

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 10
FEBRUARY 12, 2020**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 10
LE 12 FÉVRIER 2020**

**EXTRACT OF DRAFT MINUTES 11
AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
FEBRUARY 6, 2020**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 11
COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
LE 6 FÉVRIER 2020**

**FLEWELLYN SPECIAL STUDY AREA AND GOULBOURN WETLAND
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

ACS2020-PIE-EDP-0003

**WEST CARLETON-MARCH (5)
STITTSVILLE (6)
RIDEAU-GOULBOURN (21)**

Report Recommendations

That the Agriculture and Rural Affairs Committee:

- 1. Recommend that Council approve the proposed Official Plan amendment to remove Policy 3.2.5 – Flewellyn Special Study Area, to remove the Flewellyn Special Study Area Overlay from Schedule A of the Plan, and to change the designated significant wetland boundaries of the Goulbourn Wetland Complex on Schedules A and B of the Plan, as shown in Document 1.**
- 2. Recommend that Council approve the proposed Zoning By-law amendment to change the zoning to reflect the revisions to designated boundaries of to the Goulbourn Wetland Complex, as shown in Document 2.**

Don Herweyer, Director, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development (PIED) gave a brief summary of the report before Committee and introduced Nick Stow, Planner III, PIED, and Geraldine Wildman, Program Manager, Natural Systems and Rural Affairs, PIED, who would be giving a PowerPoint presentation. A copy of the presentation is held on file in the City Clerk's office.

Councillor Moffatt introduced the following motion for consideration prior to hearing from delegations:

Motion

WHEREAS the report ACS2020-PIE-EDP-0003 details the Official Plan Amendment and Zoning By-law Amendment for the Flewellyn Special Study Area (Policy 3.2.5 of the OP) and the provincially-significant Goulbourn Wetland Complex, and

WHEREAS the report recommends removal of the Special Study Area policies and recommends designation and zoning of the expanded wetland boundaries, and

WHEREAS there is an interest to limit the changes to the significant wetland boundaries on Schedule A of the OP to the areas within the Flewellyn Special Study Area.

THEREFORE BE IT RESOLVED that the Agriculture and Rural Affairs Committee recommend that Council replace Flewellyn Maps A to I found in Document 2 and OPA Schedule 1a, 1b, and 1c, found in Document 1 with the attached replacement maps.

The Committee heard from the following delegations:

1. Robin Tilgner - Joint owner of 100 acres. Her husband's family came from sponsored refugees and built a productive dairy farm. They have rehabilitated the property. Pine trees have been planted and on-going restoration of tree canopy and hay meadows. Only standing water on the property is a small pond. They were notified by letter that the rezoning was happening. They were aware that acres along the front of the property

were wetland and had no complaints. Now there appears to be 50% increase from the original plan which includes the house, driveway and hydro lines. Expressed concern for their future regarding the ability to continue farming as well as affect on property value. They are requesting a boundary review of parameters be undertaken and those boundaries be reduced.

2. Mike Westley – In 1997 he had a petition for the Hobbs municipal drain redirected. A 7 foot culvert was installed on Fernbank Road. All the water was dumped on property without their consent. He feels there is no reliable information. Concerned with drainage flows and excessive run off.
3. *Ken McRae – The proposed Official Plan amendment and zoning amendments he generally supports, noting they have been a long time coming. He is opposed to Councillor Moffatt's motion of limiting the recognition to Flewellyn Special Study Area. His written submission goes into more detail.
4. *Matt Nesrallah, Thomas Cavanagh Ltd and Ursula Melinz, Soloway Wright – Their concern is primarily procedure. They appreciate Councillor Moffatt's motion, however they are concerned with the expansion of the Flewellyn Special Study Area and how public consultation was conducted. Ursula has been involved since early 2000 and supports the Moffatt motion. More in their written submission.
5. Ann McMillan – They are land owners affected by this. They formed a group that got together a year ago and paid for expert study. They enlisted a qualified evaluator that submitted a report in the fall and changed the boundaries significantly. She expressed disappointment with the lack of communication. They bought 10 acres on Fallowfield Road 22 years ago and appreciated that it was wetland and have worked to preserve it. Alarmed at kind of approach taken here.
6. Shirley Dolan – She is concerned about the process and communication. She noted that she's heard from homeowners that didn't receive letters. There is information on the website, but only if you go look. Many people

do not even know to go to the website. The City's efforts in communication are appreciated, but it isn't enough.

[* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk.]

Written submissions all opposed to staff recommendations were received from:

- Neal Deruyter, Partner, MHBC for Tomlinson Ltd.

