

**1. ZONING BY-LAW AMENDMENT AND OFFICIAL PLAN AMENDMENT –
PART OF 3713 BORRISOKANE ROAD**

**MODIFICATION DU *RÈGLEMENT DE ZONAGE* ET DU PLAN OFFICIEL –
PARTIE DU 3713, CHEMIN BORRISOKANE**

COMMITTEE RECOMMENDATION

1. That Council approve:

- a) An amendment to the Official Plan, Volume 1, to re-designate the property at Part of 3713 Borrioskane Road from 'Sand and Gravel Resource Area' to 'General Rural Area', and 'Rural Employment Area' with a policy exception to require a comprehensive servicing study and its approval, prior to allowance of public services, as detailed in Document 2;
- b) An amendment to Zoning By-law 2008-250 for Part of 3713 Borrisokane Road to rezone the southern portion of the land from Mineral Extraction Subzone 2 (ME2) to Rural General Industrial Exception zone with a holding provision (RG[xxxr]-h) to permit an industrial manufacturing and office development, as shown in Document 3 and detailed in Document 4;
- c) An amendment to the Zoning By-law 2008-250 for Part of 3713 Borrisokane Road to rezone the northern portion of the land from Mineral Extraction Subzone 2 (ME2) to Parks and Open Space zone (O1) to permit a stormwater management facility, as shown in Document 3 and detailed in Document 4.

RECOMMANDATION DU COMITÉ

1. Que le Conseil approuve :

- a) une modification du volume 1 du Plan officiel visant à changer la désignation d'une partie de la propriété du 3713, chemin Borrisokane, originellement un « secteur de ressources en sable et en gravier », pour « secteur rural général » et « zone d'emploi rurale », avec une exception aux politiques pour que soit requise la tenue et l'approbation d'une étude de viabilisation complète avant d'autoriser les services publics, tel qu'il est décrit dans le document 2;
- b) une modification du *Règlement de zonage* (n° 2008-250) pour une partie du 3713, chemin Borrisokane visant à faire passer le zonage de la partie sud du terrain de zone de réserve de granulats minéraux, sous-zone 2 (ME2), à zone d'exception industrielle générale rurale assortie d'une disposition d'aménagement différé (RG[xxxr]-h) pour permettre la fabrication industrielle et l'aménagement de bureaux, tel qu'il est montré dans le document 3 et décrit dans le document 4;
- c) une modification du *Règlement de zonage* (n° 2008-250) pour une partie du 3713, chemin Borrisokane visant à faire passer le zonage de la partie nord du terrain de zone de réserve de granulats minéraux, sous-zone 2 (ME2), à zone de parc et d'espace vert (O1) pour permettre une installation de gestion des eaux pluviales, tel qu'il est montré dans le document 3 et décrit dans le document 4.

Documentation/Documentation

Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated May 25, 2020
(ACS2020-PIE-PS-0046)

Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 25 mai 2020 (ACS2020-PIE-PS-0046)

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 13
JUNE 10, 2020**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 13
LE 10 JUIN 2020**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'urbanisme
4 June 2020 / 4 juin 2020**

**and Council
et au Conseil
10 June 2020 / 10 juin 2020**

**Submitted on May 25, 2020
Soumis le 25 mai 2020**

Submitted by

Soumis par:

Douglas James,

Acting Director / Director

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

Contact Person / Personne ressource:

**Sean Moore, Planner III / Urbaniste III, Development Review South / Examen des
demandes d'aménagement sud**

(613) 580-2424, 16481, Sean.Moore@ottawa.ca

Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2020-PIE-PS-0046

**SUBJECT: Zoning By-law Amendment and Official Plan Amendment – Part of
3713 Borrisokane Road**

**OBJET: Modification du *Règlement de zonage* et du Plan officiel – Partie du
3713, chemin Borrisokane**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve:**

- a) An amendment to the Official Plan, Volume 1, to re-designate the property at Part of 3713 Borrioskane Road from 'Sand and Gravel Resource Area' to 'General Rural Area', and 'Rural Employment Area' with a policy exception to require a comprehensive servicing study and its approval, prior to allowance of public services, as detailed in Document 2;
 - b) An amendment to Zoning By-law 2008-250 for Part of 3713 Borrisokane Road to rezone the southern portion of the land from Mineral Extraction Subzone 2 (ME2) to Rural General Industrial Exception zone with a holding provision (RG[xxxr]-h) to permit an industrial manufacturing and office development, as shown in Document 3 and detailed in Document 4;
 - c) An amendment to the Zoning By-law 2008-250 for Part of 3713 Borrisokane Road to rezone the northern portion of the land from Mineral Extraction Subzone 2 (ME2) to Parks and Open Space zone (O1) to permit a stormwater management facility, as shown in Document 3 and detailed in Document 4, and
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 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 June 10, 2020" subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

- 1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver :
 - a) une modification du volume 1 du Plan officiel visant à changer la désignation d'une partie de la propriété du 3713, chemin Borrisokane, originellement un « secteur de ressources en sable et en gravier », pour « secteur rural général » et « zone d'emploi rurale », avec une exception

aux politiques pour que soit requise la tenue et l'approbation d'une étude de viabilisation complète avant d'autoriser les services publics, tel qu'il est décrit dans le document 2;

- b) une modification du *Règlement de zonage* (n° 2008-250) pour une partie du 3713, chemin Borrisokane visant à faire passer le zonage de la partie sud du terrain de zone de réserve de granulat minéral, sous-zone 2 (ME2), à zone d'exception industrielle générale rurale assortie d'une disposition d'aménagement différé (RG[xxxr]-h) pour permettre la fabrication industrielle et l'aménagement de bureaux, tel qu'il est montré dans le document 3 et décrit dans le document 4;
- c) une modification du *Règlement de zonage* (n° 2008-250) pour une partie du 3713, chemin Borrisokane visant à faire passer le zonage de la partie nord du terrain de zone de réserve de granulat minéral, sous-zone 2 (ME2), à zone de parc et d'espace vert (O1) pour permettre une installation de gestion des eaux pluviales, tel qu'il est montré dans le document 3 et décrit dans le document 4.

2. Que le Comité de l'agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 », à la réunion du Conseil municipal prévue le 10 juin 2020, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

Assumption and Analysis

The site is municipally addressed as Part of 3713 Borrisokane Road and is located just outside of the Urban Area Boundary in the rural area of Ottawa, as shown on Document 1. The site is 11.85 hectares in size and has been severed from a larger

parcel which also contains 19 hectares of urban lands. The site operated as a sand and gravel pit, which has ceased operation. The City's Trail Road Landfill Facility is located about 150 metres away from the subject site, across Highway 416 to the west.

The application is to permit the development of a 12,805 square metre multi-purpose, light industrial facility on 7.79 hectares of the rural land, designated 'Sand and Gravel Resource Area'. A 4.06-hectare separate northern parcel is to be re-designated 'General Rural Area' and be the location of a stormwater management facility. The development is proposing to include offices, a home building design centre, and a manufacturing and assembly facility. This land use would employ over 250 full-time jobs and provide a noteworthy contribution towards the home-building industry in Ottawa through the robotic manufacturing of home-building components, such as roof trusses and wall panels.

A facility of this nature, with over 250 employees associated with both office and manufacturing, would benefit greatly from municipal services, which are available at the abutting urban properties. The City's Official Plan permits extension of urban services in unique economic circumstances, and the Provincial Policy Statement supports this where it can be demonstrated the extension into rural lands is for economic purposes; is feasible as demonstrated through a comprehensive servicing study; is financially viable; and can optimize existing infrastructure.

The location of the Trail Road Landfill Facility across Highway 416 to the immediate west has raised concerns that development disrupting the groundwater regime could alter the landfills leachate plume flow, pose risks to the City's compliance with the Ministry of the Environment, Conservation and Parks, and pose operational risks. The landfill is designated 'Solid Waste Disposal Site' within the Official Plan, and policies require that adjacent development demonstrate no adverse impact on these types of facilities or on the proposed development.

With respect to the 'Sand and Gravel Resource Area' designation and former pit operation, the Ministry of Natural Resources and Forestry has surrendered the aggregate license, and thus the lands are suitable for removal from the 'Sand and Gravel Resource Area' designation.

Staff recommend approval of a re-designation from 'Sand and Gravel Resource Area' to 'Rural Employment Area' on the 7.79-hectare parcel, where the industrial facility is most

suitable due to its operational and locational attributes. The 'Rural Employment Area' is recommended to have a site-specific policy that would permit full municipal services upon the completion of a comprehensive servicing study which demonstrates no adverse impacts on, or from, the adjacent Trail Road Landfill Facility. Should the servicing study not be able to provide a successful rationale for urban services, the site would be serviced by private individual well and septic services as per the City's policies in Section 4.4.2 of the Official Plan. Staff have reviewed the private servicing scheme and are satisfied the development can be privately serviced with no adverse impacts on the adjacent Trail Road Landfill Facility or the development land.

To implement the Official Plan recommendations, staff recommend approval of a rezoning to permit the Rural General Industrial zone, which would implement the 'Rural Employment Area' designation, permitting the warehouse, storage yard, manufacturing and office components of this development. Staff conclude the use of a 'holding provision', denoted by the lower case 'h', is suitable to prohibit connection to urban services until such time as a comprehensive servicing study is complete and is approved by the City. Until then, the site can proceed on private individual well and septic services in accordance with Section 4.4.2 of the Official Plan.

The northern 4.06-hectare portion within the 11.85-hectare rural parcel is recommended to be re-designated from 'Sand and Gravel Resource Area' to 'General Rural Area' and rezoned to Parks and Open Space zone (O1) to allow a stormwater management facility for servicing the adjacent urban subdivisions. The location of the stormwater management facility is consistent with the Barrhaven South Urban Expansion Area Community Design Plan.

Public Notification / Input

Notice was given as per the Planning Act, to property owners within 120 metres of the subject site and one on-site sign was posted on the Borrisokane Road frontage advising of the subject applications. The application information was posted to the City's website and local community groups were notified via email. No public comments were received.

