 (Regular meeting)

Original to be signed by
C. Zwierzchowski, Committee
Coordinator

Original to be signed by
Councillor D. Brown, Chair