

Summary of Written and Oral Submissions

Zoning By-law Amendment – 6158 Rideau Valley Drive (ACS2024-PDB-PSX-0030)

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Number of delegations/submissions

Number of delegations at Committee: 4

1. Mr. Roberto Aburto, Dentons, on behalf of Mr. Ian and Ms Cathy Merritt
2. Ms Cathy Merritt and Mr. Ian Merritt
3. Messrs. Ryan Poulton and Murray Chown (Novatech), Mr. Michael Polowin (Gowlings SWP) and Mr. Ronald Miller (Owner)
4. Mr. Chris Napier

Number of written submissions received by Agriculture and Rural Affairs Committee between October 28 (the date the report was published to the City's website with the agenda for this meeting) and November 5, 2025 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 0

Summary of written submissions

There were no written submissions received for this item.

Summary of oral submissions

Two delegations spoke in favour of the report recommendations (listed as Delegations 1 and 2 above) and two spoke in opposition to the report recommendations (listed as Delegations 3 and 4 above)

Effect of Submissions on Agriculture and Rural Affairs Committee

Decision: Vote: The report recommendations were put before Committee and were 'Carried', as amended by Motion No. ARAC 2025-29-01, with Councillors C. Kitts and C. Kelly dissenting.

Motion No. ARAC 2025-29-01

Moved by Councillor I. Skalski

THEREFORE BE IT RESOLVED that Recommendation 1 be replaced as follows:

- 1. That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6158 Rideau Valley Drive.**

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

Ottawa City Council

Pursuant to the *Procedure By-law*, members of the public may not make oral submissions to Council.

Number of additional written submissions received by Council between November 5, 2025 after 4 pm (deadline for written submissions to Agriculture and Rural Affairs Committee) and November 12, 2025 (Council consideration date): 0

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision.

Councillors C. Kelly and C. Kitts introduced **Motion No. 2025-69-02** that was put to a vote and carried (19 to 6).

Council Motion No. 2025-69-02

Moved by Councillor C. Kelly:

Seconded by Councillor C. Kitts:

WHEREAS 6158 Rideau Valley Drive, commonly referred to as Miller's Berry Farm, has a number of businesses on site that are not presently in compliance with the City's Zoning By-law; and

WHEREAS through this application, the applicant is looking to increase the number of permitted heavy vehicles on site by seventeen times what is permitted in the Zoning By-law on an outdoor storage area that is over fifty-times what is permitted under the Zoning By-law; and

WHEREAS staff have confirmed that the applicants have not provided adequate evidence of legal non-conforming rights to these uses; and

WHEREAS approval of the application would not be consistent with the 2024 Provincial Planning Statement; and

WHEREAS if the zoning application were to be approved, it may create a concerning precedent that would severely erode protections designed to ensure the preservation of prime agricultural land; and

WHEREAS approving the recommendation is not in the best interests of rural Ottawa; and

WHEREAS the staff report recommended refusal of the proposed Minor Zoning By-law amendment; and

THEREFORE BE IT RESOLVED that Council refuse an amendment to Zoning By-law 2008-250 for 6158 Rideau Valley Drive; and

BE IT FURTHER RESOLVED that staff be directed to continue working constructively with the applicant to bring the property into compliance with the Zoning By-law.

For (19): M. Sutcliffe, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, S. Plante, A. Troster, J. Leiper, R. Brockington, S. Menard, M. Carr, C. Kitts, S. Desroches, and W. Lo

Against (6): M. Luloff, T. Tierney, R. King, I. Skalski, D. Brown, and A. Hubleby

Carried (19 to 6)