RÉSUMÉ

Hypothèses et analyse

Le site fait partie du 3713, chemin Borrisokane et est situé à l'extérieur de la limite urbaine dans le secteur rural d'Ottawa, comme le montre le document 1. Il couvre une superficie de 11,85 hectares qui faisait auparavant partie d'un terrain plus grand comptant 19 hectares de terrain urbain. Le site comportait une carrière de sable et de gravier qui a cessé ses activités. La décharge du chemin Trail est située à environ 150 mètres du site en question, à l'ouest, de l'autre côté de l'autoroute 416.

La demande vise à permettre l'aménagement d'une installation multifonctionnelle d'industrie légère de 12 805 mètres carrés, sur 7,79 hectares du terrain rural, désigné comme « secteur de ressources en sable et en gravier ». Une parcelle de 4,06 hectares, séparée au nord, sera redésignée « secteur rural général » et accueillera une installation de gestion des eaux pluviales. Il est proposé que l'aménagement comprenne des bureaux, un centre de conception de bâtiments à usage d'habitation et une installation de fabrication et d'assemblage. Cette utilisation du sol créerait plus de 250 emplois à temps plein et contribuerait considérablement au secteur de la construction d'habitations à Ottawa grâce à la fabrication robotisée de composantes de bâtiments telles que des fermes de toit et des panneaux muraux.

Une installation de cette nature, employant plus de 250 personnes dans ses bureaux et son usine, profiterait grandement des services municipaux, raccordés aux propriétés urbaines attenantes. Le Plan officiel de la Ville permet l'expansion des services urbains dans des circonstances économiques particulières, et la Déclaration de principes provinciale appuie cette expansion dans les terrains ruraux lorsqu'il est prouvé qu'elle sert des fins économiques, que sa faisabilité est évaluée par une étude de viabilisation exhaustive, qu'elle est viable financièrement et qu'elle peut optimiser l'infrastructure existante.

Vu l'emplacement de la décharge du chemin Trail, tout juste à l'ouest de l'autre côté de l'autoroute 416, certains craignent que l'aménagement, en perturbant le régime de l'eau souterraine, modifie le flux du panache de produits de lixiviation de la décharge, menace la conformité de la Ville au ministère de l'Environnement, de la Protection de la nature et des Parcs et pose des risques opérationnels. La décharge est désignée « lieu d'élimination des déchets solides » dans le Plan officiel, et les politiques exigent que les aménagements attenants ne représentent aucune incidence négative sur ces types d'installation ou sur l'aménagement proposé.

En ce qui concerne la désignation de « secteur de ressources en sable et en gravier » et les activités de l'ancienne carrière, puisque le ministère des Richesses naturelles et des Forêts a annulé le permis d'exploitation d'agrégats, on peut retirer la désignation de « secteur de ressources en sable et en gravier » du terrain.

Le personnel recommande que soit approuvé le changement de désignation de « secteur de ressources en sable et en gravier » à « zone d'emploi rurale » de la parcelle de 7,79 hectares, là où l'installation industrielle est la plus appropriée en raison de ses caractéristiques opérationnelles et de son emplacement. Il est recommandé que la « zone d'emploi rurale » soit régie par une politique propre qui permettrait la prestation de services municipaux complets au terme d'une étude de viabilisation exhaustive ne démontrant aucune incidence négative sur la décharge du chemin Trail ou provenant de cette dernière. Si cette étude ne peut pas fournir de justification valable pour les services urbains, le site sera desservi par des services de puits et de systèmes septiques individuels privés, comme le prévoient les politiques de la Ville dans la section 4.4.2 du Plan officiel. Après examen du modèle de services privés, le personnel a jugé que l'aménagement pourrait être desservi par des services privés sans répercussions négatives sur la décharge du chemin Trail ni sur le terrain destiné à l'aménagement.

Pour la mise en œuvre des recommandations du Plan officiel, le personnel suggère qu'une modification au zonage soit approuvée pour permettre une zone d'industrie générale rurale désignée « zone d'emploi rurale », ce qui rendrait possible l'aménagement de l'entrepôt, de la cour d'entreposage, de l'usine et des bureaux. Le personnel a déterminé qu'il serait approprié d'utiliser une « disposition d'aménagement différé », indiquée par le « h » minuscule, afin d'interdire le raccordement aux services urbains jusqu'à ce qu'une étude de viabilisation exhaustive ait été menée, puis approuvée par la Ville. Dans l'intervalle, le site peut être desservi par des services de puits et de systèmes septiques individuels privés, conformément à la section 4.4.2 du Plan officiel.

Il est recommandé que la partie nord de 4,06 hectares, dans la parcelle rurale de 11,85 hectares, passe de « secteur de ressources en sable et en gravier » à « secteur rural général », et qu'elle devienne une zone de parc et d'espace vert (O1) pour permettre l'aménagement d'une installation de gestion des eaux pluviales qui desservirait les lotissements urbains avoisinants. L'emplacement de cette installation

est conforme au Plan de conception communautaire de la zone d'expansion urbaine de Barrhaven Sud.

Avis public et commentaires

Conformément à la *Loi sur l'aménagement du territoire*, un avis a été remis aux propriétaires dans un rayon de 120 mètres du site concerné, et une enseigne a été installée sur les lieux, en bordure du chemin Borrisokane, pour aviser les résidents des demandes en question. Les renseignements des demandes ont été publiés sur le site Web de la Ville, et les groupes communautaires locaux ont été avisés par courriel. Aucun commentaire du public n'a été reçu.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

Part of 3713 Borrisokane Road

Owner

Caivan Communities

Applicant

Julie Carrera - FOTENN

Architect

Figurr

Description of site and surroundings

The site is municipally addressed as part of 3713 Borrisokane Road and is located just outside of the Urban Area Boundary, in the rural area of Ottawa, as shown on Document 1. The rural site has an area of 11.85 hectares but is also part of a larger 30-hectare parcel of land, of which approximately 19 hectares is located within the Urban Area.

The site is bound to the north by Cambrian Road, the City-owned Cambrian Woods, and a residential subdivision, to the east by vacant urban lands, future Greenbank Road realignment, and a number of existing and future residential developments, to the south by vacant rural lands and Barnsdale Road, and to the west by Borrisokane Road and Highway 416. The City's Trail Road Landfill Facility is located 150 metres away from the site, across Highway 416 to the west.

The site is adjacent to the lands subject to the Barrhaven South Community Design Plan (BS CDP) and the Barrhaven South Urban Expansion Area Community Design Plan (BSUEA CDP), where lands within these planning areas are being developed on urban services. The subject property is currently within the rural area, on lands designated 'Sand and Gravel Resource Area' where the Ministry of Natural Resources and Forestry (MNRF) has confirmed in writing that the license for extraction of the aggregate resource has been surrendered and the final grades have been achieved for the property (February 12, 2020 email from Ministry of Natural Resources and Forestry, Document 5).

Existing Official Plan Designations

The property is designated 'Sand and Gravel Resource Area' within the City's Official Plan. The 'Sand and Gravel Resource Area' designation recognizes that resources such as sand and gravel are essential to build and repair houses, schools, shopping centres, factories, roads, sewers, and water pipes. Lands designated as 'Sand and Gravel Resource Area' have deposits of aggregates that may be available because they are: of a good quality and quantity; located sufficiently close to local markets; and situated in relation to existing residential development such that they can be extracted with minimal impacts on most residential land uses.

The City will permit the operation of sand and gravel pits subject to the provisions of the *Aggregate Resources Act*, including how they are repurposed once the aggregate has been deemed exhausted.

Existing Zoning

The property is zoned by the City of Ottawa Zoning By-law (2008-250) as Mineral Extraction Zone subzone 2 (ME2). The general purpose of the ME2 zone is to permit licensed mineral extraction operations in areas designated as Sand and Gravel Resource Area or Limestone Resource Area in the Official Plan. The ME2 zone allows a limited range of permitted uses which are related to or compatible with mineral extraction operations, as well as interim uses that would not sterilize the potential of future mineral extraction operation on the lands within the ME zones.

Associated Consent and Minor Variance Applications

(File No: D08-01-20/B-00004, D08-01-20/B-00007, D08-02-20/A-00009)

The owner submitted a consent and minor variance applications which were heard and conditionally approved at the February 19, 2020 Committee of Adjustment hearing. The intent of the applications was to subdivide the property at 3713 Borrisokane Road into two separate parcels, creating a rural parcel and an urban parcel, where the property is divided by the Urban Area Boundary. The rural parcel from the severance consent is the subject site of this report.

As a result of the severance, the rural parcel would not be in conformity with the requirements of the Zoning By-law and therefore, a Minor Variance application (D08-02-20/A-00009) was required to permit a reduced lot area of 7.79 hectares, whereas the By-law requires a minimum lot area of 10 hectares.

A condition was imposed that a full Hydrogeological Study was required for determining if the policies of the City's Official Plan regarding servicing requirements can be met, prior to issuing the severance certificates. The required study has been prepared and approved by the City.

Summary of the Proposal

The City of Ottawa has received Site Plan Control, Zoning By-law amendment, and Official Plan amendment applications to permit the development of a 12,805 square metre multi-purpose, light industrial facility. The development is proposing to include offices, a home building design centre, and a manufacturing and assembly facility. The manufacturing section will consist of preparing specialized and purpose-built housing components and materials for delivery off-site.

The associated site plan illustrates a phased development, with phase 1 consisting of a one-storey, 9,340 square metre manufacturing facility, also referred to as the Advanced Building Innovation Centre (ABIC). Materials will be received, and assembly processes will occur within the building. Loading bays are located on the north, east and south sides of the building, and there is a proposed outdoor storage area in the eastern portion of the site, behind the manufacturing facility. Phase 2 would consist of a two-storey office and administration building with a total gross floor area of 3,465 square metres (Document 7).

Overall, the site will include approximately 200 parking spaces for the office, administrative, and manufacturing. Vehicular access to the site will be via Borrisokane Road.

The unique economic aspects of the proposal potentially include:

- 250 full time jobs;
- 2,000 indirect jobs;
- 1,000 units worth of production (annually) estimated at \$50,000,000 in annual revenue;
- Export to GTA, Northern Canada and Northeastern United States;
- Expansion possible to 5,000 units subject to the above;
- Annual R&D investment of \$5,000,000;
- Partnerships with University of Waterloo and Ottawa University (Wood science and engineering);
- Software Development (specific to automated manufacturing).

