



Agriculture and Rural Affairs Committee

MINUTES 22

Thursday, 31 May 2012, 7:00 p.m.

**Goulbourn Municipal Office (Council Chambers)
2135, Huntley Road, Stittsville**

Present: Councillors D. Thompson (Chair), S. Blais (Vice-Chair), E. El-Chantiry,
S. Moffatt, S. Qadri

DECLARATIONS OF INTEREST

No declarations of interest were filed.

CONFIRMATION OF MINUTES

Minutes 21, regular meeting of Thursday, 10 May 2012.

CONFIRMED

- Note:
1. Please note that these Minutes are to be considered DRAFT until confirmed by Committee.
 2. Please note that any written or verbal submissions (including names but excluding personal contact information) will form part of the public record and be made available to City Council and the public.

STATEMENT REQUIRED UNDER THE *PLANNING ACT*

The Chair read a statement required under the *Planning Act*, which advised anyone intending to appeal the Zoning By-laws listed as Items 2 to 8 on the agenda that they must either voice their objections at the public meeting or submit comments in writing prior to the Amendments being adopted by City Council on 13 June 2012, failing which, the Ontario Municipal Board (OMB) might dismiss all or part of the appeals. In addition, it was noted that applicants could appeal the matters to the OMB if Council did not adopt amendments within 120 days for Zoning, or 180 days for an Official Plan Amendment, of receipt of the applications.

OTTAWA BUILT HERITAGE ADVISORY COMMITTEE

1. APPLICATION TO ALTER 2226 OLD MONTREAL ROAD, A PROPERTY DESIGNATED UNDER PART IV OF THE *ONTARIO HERITAGE ACT*
ACS2012-PAI-PGM-0121 CUMBERLAND (19)

OBHAC RECOMMENDATIONS

The Ottawa Built Heritage Advisory Committee recommends that the Planning Committee recommend that Council:

1. Approve the application to alter 2226 Old Montreal Road in accordance with the designs by W. Elias Engineering and Associates Consulting Engineers received on April 19, 2012 and included as Document 3;
2. Delegate authority for minor design change to the General Manager, Planning and Growth Management Department; and
3. Issue the heritage permit with a two-year expiry from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on July 18, 2012.)

(Note: Approval to Alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

CARRIED

PLANNING AND INFRASTRUCTURE

PLANNING AND GROWTH MANAGEMENT

2. ZONING – 2352A MANOTICK STATION ROAD
ACS2012-PAI-PGM-0116 OSGOODE (20)

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 2352A Manotick Station Road from RU (Rural Countryside zone) to RU[XXXr] (Rural Countryside zone, Exception XXXr), as shown in Document 1 and detailed in Document 2.

CARRIED

3. ZONING - 6007 AND 6021 BROWNLEE ROAD
ACS2012-PAI-PGM-0119 RIDEAU - GOULBOURN (21)

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 6007 and 6021 Brownlee Road from AG (Agricultural) to AG5 (Agricultural, subzone 5) and AG [XXXr] (Agricultural, subzone with an Exception) as shown in Document 1 and as detailed in Document 2.

CARRIED

4. ZONING – 1270 MCFADDEN ROAD
ACS2012-PAI-PGM-0117 CUMBERLAND (19)

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 1270 McFadden Road from Agricultural, Subzone 2 to Agricultural, Subzone 6 as detailed in Document 1.

CARRIED

5. ZONING – 3450 FRANK KENNY ROAD
ACS2012-PAI-PGM-0115 CUMBERLAND (19)

REPORT RECOMMENDATIONS:

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 3450 Frank Kenny Road from RH[35r] to RH[35r]-h to permit

office, light and heavy industrial uses and to add a holding symbol as shown in Document 1 and detailed in Document 2.

Councillor Blais stated that he, the applicant and planning staff had been able to work out a compromise. Accordingly, he would be moving the following motion:

MOTION No. ARA 22/1

Moved by Councillor S. Blais

WHEREAS Planning staff have recommended the imposition of a holding zone until such time as drainage rights are obtained; and

WHEREAS the applicant and the abutting landowner have come to an agreement with regard to drainage and access rights for a stormwater outlet through the applicant's neighbouring property;

THEREFORE BE IT RESOLVED THAT the holding symbol be deleted from the recommendation and that references to the holding provision be deleted in Columns III and V of Document 2 accordingly;

AND THAT there be no further notice pursuant to Section 34 (17) of the Planning Act.

CARRIED

The report recommendations were then put to Committee and CARRIED, as amended by Motion ARA 22/1.

