

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 2
27 MARCH 2019**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 2
LE 27 MARS 2019**

**EXTRACT OF DRAFT MINUTES 2
AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
7 MARCH 2019**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 2
COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
LE 7 MARS 2019**

Zoning By-Law Amendment – Part Of 2596 Carp Road

ACS2019-PIE-PS-0018

West Carleton-March (5)

Report Recommendations

- 1. That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 2596 Carp Road to permit a concrete batching plant with an increased maximum height of 24 metres as a permitted use on the Subject Property and to re zone a portion of the Huntley Creek meanderbelt as open space while allowing for the continued use of an existing building as an office, as detailed in Document 2.**
- 2. That the 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of March 27, 2019," subject to submissions received between the publication of this report and the time of Council's decision.**

Sarah McCormick, Planner, Planning, Infrastructure and Economic Development Department, provided a PowerPoint presentation. A copy is held on file with the City Clerk's office. She was accompanied by Adam Brown, Manager, Development Review-Rural. Christine Enta, Legal Counsel, Office of the City Clerk and Solicitor, also

responded to questions.

The Committee heard from the following delegations:

1. *Judy Makin, Vice-President - Huntley Community Association
2. Vinod Chaudhary
3. Dan Mayo
4. Mark Demers
5. *David Ross
6. Joe Kang
7. David Kennedy
8. Gillian Demers
9. Michelle Demers
10. Craig Wilson
11. Louissette Tremblay
12. Mary Cavanagh
13. *Susan Prior
14. *Bonnie Keefer
15. Renita Grewal
16. *Lynn O'Keefe-Grabe
17. Kevin Tippett
18. Ron Grabe
19. Sandy Powell – Huntley Community Association
20. *Andy Terauds – Acorn Creek Garden Farm

21. Barb Bal

22. Roger Richardson

23. Chris Collins and Kevin Brennanon – Cavanagh Construction

[* 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 were received from the following:

- *Anne Cameron*
- *Katarina and Benjamin Terry*
- *Cherith Cook*
- *Jerry and Kerry Narraway*
- *Dorothy Laidlaw*
- *Sandra Hall*
- *Pierre Poirier*
- *Tracy Poirier*
- *Dave Smith Youth Treatment Centre*
- *Huntley United Cemetery*
- *Marilyn Lindhard*

Many of the delegations spoke on the following items and concerns: (22 of the 23 delegations are opposed to the plant as well as all written submissions)

- Residents feel that this is a heavy industrial plant for an area zoned commercial and light industrial and should be kept as such.
- General concern regarding the chemicals used in the manufacturing of concrete and contamination of air, land and water in the area.

- This does not fit into the Community Design Plan.
- Residents fear reduction in their property values.
- Increased traffic.
- The health of local wells and watershed.
- The height of new plant would be higher than allowed presently.

Following the delegations, staff responded to member's questions listed below:

- Why this location? Close to 417 and most of the construction projects serviced by Cavanagh.
- Are all environmental permits completed? The water has been approved and still waiting for noise and dust approvals from the province.
- The plant will employ approximately 70 people.
- The Mississippi Valley Conservation Authority had no major objections but do have questions which are being addressed.
- It was noted that many of the residents' concerns must be dealt with by the Ontario Ministry of the Environment first and there are holding provisions in place before any work can be done.

The Ward Councillor, Councillor El-Chantiry introduced a motion requesting a traffic impact study which needs to be completed.

Motion No ARAC 2019 2/1

Moved by Councillor E. El-Chantiry

WHEREAS Report ACS2019-PIE-PS-0018 recommends a zoning change to the land known municipally as 2596 Carp Road; and

WHEREAS the Huntley Community Association and property owners in the area have expressed concern with respect to traffic generated by the proposed concrete batching plant;

THEREFORE BE IT RESOLVED that Document 2, Details of Recommended Zoning of Report ACS2019-PIE-PS-0018, Section 2.d. in its entirety be amended to be replaced with the following text:

“d. In column V, add the following:

- Maximum building height for a concrete batching plant: 24m

- The holding symbol may only be removed at such time that it is demonstrated to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development that:

i) Air, Noise and Dust Environmental Compliance Approval has been obtained from the Ministry of the Environment, Conservation and Parks; and

ii) a study as per the City’s Transportation Impact Assessment Guidelines, considering traffic impacts of the proposed concrete plant, is submitted to City staff.”

BE IT FURTHER RESOLVED that there be no further notice pursuant to Sub-section 34(17) of the *Planning Act*.

The committee approved the report recommendations, as amended by motion 2/1 and set out in full below.

- 1. That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 2596 Carp Road to permit a concrete batching plant with an increased maximum height of 24 metres as a permitted use on the Subject Property and to rezone a portion of the Huntley Creek meanderbelt as open space while allowing for the continued use of an existing building as an office, as detailed in Document 2 as amended by the following:**

Section 2.d. in its entirety be amended to be replaced with the following text:

a) “d. In column V, add the following:

– Maximum building height for a concrete batching plant: 24m

- The holding symbol may only be removed at such time that it is demonstrated to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development that:
 - i. Air, Noise and Dust Environmental Compliance Approval has been obtained from the Ministry of the Environment, Conservation and Parks; and
 - ii. a study as per the City's Transportation Impact Assessment Guidelines, considering traffic impacts of the proposed concrete plant, is submitted to City staff."
 - b) that there be no further notice pursuant to Sub-section 34(17) of the *Planning Act*.
2. That the 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of March 27, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED as amended