Summary of Requested Zoning By-law Amendment Proposal

The purpose of the Zoning By-law Amendment is to re-zone a majority southern portion of the land (7.79 hectares) from 'Mineral Extraction Subzone 2 (ME2)' to 'Rural General Industrial Exception Zone (RG[xxxxr]-h)' to allow the ABIC building and associated offices. The RG[xxxxr]-h zone would add additional permitted uses of office, and display and sales to the list of permitted industrial land-uses in the RG zone. The list of

industrial uses that are included in the RG zone and would make up the development proposal are Light Industrial, Storage Yard, and Warehouse. The RG exception zone proposes to exempt the screening of waste receptacles, as the proponent is illustrating them in the rear of the manufacturing building, shielded from Borrisokane Road to the west and residential to the east by a sound attenuation berm.

The 'holding provision' ('h') is proposed in order to prohibit connection to urban services until such time as a comprehensive servicing study is complete and is approved by the City. Until then, the site can proceed on private individual well and septic services in accordance with Section 4.4.2 of the Official Plan

The zoning amendment further proposes to rezone a northern 4.06 hectares of the ME2 land to Parks and Open Space zone (O1) for a proposed stormwater management facility immediately to the north of the ABIC building. This stormwater management facility is part of a draft approved plan of subdivision for the Brazeau lands (The Ridge subdivision, D07-16-19-0005) and is intended to ultimately provide stormwater management for The Ridge subdivision and for the future Drummond residential lands. The O1 zoning for the stormwater management facility is required to implement the approved draft Plan of Subdivision for the Brazeau lands.

Summary of the Requested Official Plan Amendment

The purpose of the Official Plan Amendment is to re-designate the lands from 'Sand and Gravel Resource Area' to 'Rural Employment Area', with a site-specific policy to permit the expansion of the Public Service Area for the purpose of servicing the site with public services (sanitary and water). The 4.06-hectare northern portion of land is to be re-designated 'General Rural Area' for the purpose of locating a stormwater management facility servicing urban lands.

The applicant has requested a site-specific policy be added to the Rural Employment Area Designation that would have the effect of amending the Official Plan, Section 2.3.2 Water and Wastewater Services, policies 6 and 12 where they currently state:

6. Areas adjacent to public water and wastewater services but outside any defined Public Service Areas are not permitted to connect to public services; and

12. All development outside of Public Service Areas will be on the basis of private services.

DISCUSSION

Public consultation

For this proposal's consultation details, see Document 6 of this report.

Applicable Policies

Provincial Policy Statement (PPS) 2014 and 2020

The PPS focuses on growth and development within the urban and rural settlement areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Further, land uses are to be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

Overall, the PPS seeks to use a land use regime to promote patterns of development that support and sustain the financial well being of the Province over the long term. In particular, the following policies were reviewed when looking at this application as it pertains to managing and directing land use, land use compatibility, employment and Infrastructure and public service facilities:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

The PPS Section 1.1 speaks to efficient development and land use patterns that sustain a municipality's well being over the long term. This includes the provision of a range and mix of residential, employment, institutional and recreational uses, and avoiding development patterns that would cause environmental, public safety or health concerns.

Development patterns must also not adversely impact how a settlement area can expand and should optimize cost effective servicing.

1.1.3 Settlement Areas

Settlement Area policies speak to the focus of growth and development within settlement areas and suitable locations for intensification, redevelopment to benefit from existing or planned infrastructure.

1.1.4 Rural Areas in Municipalities

Coupled with Settlement Areas, the PPS identifies that in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.5 Rural Lands in Municipalities

When developing within Rural Lands within Municipalities, the PPS states that “Development shall be appropriate to the infrastructure which is planned or available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.”

1.3 Employment

Employment policies are focused on the promotion of economic development and competitiveness. This is to be achieved through provision of a diversified economic base, including maintaining a range and choice of suitable sites for employment uses, and the provision of the necessary infrastructure to support current and projected needs.

1.6 Infrastructure and Public Service Facilities

When planning for infrastructure the PPS guides public services to be integrated with the land use planning to ensure they are financially viable over their life cycle and available to meet current and projected needs. Consideration of optimizing existing infrastructure shall be a consideration prior to new public service facilities.

Specifically, the planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal services but that also ensures these systems are

provided such that they are sustainable financially, they protect human health and the environment.

The planning for infrastructure is to integrate servicing and land use considerations at all stages of the planning process.

1.7 Long-Term Economic Prosperity

When considering the long-term economic prosperity of a municipality, it should be supported by promoting opportunities for economic development as well as optimizing the long-term availability and use of land, infrastructure, and public service facilities.

2.5 Mineral Aggregate Resources

Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land uses and approved land use designations into consideration.

The differences between 2014 and 2020 PPS policies are negligible when reviewing the proposed development.

Official Plan (Volume 1)

Section 3.7.4 – Mineral Aggregate Resources

The City's Official Plan designates the majority of the site 'Sand and Gravel Resource Area' on Schedule A, which is intended to protect non-renewable mineral aggregate resources located close to markets for future use; protect mineral aggregate resource and aggregate operations from incompatible activities; and minimize negative effects on communities and the environmental disruptions from mineral aggregate extraction activities and additional related uses.

Policy 3.7.4 (15) states that 'where the sand, gravel or bedrock mineral aggregate resources of a property have been fully extracted, the site fully rehabilitated and an aggregate license surrendered, the property may be used for other purposes. Under this circumstance the City will not require the proponent to amend the Official Plan; instead the Plan will be amended to accurately reflect the new use at the time of the next comprehensive Official Plan update or through a general Official Plan amendment.'

Further direction is given in policy 17 where it states 'In Sand and Gravel Resource Areas where it is shown that resources are depleted or not suitable for exploitation, the property may be used for purposes listed in Section 3.7.3 or additional new uses as follows:

- a. If the lands are predominantly surrounded by an Agriculture Resource designation, the uses identified in Section 3.7.3 for Agricultural Resource Areas may be permitted. Where a pit licence has been surrendered and the pit was located on prime agricultural lands, the site will be rehabilitated for productive agricultural use except where extraction has occurred below the water table; or if the lands are predominantly surrounded by designations other than Agricultural Resource, the uses in Section 3.7.2 for the General Rural Area, including farming, may be permitted;
- b. In all cases, a rezoning to an appropriate zone will be required.'

The subject site had its pit licence surrendered by the MNFR (see Document 5) and adjacent designated land are either General Rural or General Urban Areas. Thus, the Official Plan directs the new designation for 3713 Borrisokane Road to be 'General Rural Area' and the policies of Section 3.7.2 would apply.

Section 3.7.2 - General Rural Area

The Official Plan amendment requests to expand the Public Service Area to permit full municipal services to this property, and to move the designation from 'Sand and Gravel Resource Area' to 'General Rural Area' and 'Rural Employment Area' designations. The General Rural Area policies permit additional non-residential uses that would not be better suited within a Village or Rural Employment Area and which are in keeping with the rural character. These uses typically are either in keeping with rural character or that meet the needs of the travelling public, such as a restaurant, hotel, and limited retail uses.

Further, in the General Rural Area policies it states that when considering an application to permit a new use in the General Rural Area, considerations should include if the use would not be better located in a village, Rural Employment Area or the urban area.

Section 3.7.5 - Rural Employment Area

The City's Official Plan states that Rural Employment Areas are intended to support and encourage clustering of primarily industrial uses not suitable in the Urban Area or

General Rural Area. The existing rural employment areas provide for a full range of industry sectors, which includes, but is not limited to, manufacturing, mining (aggregates), construction, agriculture, transportation as well as other professional and business services and ancillary retail. Rural Employment Areas add to the diversity of opportunities for economic development and those seeking large sites and proximity to the urban area.

Those rural employment areas located in close proximity to 400 Series Highway interchanges are uniquely suited to transportation facilities such as truck terminals, warehouses, courier and freight facilities that support inter – and intra-provincial movement of goods. Uses permitted within the Rural Employment Area include:

1. New heavy and light industrial uses, such as steel and concrete fabrication, farm equipment and supply centres, machine and vehicle sales service and repair, construction yards, building products yards, landscape contractors, nurseries;
2. New transportation, warehouse and storage operations; these uses are encouraged to locate on sites in close proximity to Arterial roads and Highway interchanges;
3. Uses that are noxious by virtue of their noise, odour, dust or other emissions or that have potential for impact on air quality or surface water or groundwater, such as salvage or recycling yards, composting or transfer facilities; concrete plants; the treatment of aggregate products; and abattoirs; these uses shall not be located adjacent to a highway unless suitable screening and landscaping are provided”

Sections 2.3.2 and 4.4 - Water and Wastewater Services

Two major water treatment facilities and one major wastewater treatment facility, along with the associated infrastructure, make up the City's central Public Service Area systems, which service areas within the designated urban boundary. At other locations, public water and/or wastewater services are provided by smaller-scale City facilities, including the Villages of Munster, Carp, Richmond, Manotick, Marionville, Carlsbad Springs, Notre-Dame-des-Champs and Vars, specific locations in the Greenbelt and a limited number of locations where services have been provided due to a unique

circumstance, such as to remedy a specific health concern. Altogether, these constitute the Public Service Area

New development within the City's rural area is to occur primarily on the basis of private individual services. Private individual services will mean a privately owned and maintained well water supply and a privately owned and privately maintained wastewater disposal system that services development. Section 4.4.2 of the Official Plan sets out criteria for assessing servicing based on quality, quantity of well water and the operation of an on-site wastewater system.

The City's Official Plan and Infrastructure Master Plan direct the extension and creation of new Public Service Areas for the growth management strategies of the Official Plan for the urban area. In cases of new Public Service Areas for the rural area, the three exceptions to permit public servicing are:

1. To support growth in Villages based on a boundary change or intensification of use and the recommendations contained in a Village community design plan;
2. To remedy a public health or environmental problem in a privately serviced area; and
3. To support economic development in unique situations in the rural area, such as for the Carp Airport.

Section 3.8 - Solid Waste Disposal Sites

The Trail Road Landfill Facility is designated 'Solid Waste Disposal Site' in the Official Plan. This designation has policies to protect human health and safety within the area of influence of an operating or non-operating solid waste disposal site. The most significant contaminant discharges and visual problems normally occur within 500 metres of the perimeter of the landfill area.