That the Agriculture and Rural Affairs Committee recommend Council:

- 1. Approve an amendment to the Zoning By-law 2008-250 to change the zoning of 3450 Frank Kenny Road to permit office, light and heavy industrial uses as shown in Document 1 and detailed in Document 2 as amended.**
- 2. Approve that there be no further notice pursuant to Section 34 (17) of the *Planning Act.***

CARRIED as amended

6. ZONING – 5699 AND 5710 LONGSHADOW STREET
ACS2012-PAI-PGM-0081 OSGOODE (20)

Steve Gauthier, Planner, gave a brief PowerPoint presentation on the report and staff recommendation to refuse the amendment on Area B.

The Committee members had various questions on what constitutes a convenience store and what a restaurant could sell. They also had concerns with regards to last minute proposals by the developer.

Following questions to staff the Committee heard from the following delegations that were for the most part in favour of staff recommendations to refuse the amendment.

- 1) David Watters – South Pointe Homeowners Association
- 2) Katerina Kourejas Dimakopoulos
- 3) Chris Martin – South Pointe Community Group
- 4) Brian Tansley – Manotick Village Community Association
- 5) Kalus Beltzner
- 6) Vincent Couzza – Architect

The Committee felt that the new proposals from the architect at the last minute were too much to absorb and vote on at this time.

MOTION No. ARA 22/2

Moved by Councillor E. El-Chantiry

That this report be deferred to a future meeting of the Agriculture and Rural Affairs Committee following further discussion on new proposals by the developer.

CARRIED

That the Agricultural and Rural Affairs Committee recommend Council approve:

1. **An amendment to Zoning By-law 2008-250 to change the zoning of 5699 Longshadow Street from Rural Commercial - RC[436r] to Rural Commercial - RC[436r] as shown in Document 1 and detailed in Document 3; and**
2. **Refuse an amendment to Zoning By-law 2008-250 to change the zoning of 5710 Longshadow Street shown as Area B in Document 1.**

DEFERRED

7. OFFICIAL PLAN AMENDMENT – 1346 – 1380 BANKFIELD ROAD AND
5537 – 5599 FIRST LINE ROAD
ACS2012-PAI-PGM-0124 RIDEAU – GOULBOURN (21)

That the Agriculture and Rural Affairs Committee recommend Council approve and adopt an amendment to the Official Plan to add a policy that requires all landowners within the Manotick Special Design Area (SDA) to enter into private agreements to share the costs of infrastructure projects and associated costs required to develop the SDA lands as detailed in Document 3.

CARRIED

8. ZONING BY-LAW AMENDMENT – WASTE PROCESSING AND
TRANSFER FACILITIES IN THE RURAL AREA
WEST CARLETON-MARCH (5) CUMBERLAND (19)
ACS2012-PAI-PGM-0086 OSGOODE (20) RIDEAU-GOULDBOURN (21)

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Zoning By-law 2008-250 as detailed in Document 2.

CARRIED

9. RESULTS OF THE ENVIRONMENTAL IMPACT STATEMENT
GUIDELINES REVIEW
ACS2012-PAI-PGM-0074 CITY WIDE

That the Agriculture and Rural Affairs and Planning Committees recommend Council:

- 1. Approve the revisions to the Environmental Impact Statement Guidelines, as shown in Document 1;**
- 2. Approve the addition of a new condition of draft approval, as shown in Document 2, to the City's standard menu of conditions for draft approval of subdivisions;**
- 3. Delegate authority to the General Manager, Planning and Growth Management, to approve any future minor revisions required to provide additional clarity or to ensure that the Environmental Impact**

Statement Guidelines are kept current and correct with respect to the City's Official Plan policies, provincial requirements, technical information and best practices for mitigation measures; and

4. **Refer the addition of a budget pressure for a second Environmental Planner for consideration in the 2013 budget process.**

CARRIED

10. **PLAN OF SUBDIVISION – 1520 OLD PRESCOTT ROAD
ACS2012-PAI-PGM-0151**
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MOTION No. ARA 22/3

Moved by: Councillor S. Blais

That the Agriculture and Rural Affairs Committee approve the addition of this item for consideration by the committee at today's meeting, pursuant to section 84(3) of the Procedure By-law .

CARRIED

Melissa Jort-Conway gave a brief PowerPoint presentation on this item and that staff were opposed to Councillor Thompson's proposed motion for various reasons related to the rough grade needed for the future park and the money required if the developer does not proceed with this now. Staff is seeking more information. They are concerned about the access to the park and the grade for runoff.

Following questions to staff the Committee heard from 1 delegation.

1. Mr. Tim Chadder – J.L. Richards Engineering on behalf of the applicant.

The Committee took a 25 minute recess while staff and the delegation discussed a possible resolution but none was forthcoming.