Councillor Moffatt summarized his motion and reasons for it:

MOTION ARAC 2020 11/2

Moved by Councillor S. Moffatt

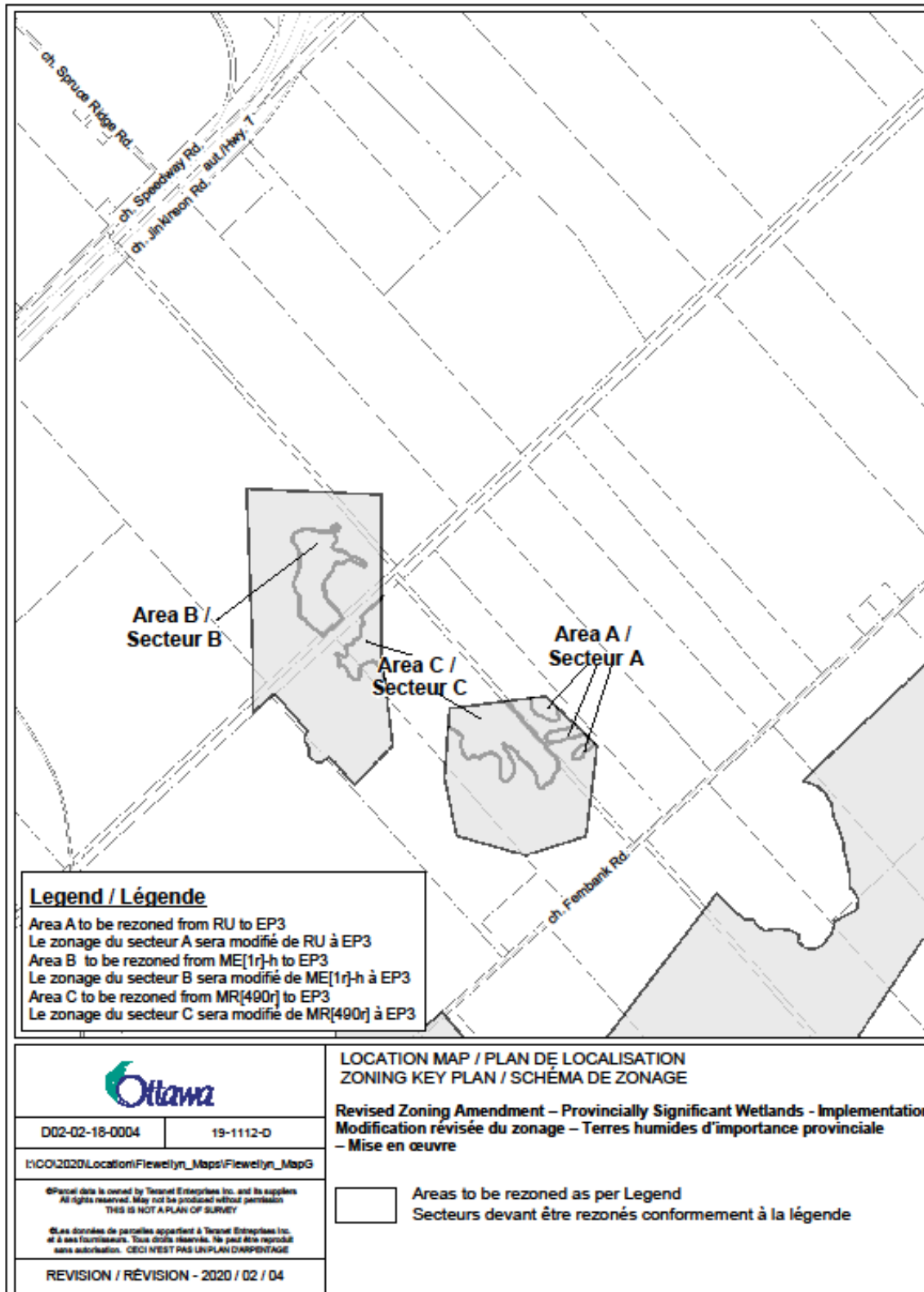
WHEREAS the report ACS2020-PIE-EDP-0003 details the Official Plan Amendment and Zoning By-law Amendment for the Flewellyn Special Study Area (Policy 3.2.5 of the OP) and the provincially-significant Goulbourn Wetland Complex, and

WHEREAS the report recommends removal of the Special Study Area policies and recommends designation and zoning of the expanded wetland boundaries, and

WHEREAS there is an interest to limit the changes to the significant wetland boundaries on Schedule A of the OP to the areas within the Flewellyn Special Study Area.

THEREFORE BE IT RESOLVED that the Agriculture and Rural Affairs Committee recommend that Council replace Flewellyn Maps A to I found in Document 2 and OPA Schedule 1a, 1b, and 1c, found in Document 1 with the attached replacement maps.

CARRIED



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