Policy 5 of Section 3.8 requires proponents for any development that requires planning approval on land within the influence area of an operating or non-operating solid waste disposal site, to undertake a study, in consultation with the owner/operator of the disposal site, to demonstrate that the solid waste disposal site will not have any adverse effects on the proposed development and will not pose any risks to human health and safety. Where an operating solid waste disposal site is involved the City must be

satisfied that the development will not impact the continuing operation of a solid waste disposal site (e.g., a use that would have the potential of impacting the water table).

Because of the vicinity of the site to the City owned Trail Road Landfill Facility, concerns were raised regarding the effects on the groundwater in the area which may potentially affect the location of the leachate plume flow currently contained on the City's Trail Road landfill property.

Staff understands the potential risks associated with deep infrastructure and water taking during construction on the development properties near the Trail Road Landfill Facility. A detailed groundwater modelling study is being undertaken to fully understand these risks and assess design options. The recommendations of this report include a site specific policy in the Official Plan Amendment and a holding provision within the zoning to withhold urban services until such time as a comprehensive servicing study evaluates servicing options including groundwater, to demonstrate that there will be no adverse impacts to and from the solid waste disposal site and there will not be any risks to human health and safety, which is discussed later.

Planning Rationale

Appropriateness of Requested 'General Rural Area' Designation

The re-designation of the 4.06-hectare northern parcel to 'General Rural Area' is appropriate based on the direction of Section 3.7.4 (Mineral Aggregate Resources). This section states where the sand, gravel or bedrock mineral aggregate resources of a property have been fully extracted, the site fully rehabilitated and an aggregate license surrendered, re-designation is appropriate to either Agricultural Resource or General Rural Area based on the predominantly surrounded land-use designations. In this case there are no surrounding Agricultural Area designations and adjacent lands are either 'General Rural Area', 'General Urban Area', or 'Sand and Gravel Resource Area'. Thus, the 'General Rural Area' designation is most appropriate.

Appropriateness of Requested 'Rural Employment Area' Designation

The requested OP designation, 'Rural Employment Area', is the land-use category used in the rural area of the City to direct those uses that are noxious by virtue of their noise, odour, dust or other emissions or that have potential for impact on air quality or surface water or groundwater.

In addressing policies of suitability in a 'Rural Employment Area', the City's Official Plan recognizes that 'Rural Employment Areas' are the intended land use to support and encourage clustering of industrial uses not suitable in the Urban Area or General Rural Area. The nature of the proposed development, which includes a 9,340 square metre manufacturing facility in phase 1 and a 3,465 square metre office in phase 2, would best fit the 'Rural Employment Area' policies where new heavy and light industrial uses, warehouse and storage operations are to be located.

Several factors are further considered when assessing the site in terms of its unique policy and locational context to support its suitability for the proposed office and industrial use within the Rural Employment Area:

Borrisokane Service Corridor

The section of Borrisokane Road from Cambrian Road to Barnsdale Road was relocated to the east to accommodate the construction of Highway 416. The nature of the road being a single loaded roadway facing Highway 416 serves as a corridor to permit access to the lands to the east, which are rural and primarily consist of active or former aggregate pits.

The lands have locational advantages based on proximity to the Highway 416 interchange (at Strandherd Drive) and a potential future interchange (at Barnsdale Road) that support these lands as desirable employment lands.

Proximity to Trail Road Landfill Facility

The lands along the Borrisokane Road corridor, including the subject site, fall within the 500-metre influence area of the Trail Road Landfill Facility, and thus are restricted to non-sensitive land uses due to odour and land use incompatibility with sensitive land uses. Sensitive uses such as residential and institutional are not permitted within the influence area, and non-sensitive uses such as industrial and manufacturing are considered appropriate. The proposed development for a light industrial, manufacturing and office building is suitable given the land use restriction caused by the site's proximity to the Trail Road Landfill Facility.

Barrhaven South Community Design Plan (BSCDP)

To the north of the site where a portion of Borrisokane Road is within the urban boundary, lands within the 500-metre buffer of the Trail Road Landfill Facility are

designated within the Barrhaven South CDP as 'Employment'. The purpose of the Employment designation is to provide enough land for employment generating uses within the community in order to meet the Official Plan's jobs-to-housing balance targets. These lands have good access to the arterial road network and are adjacent to Highway 416. The intent is to establish a range of uses in a high-quality business park setting that serve the interests of Barrhaven South, as well as those of the larger community. Industrial uses, warehouse uses, automotive uses, offices, and retail uses are all permitted within the Employment land use category. The proposed uses and location are in line with the BSCDP's intent for the existing Employment designation.

Operational and Design Matters

Borrisokane Road is a rural arterial road, which is suitable for the transportation requirements of the office, manufacturing/assembly, storage yard uses of the proposed development. It allows for all truck and transportation to occur on the rural collector road, away from residential traffic. The nature of this 'service road' also permits the building(s) to be located close to the road with no adverse impacts on neighbouring residential areas to the east. This allows for the activities of loading and storage requirements in the rear to be properly buffered by a landscaped berm.

The applicant's Noise Study has adequately addressed any adverse noise impacts to adjacent existing and future sensitive land-uses. The companion Site Plan Control application will address site lighting, noise attenuation design, truck access and egress points, loading areas, and dust suppression issues.

Overall, the requested Rural Employment Area designation appears to be consistent with applicable policies and is appropriate for the site's unique locational context.

Appropriateness of Requested Public Servicing Connection

The Official Plan directs that areas adjacent to public water and wastewater services but outside any defined Public Service Areas are not permitted to connect to public services. The direction for Public Services is in compliance with the Provincial Policy Statement where the hierarchy of services are identified as municipal services for settlement areas as a first priority and using municipal services for planned and expected growth. The City's growth strategy as identified in Section 2.2 of the Official Plan requires sufficient land to be provided in the urban area to meet the City's projected employment and housing needs.

When looking at employment uses, the City's Official Plan (Section 2.2 Managing Growth) encourages these uses through intensification and renewal of employment uses within the Greenbelt, but also within serviced Villages, such as Manotick and Richmond. The emphasis for locations is to take advantage of existing or planned municipal services. Thus, the Public Service Area direction and growth management strategies go 'hand in hand' to ensure the City's growth is achieving planned growth.

Section 2.3.2, Water and Wastewater Services, has policy direction for the creation of new Public Service Areas in the rural area where public services have been deemed to be the appropriate solution for the following economic circumstance:

2.3.2, Policy 5

“c. To support economic development in unique situations in the rural area, such as for the Carp Airport, where:

- i. The community design planning process has included a comprehensive servicing study which uses standardized criteria including costs and benefits to evaluate a range of servicing options and innovative technologies to deliver public water and/or wastewater services
- ii. The mechanisms for financial capital costs, operating costs and infrastructure replacement reserve costs are established.
- iii. The definition of the Public Service Area boundary and the terms of provision of service are established.”

The subject land at Part of 3713 Borrisokane Road is immediately adjacent to the urban lands where servicing will be directly accessible. Thus, having regard for Policy 2.3.2, 5, municipal services are available through the adjacent urban lands with no financial cost borne on the City for installation and negligible costs for operation.

The Barrhaven South Urban Expansion Area Community Design Plan (BSUEA CDP) included a Master Servicing Study (MSS) process to identify the servicing requirements for the urban community. Although the subject site is outside of the BSUEA CDP area, the requested urban servicing to the site would need to be connected through the subdivision lands within the CDP area. As specified under the OP policy, a comprehensive servicing study is required to evaluate appropriate servicing option for the site, the applicant has been requested to, and has agreed to, undertake further study to inform the viability of municipal services for Part of 3713 Borrisokane Road. This comprehensive servicing study will fulfill the requirements of subsections i, and ii within Policy 2.3.2, 5 above. Therefore, staff are not objecting to the requested connection to public servicing from a high-level policy perspective, provided a comprehensive servicing study will be properly conducted and technical concerns will be sufficiently satisfied.

The servicing study will also provide the opportunity to address staff's concerns with new municipal sewer and water infrastructure interacting with the Trail Road Landfill Facility groundwater and leachate plume, as discussed in the following sections.

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Review of Groundwater Impacts and Servicing Feasibility

A. Private Servicing

As part of the water supply investigation for the subject proposal, a well was drilled in the deep bedrock, with a long steel casing. A 12-hour pumping test was performed, while observation wells were monitored. The pumping test results and the water quality testing, adequately demonstrate that the new drilled well on the westerly parcel has no detectable connection to the overburden aquifers, and hence should not impact the existing contaminant plume at the Trail Road Landfill site.

With respect to private sanitary treatment, the application has demonstrated the septic tanks will be installed above the groundwater table to ensure there is no influence on the groundwater regime and no hydrogeological connectivity between the Trail Road Landfill leachate plume and the private septic tanks.

On-site stormwater management will service the site, using an infiltration pond. The site will be designed to drain to the infiltration pond, where the pond will direct surface water back into the ground, thus aiding to recharge groundwater and minimizing the impacts of the development on the leachate plume. The elevation of the bottom of the infiltration pond will be above the groundwater table, ensuring it will operate and function as designed.

These findings allow staff to make the recommendation for a new 'Rural Employment Area' designation and accompanying Zoning By-law Amendment to permit the office, light industrial, storage yard and warehouse uses within the RG[xxxr]-h zone on the basis that the site will be serviced with private services.

B. Urban Servicing

With regards to the potential impacts on the groundwater as a result of the construction of urban servicing to the site, the concern will be addressed through the City's request for more comprehensive servicing analysis, including groundwater study. This servicing analysis is important in the context of understanding the landfill plume impacts, as well as the overall feasibility of a potential servicing solution to raise the elevations of the linear infrastructure with a different servicing scenario. An alternate scenario could potentially be derived reducing the depth of the infrastructure in the area, with the result that less water would need to be pumped and minimize impacts to the groundwater

flow. A high-level servicing scheme may be derived so that the new infrastructure being constructed for the subdivisions would be sufficient to accommodate the flows from all the discharging lands.

Should the applicant provide further demonstration that municipal servicing has no impact on the leachate plume and no risk to human health is attributed to these services, then the site could benefit from a Public Service Area expansion.

To address the concerns of the Public Service Area expansion and its potential interaction with the Trail Road Landfill leachate plume, staff are recommending the following site-specific OP policy in a new Rural Employment Area subsection of the Official Plan:

3.7.5.2 Borrisokane Road Corridor Rural Employment Area

The lands along the Borrisokane Road corridor are positioned to form an industrial and employment cluster with their immediate access to a highway service road, and their adjacency to Highway 416 interchange access.