MOTION No. ARA 22/4

Moved by: Councillor D. Thompson

That the Agriculture and Rural Affairs Committee approve that Delegation of Authority be returned to Staff for the Quinn Farm Subdivision File D07-16-03-0047, subject to the following direction:

- a) that the conditions related to Parks from the original Draft Approval, Dated June 2, 2009 (Conditions # 34-49) be carried forward for this extension of Draft approval; and,
- b) that no other conditions related to parks be added through this extension.

YEAS (3): Councillors S. Blais, S. Moffatt, D. Thompson

NAYS (2): Councillor E. El-Chantiry, S. Qadri

That the Agriculture and Rural Affairs Committee approve that Delegation of Authority be returned to Staff for the Quinn Farm Subdivision File D07-16-03-0047, subject to the following direction:

- a) **that the conditions related to Parks from the original Draft Approval, Dated June 2, 2009 (Conditions # 34-49) be carried forward for this extension of Draft approval; and,**
- b) **that no other conditions related to parks be added through this extension.**

CARRIED as amended

COUNCILLORS' ITEMS

COUNCILLOR STEVE DESROCHES

11. OFFICIAL DESIGNATION AND RECOGNITION OF THE RIDEAU HERITAGE ROUTE IN THE CITY OF OTTAWA
KNOXDALE-MERIVALE (9) CAPITAL (17) RIDEAU-GOULBOURN (19)
OSGOODE (20) GLOUCESTER-SOUTH NEPEAN (22)
ACS2012-CMR-ARA-0002
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REPORT RECOMMENDATIONS:

That the Agriculture and Rural Affairs Committee recommend that Council:

1. Officially recognize the route depicted in Attachment 1 as the Rideau Heritage Route for roads within the City of Ottawa which are under city jurisdiction.
2. Direct staff to manufacture and install 28 bilingual heritage signs along the official Rideau Heritage Route within the City of Ottawa limits.

3. **Direct staff to finalize a Memorandum of Understanding with Heritage Route Association regarding city terms and conditions for participation in the Association.**

Councillor S. Moffatt stated that he, the applicant and planning staff had been able to work out a compromise. Accordingly, he would be moving the following motion:

MOTION No. ARA 22/3

Moved by Councillor E. El-Chantiry

WHEREAS Councillor Keith Egli's comments were inadvertently omitted from the Comments by the Ward Councillor(s) section of Item 11 – Official Designation and Recognition of the Rideau Heritage Route in the City of Ottawa;

THEREFORE BE IT RESOLVED that the following be appended to the report:

Councillor Egli: Acknowledging that the Rideau Heritage Route Tourism Association is a partnership between various Eastern Ontario Municipalities promoting tourism of local historical sites along the Rideau Canal, I want to be clear that I support this particular initiative as a means to promote tourism in the City of Ottawa. That said, I wish to reiterate that such support should not, in any way, be seen to be supporting Parks Canada's actions on other City matters, including the outstanding issue of sound barriers along Prince of Wales Drive.

CARRIED

The report recommendations were then put to Committee and CARRIED, as amended by Motion ARA 22/3.

That the Agriculture and Rural Affairs Committee recommend that Council:

1. **Officially recognize the route depicted in Attachment 1 as the Rideau Heritage Route for roads within the City of Ottawa which are under city jurisdiction.**
2. **Direct staff to manufacture and install 28 bilingual heritage signs along the official Rideau Heritage Route within the City of Ottawa limits.**

3. Direct staff to finalize a Memorandum of Understanding with Heritage Route Association regarding city terms and conditions for participation in the Association.
4. Append the following to the report:

Councillor Egli: Acknowledging that the Rideau Heritage Route Tourism Association is a partnership between various Eastern Ontario Municipalities promoting tourism of local historical sites along the Rideau Canal, I want to be clear that I support this particular initiative as a means to promote tourism in the City of Ottawa. That said, I wish to reiterate that such support should not, in any way, be seen to be supporting Parks Canada's actions on other City matters, including the outstanding issue of sound barriers along Prince of Wales Drive.

CARRIED as amended

“OPEN MIKE” SESSION

1. Mr. Michael Walsh of R. W. Tomlinson stated that he had registered to speak to Item 8 of the agenda however the vote to Carry on Consent had taken place as he registered. He wanted the City to defer the report. It was suggested by the Committee that he speak to staff before the Council meeting on June 13.
2. Mr. Dwight Johnson spoke on behalf of Mr. Keith McRoberts on a request for a single connection to the Carlsbad Springs Trickle Water System. This had been approved by the Committee of Adjustment.

DIRECTION TO STAFF for #2

That staff be directed to provide a report on the issue and present to the Agriculture and Rural Affairs Committee as soon as possible.

ADJOURNMENT

The meeting was adjourned at 9:35 PM