The lands fall within the 500-metre influence area of the Trail Road Landfill Facility, and thus are restricted to non-sensitive land uses due to odour and land use incompatibilities. As such specific criteria (see Section 3.8) are required to ensure future employment uses and their servicing do not adversely impact the viability of the Trail Road Landfill Facility nor compromise public health and safety.

Policies

1. Office is a permitted use associated with a use in Policy 2 of 3.7.5
2. All new development must be supportable on individual well and septic systems as per Section 4.4.2
3. Despite Section 2.3.2 Policy 6 and Policy 12, full municipal services are permitted subject to the completion, acceptance and approval of a comprehensive servicing study to evaluate appropriate servicing options for the land, including that full municipal services have no adverse impact on the Trail Road Landfill Facility's operational capacity nor will municipal services pose a risk to human health and safety as they relate to the landfill leachate plume.

Economic Advantage

As an innovative, advanced manufacturing business (using robotics, prefabrication, etc.), this proposed facility aligns with the City's economic development focus on knowledge-based industries and adds to Ottawa's manufacturing capacity and contributes to economic diversification. This development has the ability to form a nucleus to additional commercial/industrial development in the proximate vicinity, adding complementary employment in servicing the proponents required inputs and servicing the demand created by its employees. It also provides the Ottawa labour market with appealing new employment opportunities

Provincial Policy Statement

Staff have reviewed the proposal based on the 2014 and 2020 PPS and concluded that the basis for this application to be reviewed is the following.

1. Does the application adversely impact the settlement pattern of the City's long-term plan, with respect to servicing or land-use?
2. Does the application compromise the City's ability to focus growth within the target areas, such as serviced settlement areas?
3. Does this development create unjustified and/or uneconomical expansion of urban services?
4. Does the expansion of the Public Service Area in this manner still provide a feasible, financially viable public infrastructure that protects human health and the environment? And is this efficient use of existing municipal services?
5. Does the application contribute towards achieving the employment and economic prosperity policies of the PPS, such as supporting economic competitiveness and economic development, and optimizing available infrastructure?

Staff have consulted with the Ministry of Municipal Affairs and Housing on these matters, as well have contemplated how this site along the Borrisokane Road corridor will be a candidate site for urban expansion during the new Official Plan review. The uniqueness of the site is both its economic aspects of the specific proposal and its combination of land-use factors.

This property is in an advantageous location in Ottawa where it abuts a 400 series highway (with adjacency to an interchange), abuts urban land, has direct access to a highway service road and is on land being repurposed from a former aggregate pit. These factors make the viability of this site for major industrial exceptional. From a servicing perspective, although it has been demonstrated that the site can be serviced by private services, the fact that urban services are immediately available, and these services would not cause undo cost on the City, makes them a viable option. The use of urban services for a major industrial site will provide for efficiencies for firefighting purposes and a sanitary perspective. Regarding land-use, the Trail Road Landfill Facility to the west limits the types of uses on this property, where sensitive land-uses are not permitted, and the Community Design Plan for Barrhaven South, designates land within the urban area as 'Employment', which provides land-use compatibility benefits.

In terms of economic uniqueness, the Advanced Building Innovations Centre (ABIC) proposal is projected to employ approximately 250 full time jobs in a first of its kind house component manufacturing facility in Ottawa. This facility has the ability to, not only add value to the Ottawa homebuilding industry, but it can provide housing component exports to other regions of Canada, including the northeastern United States. From an Ottawa perspective, delivering prefabricated housing components to the job site has the benefit of efficiencies in the use of building materials, and time on home construction. Indirect jobs will be created, as the ABIC facility will be associated with software development for automated manufacturing, with university partnerships for wood science and engineering

Thus, staff have determined that the recommendations of this report are consistent with the Provincial Policy Statement, 2014 and 2020.

Evaluation of Zoning Request

To implement the Official Plan recommendations, staff recommend approval of a rezoning to permit the Rural General Industrial zone (RG[xxxr]-h) which would implement the 'Rural Employment Area' designation, by permitting the warehouse, storage yard, manufacturing and office components of this development. The RG zone is appropriate as it supports industrial uses for the construction, agriculture, transportation and other industries, as well as ancillary retail.

Staff conclude the use of a 'holding provision' (denoted by the lower case 'h') is suitable to prohibit connection to urban services until such time as a comprehensive servicing study is complete and is approved by the City. Until then, the site can proceed on private individual well and septic services in accordance with Section 4.4.2 of the Official Plan.

Further, the 4.06-hectare northern parcel that will be within the 'General Rural Area' is recommended to be rezoned to Parks and Open Space (O1) for the development of a stormwater management facility for servicing the adjacent urban subdivisions in Barrhaven South.

The request for a Parks and Open Space (O1) zone on this parcel to the north, is appropriate as it is the correct zone to implement the development of a stormwater management facility. Both the Official Plan and Zoning By-law define a stormwater management facility as a 'utility', and utilities are permitted within the General Rural Designation as per section 3.1 of the Official Plan.

RURAL IMPLICATIONS

The rural character of this area is maintained, with the subject site developing from an aggregate pit operation to an industrial building and outside storage yard. Both uses are industrial in nature, which will have heavy truck and vehicular use. The main transformation being the new use will introduce building form along Borrisokane Road, with an office and industrial building character. The activities of loading and storage will be located in the rear of the property and will have adequate buffering and landscaping to minimize visual and noise impacts on adjacent properties. The rural implications from a built-form perspective, will be the introduction of development on this undeveloped section of Borrisokane Road.

From a rural policy perspective, the application respects the *Aggregate Resources Act*, and the policies regarding rehabilitation of the 'Sand and Gravel Resource Area' designation. Further, the special study requirements within the 'Solid Waste Disposal Site' designation is reinforced through the new Rural Employment Area section, and private services have demonstrated no anticipated impacts on the landfill's leachate plume.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of the application associated with this report.

LEGAL IMPLICATIONS

Concerns with respect to the Trail Road Landfill Facility are identified in the Risk Management Implications identified below. There are no further legal implications with respect to the adoption of the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are risk implications with this report as described below:

Development on the western part of 3713 Borrisokane Road (ABIC) will be close to the Trail Road Landfill Facility. There is currently a contaminant leachate plume within the City property, under the landfill, which is controlled within the City's property by a dewatering pond to the northwest of the landfill. Any pumping of groundwater that may occur east of the landfill could disrupt the existing groundwater flow regime and cause the plume to migrate offsite, under Highway 416 and into the development lands.

In order to better understand the risks associated with developments east of Highway 416, the City has retained Dillon Consulting to prepare a groundwater numerical model that will be used to assess the influence that pumping groundwater will have on the plume. It is anticipated that the groundwater model will be ready in July 2020. In order for the site at the western part of 3713 Borrisokane to proceed ahead of the groundwater model, the proponent has advanced a design relying on private services (well and septic), which will not require groundwater pumping that would disrupt the plume. What is unknown at this time, but will be determined by the groundwater model, is the influence of other developments in the area. At this time there is low to moderate current risk associated with plume migration due to works both already completed and potentially higher risk for proposed works, such as urban services to the ABIC proposal. If development draws the plume away from the leachate dewatering pond, and leaves the landfill site property, the City is at risk of being in non-compliance with its Provincial environmental approvals, and of potentially being legally liable for contamination under the development lands. Further, the City would be responsible for engineering solutions (for example, purge wells) to ensure the leachate plume is effectively managed on its property.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

FINANCIAL IMPLICATIONS

As identified in the above Risk Management Implications, the City would be responsible for the engineering solutions to ensure the leachate plume is effectively managed on its property. The modeling currently being done by Dillon will help understand groundwater movement, which will subsequently help inform the potential solutions required, both temporary short term and/or permanent long term, and associated costs. All of these are unknown at this time.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- **Economic Growth and Diversification:** Encourage economic growth and diversification by supporting business investment and expansion, talent attraction and retention, and branding Ottawa as a place to be.
- **Sustainable Infrastructure:** Ensure sustainable infrastructure investment to meet the future growth and service needs of the City.

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to significant time allocated to the resubmission of revised materials, and issue resolution.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Official Plan Amendment

Document 3 Detailed Zoning Map

Document 4 Details of Recommended Zoning

Document 5 MNRF Confirmation of Surrender of Pit Licence

Document 6 Consultation Details

Document 7 Site Plan

CONCLUSION

Staff is of the opinion that due to locational criteria along a highway service road, the lands will be limited to commercial and industrial (non sensitive) land uses; the site is within a land use context of employment type uses within the Barrhaven South CDP to the immediate north and abutting the urban boundary; it has convenient access to full municipal services; this development can leverage its position to provide a unique employment opportunity and contributing to the City's economic development.

Staff recommend approval of a re-designation from 'Sand and Gravel Resource Area' to 'General Rural Area', and 'Rural Employment Area' with a special policy that would permit full municipal services upon the completion of a Master Servicing Study (MSS) including a Groundwater Study which demonstrates servicing feasibility and no adverse impacts related to the adjacent Trail Road Landfill Facility. Should the MSS not be able to make a successful urban services rationale, the site would be serviced by private individual well and septic services as per the City's requirements in Section 4.4.2 of the Official Plan.

Staff recommend approval of the requested rezoning of the land to Parks and Open Space (O1) and Rural General Industrial ((RG[xxxr]-h)) zones. The O1 zone would implement the 'General Rural Area' designation, permitting the stormwater management facility. The RG zone would implement the 'Rural Employment Area' designation, permitting the warehouse, storage yard, manufacturing and office components of this development. Staff recommend the use of a 'holding provision' (denoted by the lower

case 'h') to prohibit connection to urban services until such time as a comprehensive servicing study is complete, accepted and approved. Until then, it has been demonstrated that the site can proceed on private individual well and septic services in accordance with Section 4.4.2 of the Official Plan.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

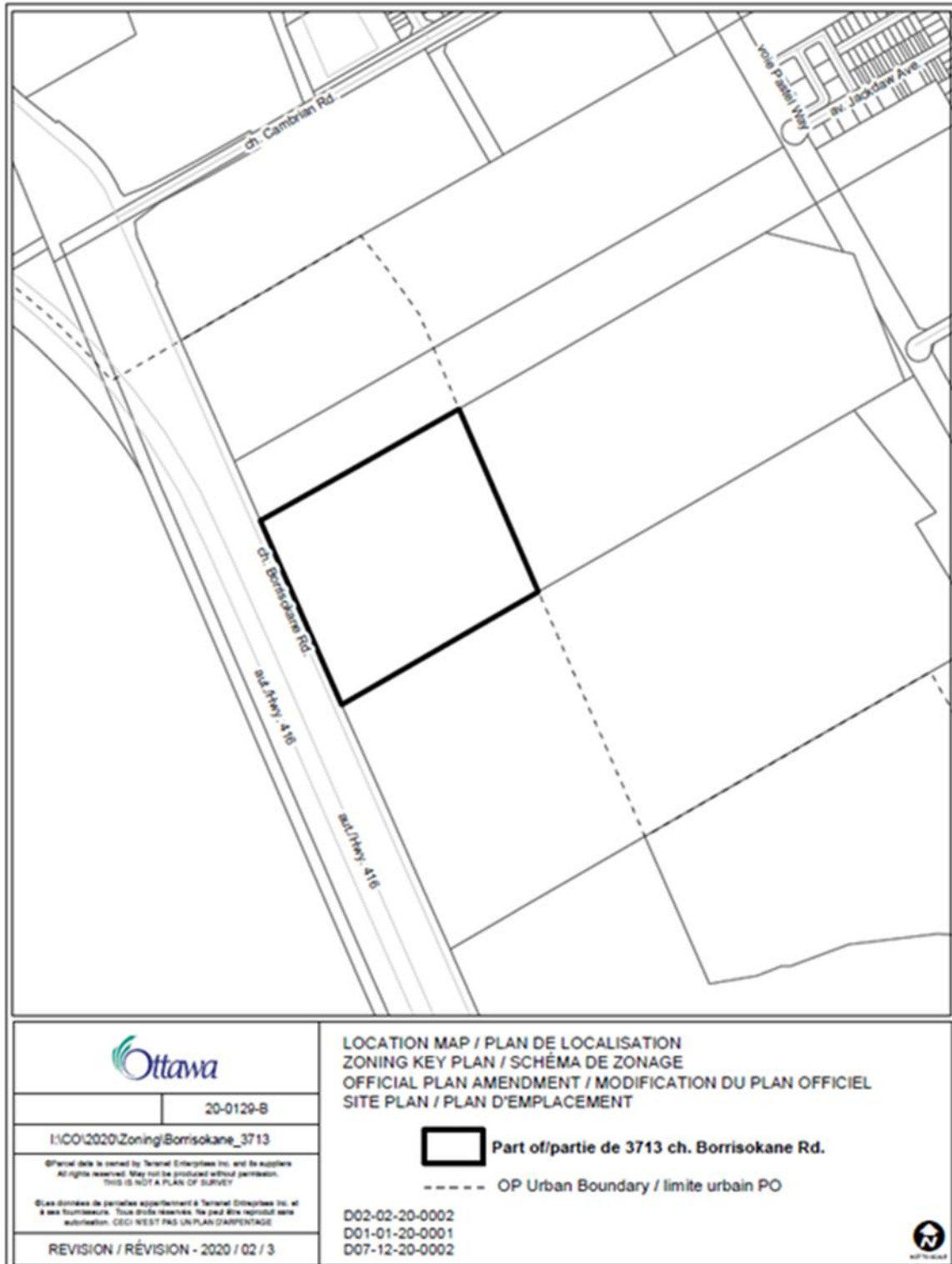
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Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](#).



Document 2 – Details of Recommended Official Plan Amendment



Official Plan Amendment No. XXX Modification du Plan Directeur

To the Official Plan of the City of Ottawa

Volume 1

Land use

Utilisation du sol

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THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XXX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XXX to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

1. Purpose

The purpose of the Official Plan Amendment is to re-designate the lands from 'Sand and Gravel Resource Area' to 'General Rural Area', and 'Rural Employment Area' with a site-specific policy to permit the expansion of the Public Service Area for the purpose of servicing the site with public services (sanitary and water).

The applicant has requested a site-specific policy be added to the Rural Employment Area Designation that would have the effect of overriding the Official Plan, Section 2.3.2 Water and Wastewater Services, policies 6 and 12 where they state:

6. Areas adjacent to public water and wastewater services but outside any defined Public Service Areas are not permitted to connect to public services; and

12. All development outside of Public Service Areas will be on the basis of private services.

Location

The site is municipally addressed as part of 3713 Borrisokane Road and is located outside of the Urban Boundary in the rural area of Ottawa, as shown on the Location Map in Document 1. The rural site has an area of 11.85 hectares, of which 7.79 hectares is proposed as a 'Rural Employment Area' designation, and a 4.06-hectare portion is proposed as a 'General Rural Area' designation.

The site is bound to the north by Cambrian Road, the City-owned Cambrian Woods, and a residential subdivision, to the east by vacant urban lands, future Greenbank Road realignment, and a number of existing and future residential developments, to the south by vacant rural lands and Barnsdale Road, and to the west by Borrisokane Road and Highway 416. The City's Trail Road Landfill Facility is located 150 metres away from the site, across Highway 416 to the west.

The lands affected by the amendment are shown on the Lands Affected Map.

2. Basis

The City's Official Plan, Section 3.7.4 directs sand, gravel or bedrock mineral aggregate resources that have been fully extracted, fully rehabilitated and where their aggregate license has been surrendered, to be re-designation either Agricultural Resource or General Rural Area based on the predominantly surrounded land-use designations.

The City's Official Plan states that Rural Employment Areas are intended to support and encourage clustering of primarily industrial uses not suitable in the Urban Area or General Rural Area. The existing rural employment areas provide for a full range of industry sectors, which includes, but is not limited to, manufacturing, construction, agriculture, transportation as well as other professional and business services and ancillary retail. Rural Employment Areas add to the diversity of opportunities for economic development and those seeking large sites and proximity to the urban area. Rural Employment Areas are also suited to close proximity to 400 Series Highway interchanges.

The Ministry of Natural Resources and Forestry has provided evidence of the surrender of the aggregate license with the sand and gravel pit having achieved its required rehabilitation grades. This enables the redesignation of the site out of the 'Sand and Gravel Resource Area' to a designation that is appropriate for the proposed use and its land-use context.

The City's Trail Road Landfill facility is designated 'Solid Waste Disposal Sites' with the Official Plan and requirement proponents of development within the 500 metre influence area to demonstrate development will not pose a risk to human health and safety, including no impact on the continuing operation of the facility. From a rural servicing perspective, it has been demonstrated that private services will have no impact on the Trail Road Landfill facility's operation, and its leachate plume.

The City's Official Plan permits extension of urban services in unique economic circumstances, and the Provincial Policy Statement supports this where it can be demonstrated the extension into rural lands is for economic purposes; is feasible; is financially viable; and can optimize existing infrastructure. Further study will be required to determine if urban services have any impact on the leachate plume associated with the landfill.

3. Rationale

The department is recommending approval of the subject application because the proposed development meets the intent of both the 'General Rural Area' and 'Rural Employment Area; meets the criteria for expanding the Public Service Area for economic reasons; and meets the intent of the Provincial Policy Statement 2020).

General Rural Area

The re-designation of the 4.06-hectare northern parcel to 'General Rural Area' is appropriate based on the direction of Section 3.7.4 (Mineral Aggregate Resources). This section states where the sand, gravel or bedrock mineral aggregate resources of a property have been fully extracted, the site fully rehabilitated and an aggregate license surrendered, re-designation is appropriate to either Agricultural Resource or General Rural Area based on the predominantly surrounded land-use designations. In this case there are no surrounding Agricultural Area designations and adjacent lands are either 'General Rural Area', 'General Urban Area', or 'Sand and Gravel Resource Area'. Thus, the 'General Rural Area' designation is most appropriate.

Rural Employment Area

With respect to considering a new Rural Employment Area land designation at Part of 3713 Borrisokane Road, the location for this industrial type of use and new designation has some significant attributes. Its location, on what is essential a highway service road, allows for a separation of truck transport from local traffic, and for proximity to a highway interchange at Strandherd Drive and Highway 416 (a future highway interchange is also contemplated at Barnsdale Road and Highway 416). The nature of this 'service road' also permits the building(s) to be located close to the road with no adverse impacts on neighbouring residential land-uses to the east. This allows for the activities of loading, and storage requirements in the rear to be properly to be properly buffered by a landscaped berm.

In addressing policies of suitability in a 'Rural Employment Area', the City's Official Plan recognizes that 'Rural Employment Areas' are the intended land-use to support and encourage clustering of industrial uses not suitable in the Urban Area or General Rural Area. There are several factors for why the site at 3713 Borrisokane Road is in a unique policy and geographic location to support its suitability for the proposed office and industrial use within the Rural Employment Area:

Borrisokane Service Corridor

The section of Borrisokane Road from Cambrian Road to Barnsdale Road was relocated to the east to accommodate the construction of Highway 416. The nature of the road being a single loaded roadway facing Highway 416 serves as a corridor to permit access to the lands to the east, which are rural and primarily consist of active or former aggregate pits.

The lands have locational advantages based on proximity to the Highway 416 interchange (at Strandherd Drive) and a potential future interchange (at Barnsdale Road) that support these lands as desirable employment lands.

Proximity to Trail Road Landfill Facility

The lands along the Borrisokane Road corridor, including the subject site, fall within the 500-metre influence area of the Trail Road Landfill Facility, and thus are restricted to non-sensitive land-uses due to odour and land-use incompatibility with sensitive land uses. Sensitive uses such as residential and institutional are not permitted within the influence area, and non-sensitive uses such as industrial and manufacturing are considered appropriate. The proposed development for a light industrial, manufacturing and office building is suitable given the land use restriction caused by the site's proximity to the Trail Road Landfill Facility.

Barrhaven South Community Design Plan (BSCDP)

To the north of the site where a portion of Borrisokane Road is within the urban boundary, lands within the 500-metre buffer of the Trail Road Landfill Facility are designated within the Barrhaven South CDP as 'Employment'. The purpose of the Employment designation is to provide enough land for employment generating uses within the community in order to meet the Official Plan's jobs-to-housing balance targets. These lands have good access to the arterial road network and are adjacent to Highway 416. The intent is to establish a range of uses in a high-quality business park setting that serve the interests of Barrhaven South, as well as those of the larger community. Industrial uses, warehouse uses, automotive uses, offices, and retail uses are all permitted within the Employment land use category. The proposed uses and location are in line with the BSCDP's intent for the existing Employment designation.

Operational and Design Matters

Borrisokane Road is a rural arterial road, which is suitable for the transportation requirements of the office, manufacturing/assembly, storage yard uses of the proposed development. It allows for all truck and transportation to occur on the rural collector road, away from residential traffic. The nature of this 'service road' also permits the building(s) to be located close to the road with no adverse impacts on neighbouring residential areas to the east. This allows for the activities of loading and storage requirements in the rear to be properly buffered by a landscaped berm.

The applicant's Noise Study has adequately addressed any adverse noise impacts to adjacent existing and future sensitive land-uses. The companion Site Plan Control application will address site lighting, noise attenuation design, truck access and egress points, loading areas, and dust suppression issues. Overall, the requested Rural Employment Area designation appears to be consistent with applicable policies and is appropriate for the site's unique locational context.

Appropriateness of Requested Public Servicing Connection

The Official Plan directs that areas adjacent to public water and wastewater services but outside any defined Public Service Areas are not permitted to connect to public services. The direction for Public Services is in compliance with the Provincial Policy Statement where the hierarchy of services are identified as municipal services for settlement areas as a first priority and using municipal services for planned and expected growth. The City's growth strategy as identified in Section 2.2 of the Official Plan requires sufficient land to be provided in the urban area to meet the City's projected employment and housing needs.

When looking at employment uses, the City's Official Plan (Section 2.2 Managing Growth) encourages these uses through intensification and renewal of employment uses within the Greenbelt, but also within serviced Villages, such as Manotick and Richmond. The emphasis for locations is to take advantage of existing or planned municipal services. Thus, the Public Service Area direction and growth management strategies go 'hand in hand' to ensure the City's growth is achieving planned growth.

Section 2.3.2 – Water and Wastewater Services, has policy direction for the creation of new Public Service Areas in the rural area where public services have been deemed to be the appropriate solution for the following economic circumstance:

2.3.2, Policy 5

“c. To support economic development in unique situations in the rural area, such as for the Carp Airport, where:

- i. The community design planning process has included a comprehensive servicing study which uses standardized criteria including costs and benefits to evaluate a range of servicing options and innovative technologies to deliver public water and/or wastewater services
- ii. The mechanisms for financial capital costs, operating costs and infrastructure replacement reserve costs are established.
- iii. The definition of the Public Service Area boundary and the terms of provision of service are established.”

The subject land at Part of 3713 Borrisokane Road is immediately adjacent to the urban lands where servicing will be directly accessible. Thus, having regard for Policy 2.3.2, 5, municipal services are available through the adjacent urban lands with no financial cost borne on the City for installation and negligible for operation.

The Barrhaven South Urban Expansion Area Community Design Plan (BSUEA CDP) included a Master Servicing Study process to identify the servicing requirements for the urban community. Although the subject site is outside of the BSUEA CDP area, the requested urban servicing to the site would need to be connected through the subdivision lands within the CDP area. As specified under the OP policy, a comprehensive servicing study is required to evaluate appropriate servicing option for the site, the applicant has been requested to, and has agreed to, undertake a comprehensive servicing study to inform the viability of municipal services for Part of 3713 Borrisokane Road. This study will fulfill the requirements of subsections i, and ii within Policy 2.3.2, 5 above. Therefore, staff is not objecting to the requested connection to public servicing from a high-level policy perspective, provided a comprehensive servicing study will be properly conducted and technical concerns will be sufficiently satisfied.

The comprehensive servicing study will also provide the opportunity to address Staff's concerns with new municipal sewer and water infrastructure interacting with the Trail Road Landfill Facility groundwater and leachate plume, as discussed in the following sections.

Review of Groundwater Impacts and Servicing Feasibility

A. Private Servicing

As part of the water supply investigation for the subject proposal, a well was drilled in the deep bedrock, with a long steel casing. A 12-hour pumping test was performed, while observation wells were monitored. The pumping test results and the water quality testing, adequately demonstrate that the new drilled well on the westerly parcel has no detectable connection to the overburden aquifers, and hence should not impact the existing contaminant plume at the Trail Road Landfill site.

With respect to private sanitary treatment, the application has demonstrated the septic tanks will be installed above the groundwater table to ensure there is no influence on the groundwater regime and no hydrogeological connectivity between the Trail Road Landfill leachate plume and the private septic tanks.

On-site stormwater management will service the site, using an infiltration pond. The site will be designed to drain to the infiltration pond, where the pond will direct surface water back into the ground, thus aiding to recharge groundwater and minimizing the impacts of the development on the leachate plume. The elevation of the bottom of the infiltration pond will be above the groundwater table, ensuring it will operate and function as designed.

These findings allow Staff to make the recommendation for a new 'Rural Employment Area' designation and accompanying Zoning By-law Amendment to permit the office, light industrial, storage yard and warehouse uses within the RG[xxxr]-h zone on the basis that the site will be serviced with private services.

B. Urban Servicing

With regards to the potential impacts on the groundwater as a result of the construction of urban servicing to the site, the concern will be addressed through the City requested a comprehensive servicing study, including a Groundwater Study. This study is important in the context of understanding the landfill plume impacts as well as the overall feasibility of a potential servicing solution to raise the elevations of the linear infrastructure with a different servicing scenario. An alternate scenario could potentially be derived reducing the depth of the infrastructure in the area, with the result that less water would need to be pumped and minimized impacts to the groundwater flow. A

high-level servicing scheme may be derived so that the new infrastructure being constructed for the subdivisions would be sufficient to accommodate the flows from all the discharging lands.

Should the applicant provide further demonstration that municipal servicing has no impact on the leachate plume and no risk to human health is attributed to these services, then the site could benefit from a Public Service Area expansion.

Provincial Policy Statement

Staff have reviewed the proposal based on the 2014 and 2020 PPS and concluded that the basis for this application to be reviewed is the following.

1. Does the application adversely impact the settlement pattern of the City's long-term plan, with respect to servicing or land-use?
2. Does the application compromise the City's ability to focus growth within the target areas, such as serviced settlement areas?
3. Does this development create unjustified and/or uneconomical expansion of urban services?
4. Does the expansion of the Public Service Area in this manner still provide a feasible, financially viable public infrastructure that protects human health and the environment? And is this efficient use of existing municipal services?
5. Does the application contribute towards achieving the employment and economic prosperity policies of the PPS, such as supporting economic competitiveness and economic development, and optimizing available infrastructure?

Staff have consulted with the Ministry of Municipal Affairs and Housing on these matters, as well have contemplated how this site along the Borrisokane Road corridor will be a candidate site for urban expansion during the new Official Plan review. The uniqueness of the site is in both the economic aspects of the specific proposal and in combination with land-use factors.

This property is in an advantageous location in Ottawa where it abuts a 400 series highway (with adjacency to an interchange), abuts urban land, has direct access to a

highway service road and is on land being repurposed from a former aggregate pit. These factors make the viability of this site for major industrial exceptional. From a servicing perspective, although it has been demonstrated that the site can be serviced by private services, the fact that urban services are immediately available, and these services would not cause undo cost on the City, makes them a viable option. The use of urban services for a major industrial site will provide for efficiencies for firefighting purposes and a sanitary perspective. Regarding land-use, the Trail Road Landfill Facility to the west limits the types of uses on this property, where sensitive land-uses are not permitted, and the Community Design Plan for Barrhaven South, designates land within the urban area as 'Employment', which provides land-use compatibility benefits.

In terms of economic uniqueness, the Advanced Building Innovations Centre (ABIC) proposal is projected to employ approximately 250 full time jobs in a first of its kind house component manufacturing facility in Ottawa. This facility has the ability to, not only add value to the Ottawa homebuilding industry, but it can provide housing component exports to other regions of Canada, including the northeastern United States. From an Ottawa perspective, delivering prefabricated housing components to the job site has the benefit of efficiencies in the use of building materials, and time on home construction. Indirect jobs will be created, as the ABIC facility will be associated with software development for automated manufacturing, with university partnerships for wood science and engineering

Thus, Staff have determined that the recommendations of this report are consistent with the Provincial Policy Statement, 2014 and 2020.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached location map constitutes Amendment No. XXX to the Official Plan for the City of Ottawa.

2. Details

The Official Plan, Volume 1 – is amended as follows:

- a. By adding the following text following Section 3.7.5.1

3.7.5.2 Borrisokane Road Corridor Rural Employment Area

The lands along the Borrisokane Road corridor are positioned to form an industrial and employment cluster with their immediate access to a highway service road, and their adjacency to Highway 416 interchange access.

The lands fall within the 500-metre influence area of the Trail Road Landfill Facility, and thus are restricted to non-sensitive land uses due to odour and land use incompatibilities. As such specific criteria (see Section 3.8) are required to ensure future employment uses and their servicing do not adversely impact the viability of the Trail Road Landfill Facility nor compromise public health and safety.

Policies

1. Office is a permitted use associated with a use in Policy 2 of 3.7.5
2. All new development must be supportable on individual well and septic systems as per Section 4.4.2.
3. Despite Section 2.3.2 Policy 6 and Policy 12, full municipal services are permitted subject to the completion, acceptance and approval of a comprehensive servicing study to evaluate appropriate servicing options for the land, including that full municipal services have no adverse impact on the Trail Road Landfill Facility's operational capacity nor will municipal services pose a risk to human health and safety as they relate to the landfill leachate plume.

and

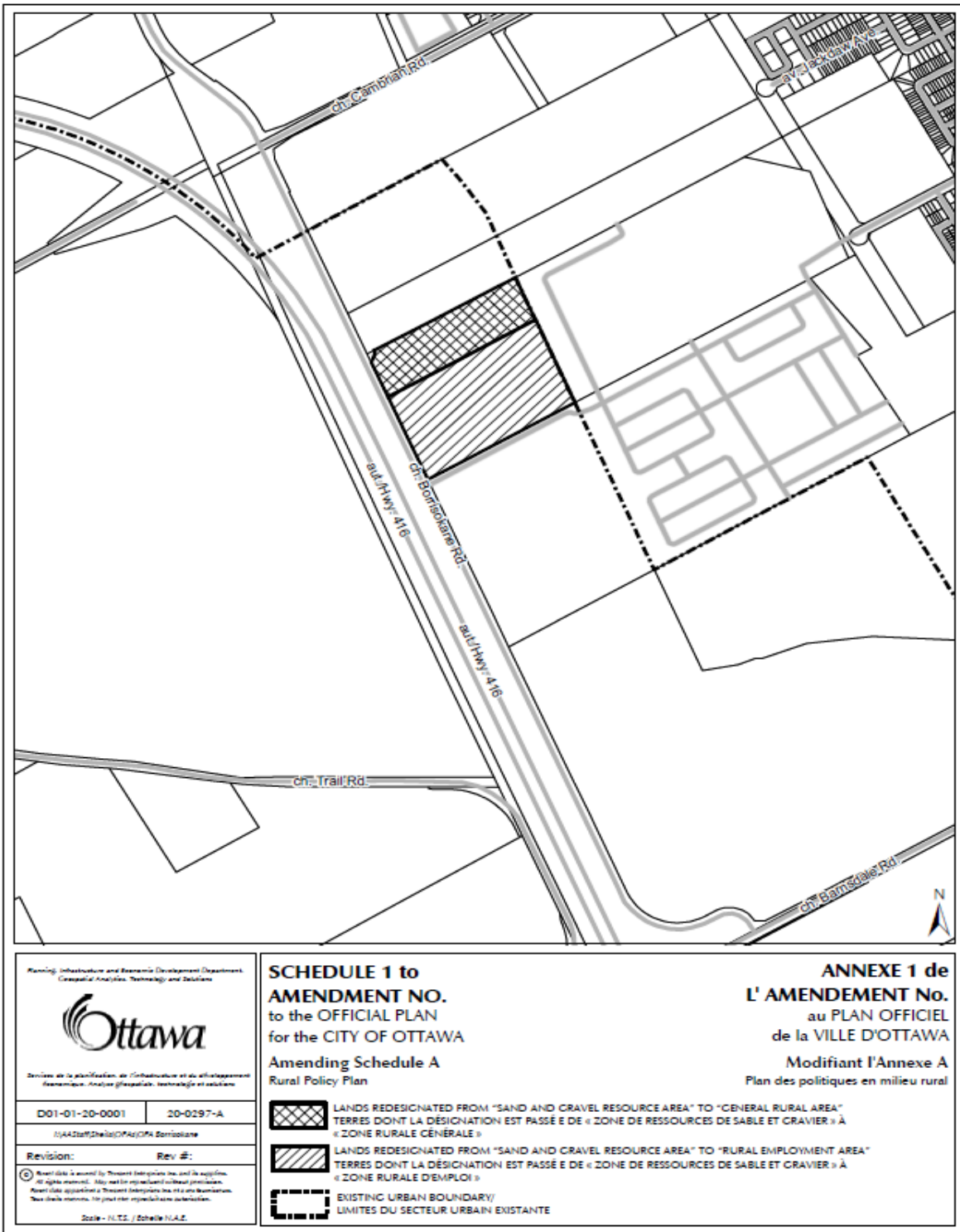
b) by amending Schedule A –Rural Land Use, as shown in Schedule 1 to:

- i) Add the designations “General Rural Area” and “Rural Employment Area” to
Part of 3713 Borrisokane Road

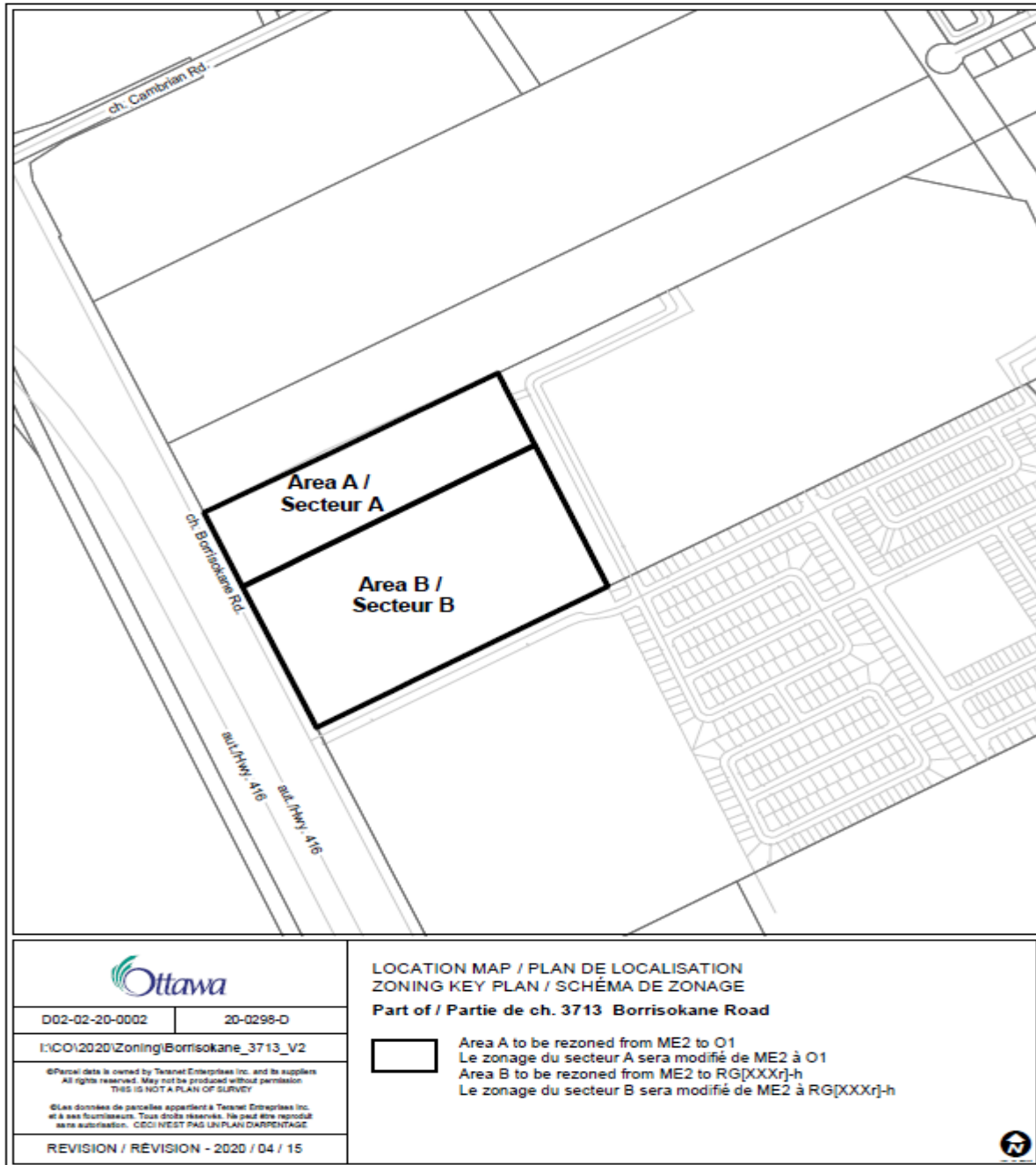
Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Schedule 1



Document 3 – Detailed Zoning Map



Document 4 – Details of Recommended Zoning

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for Part of 3713 Borrisokane Road are as follows:

1. Rezone the lands as shown on Document 3
2. Amend Section 240 – Rural Exception by adding a new exception with provisions similar in intent to the following:
 - a. In Column II add the text, “RG[xxxr]-h”
 - b. In Column III add the following text:
 - “display and sales area
 - office”
 - c. In Column IV add the following text
 - “Cannabis Production Facility
 - Dwelling unit
 - Kennel
 - Leaf and Yard waste composting facility
 - Waste processing and transfer facility”
 - d. In Column V add the following text
 - “The holding symbol applies only to the permission of full municipal services associated with a site plan control application.
 - The holding symbol may only be removed upon Site Plan approval for development on full municipal services (public water and public sanitary services), including the approval of a comprehensive servicing study demonstrating that full municipal services have no adverse impact on the Trail Road Landfill Facility’s operational capacity, nor will municipal services pose a risk to human health and safety as they relate to the landfill leachate plume

- a display and sales area is permitted in association with an office.
- The display and sales area associated with an office is limited to the sale of residential lots or residential units and the display of design and material options for new residential units.
- The provisions of Section 110 (3) do not apply"

Document 5 – MNRF Confirmation of Surrender of Pit License

Ministry of Natural Resources &
Forestry
Kemptville District

10-1 Campus Drive
Kemptville ON K0G 1J0
Tel: 613 258-8204

Ministère des Richesses naturelles
et des Forêts
District de Kemptville

10-1 Campus Drive
Kemptville ON K0G 1J0
Tél: 613 258-8204



February 12, 2020

Via Email: [REDACTED]

Attn: Mr. [REDACTED]

Subject: **Surrender of Aggregate Resources Act Licence No. 4074**
'Drummond Costello Pit'
Pt. Lot 9, Concession 3RF
Former Geographic Township of Nepean, City of Ottawa

Dear Mr. [REDACTED]

Further to your request, a final inspection of this licensed property was completed on January 17, 2020. It was determined during this inspection that the final rehabilitation grades have been achieved for this property.

Due to the fact that the rehabilitation has been ongoing for several years, and that there has been no recent aggregate production, the surrender will be backdated to December 31, 2019 to align with the reporting requirements of The Ontario Aggregate Resources Corporation.

The licence is hereby surrendered, and you have no further obligations under the Aggregate Resources Act for this property. The file for this licence will be closed and archived. Please remove the ARA signage from the entrance to the site.

Thank you for your effort and cooperation in the rehabilitation of this site.

Sincerely,

A handwritten signature in blue ink that reads "Christopher M. Bierman".

Christopher M. Bierman

Aggregate Resources Technical Specialist
Kemptville District – City of Ottawa & East Lanark Areas
T: 613-258-8264 | E: christopher.bierman@ontario.ca

cc. Sean Moore, Development Review Services - City of Ottawa
John DeRick - The Ontario Aggregate Resources Corporation

Document 6 – Consultation Details

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law and Official Plan amendments.

No public comments were received on this file.

Document 7 – Site Plan

