

February 3, 2023

Sarah McCormick, Planner II
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

**RE: Official Plan Amendment, Zoning By-Law Amendment and Site Plan
ASB Greenworld Ltd.
2545 9th Line Road
Part Lots 19 and 20, Concession 9
Geographic Township of Osgoode
Ward 20 - Osgoode
CITY OF OTTAWA
Owner: Land Man Inc. c/o Shawn McDonald**

Dear Ms. McCormick,

ZanderPlan Inc. has been retained to assist ASB Greenworld for the re-use and redevelopment of an industrial facility located at 2545 9th Line Road currently owned by Land Man Inc. The site contains an existing facility previously used for mushroom farming and composting. The proposal is to re-use the facility to support the manufacturing and distribution of first-class garden products including potting soil and growing media for horticulture. Raw materials are delivered in bulk and bag, products are mixed into specific recipes through a mixing line, and the products packaged and stacked on pallets for distribution. Existing equipment relating to previous uses will be removed. Mixing and packaging equipment is ready to be brought into the existing facility. Existing buildings will be utilized for the new use.

A Pre-Application Consultation was completed with City staff on July 6th, 2022 to discuss the site plan proposal. Phase I of the site plan will utilize existing buildings for the soil mixing and packaging. No new buildings or site alteration is required. Subsequent phases will propose demolition of some buildings and construction of new buildings for future processes. Only Phase I of the Site Plan will be applied for with the Official Plan and Zoning By-Law Amendments. Supporting studies will be limited to those required for re-use of current buildings.

The previous use of mushroom growing was viewed as an agricultural use and supported in the current Rural Countryside Designation. The proposed use will not involve agriculture but commercial/industrial type activity which is not permitted in the current designation. An Official Plan Amendment is required to place the property in the Rural Industrial and Logistics designation. The lands currently fall in the Rural Countryside (RU) zone which does not permit industrial uses. A Zoning By-Law Amendment is required to place the lands in the Rural General Industrial (RG) zone to support the new use.

SUBJECT PROPERTY

The subject property is located at 2545 9th Line Road, falling in Part of Lots 19 and 20, Concession 9, in the Geographic Township of Osgoode (See Figure 1). A Topo Survey completed for the property shows the lands measure roughly 14.285 hectares in size with 335.7 metres of frontage on 9th Line Road.



Figure 1 – Aerial View of the Subject Property

To the north of the property is a vacant parcel partially used for farming with a large farm parcel to the north of that abutting lot. Lands to the east of the property consist mainly of vacant treed lands with rural residential development fronting to Victoria Street located further east of the vacant lands. Abutting to the south is a vacant parcel of land with a rural residential uses fronting to Victoria Street further south of the property. Lands to the west are vacant falling in a Mineral Reserve zone.

DESCRIPTION OF INDUSTRIAL USE

Phase 1 of the proposed development will involve the re-use of existing buildings on-site to support the manufacturing and distribution of first-class garden products including potting soil and growing media for horticulture. No new structures are proposed for Phase 1. The main production will occur within the on-site building previously used for mushroom pasteurization by the former use. Any pasteurization equipment will be removed and a production line for mixing and packing soils will be installed inside the existing building. A sketch of the property showing existing features, buildings and location of proposed uses will be provided.

The site contains several buildings some of which will be used for the Phase I activities. Two concrete cast buildings toward the centre of the property will be used for storage of raw materials such as soil and peat moss. A tin clad building located close to the two concrete cast buildings will provide additional storage. Purchased composted materials will be stored for use in production but Phase 1 will not include composting activities on-site. Raw materials will be transported by truck to the site and stored products will be moved by bucket loaders to the mixing and packing line proposed in the second tin clad building measuring 1,334.4m². Existing driveways, gravel areas and concrete areas will provide access, manoeuvring and parking for the new use. Finished product will be packaged and stacked on pallets both indoors and outdoors. Outdoor open storage is proposed to the east (back) side of the long rectangular timber / concrete block building to screen it from the road.

An existing office building near the road will remain. The office building on-site may be used in Phase 1 for some of the daily operations. It is anticipated Phase 1 will require anywhere from 5 – 9 employees to achieve the needed production. Existing paved areas that provided parking for the previous use are sufficient to provide parking for employees. A servicing brief will provide the necessary information to show on-site private services can accommodate the development and employees proposed as part of Phase 1. All Phase 1 activity will occur within existing buildings without the need for any site alteration, new construction or changes to the size or location of buildings.

PROVINCIAL POLICY STATEMENT (PPS) 2020

The Provincial Policy Statement (PPS) 2020 provides policy direction on matters related to land use planning and development providing for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built

environment. The PPS was issued under section 3 of the Planning Act and came into effect May 1, 2020 replacing the Provincial Policy Statement issued April 30, 2014.

Section 1.0 of the PPS sets forth policies for Building Strong Healthy Communities with policies for Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns in **Section 1.1**. Re-use of the existing facility for the new industrial use will promote efficient development and land use patterns which will provide a value-added business helping to sustain the financial well-being of the City (Sec. 1.1.1a). Utilizing existing structures meets the long-term needs of the property while providing for appropriate employment opportunity in the form of a new industrial use (Sec. 1.1.1b). The current facility is well separated from abutting sensitive uses and the proposed soil mixing and packaging is low intensity avoiding development which may affect environmental or public health and safety (Sec. 1.1.1c). The use will not prevent settlement area expansion (Sec. 1.1.1d), will promote land use planning and growth management optimizing current investments (Sec. 1.1.1e) and will ensure necessary infrastructure is available to service the use (Sec. 1.1.1g). Re-use of the current buildings will minimize impacts on local biodiversity (Sec. 1.1.1h) and will help prepare for impacts of climate change by minimizing construction and activities that contribute to greenhouse gases (Sec. 1.1.1i). The available land is sufficient for the proposed use and will accommodate the new industrial use in accordance with the policies of Section 1.1 of the PPS.

Section 1.1.4 of the PPS speaks to Rural Areas in Municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. The proposed use will support a healthy, integrated and viable rural area by leveraging current assets in the form of an un-used building (Sec. 1.1.4.1a) which promotes redevelopment of a current brownfield site (Sec. 1.1.4.1b). Diversification of the economic base and employment opportunities, including value-added products, is supported in rural areas (Sec. 1.1.4.1f). Development on rural lands shall be in accordance with Section 1.1.5 of the PPS.

Section 1.1.5 of the PPS speaks to Rural Lands in Municipalities. The proposed industrial use would fall under other rural land uses permitted by the PPS (Sec. 1.1.5.2g). Though employment/industrial uses are not specified under 1.1.5.2 such uses are generally understood to be better located outside of urban areas where separation from sensitive uses can be achieved (Sec. 1.1.5.6). The development is compatible with the rural landscape (Sec. 1.1.5.4) as it utilizes existing infrastructure and avoids unnecessary expansion (Sec. 1.1.5.5). The new employment uses support a diversified rural economy with no impact on agricultural or resource-related uses (Sec. 1.1.5.7). The proposed use would be suitable for the rural lands.

Section 1.2.6 of the PPS speaks to Land Use Compatibility. The proposed use would comprise an industrial facility which has the potential for adverse impacts on abutting uses (Sec. 1.2.6.1). An assessment of the use under the D-6 Guide will be completed as part of this planning justification to demonstrate the use would not negatively impact nearby sensitive uses.

Section 1.3 of the PPS speaks to Employment with the goal to promote economic development and competitiveness. Re-use of the existing facility for a new employment use will help provide a range and mix of employment uses to meet long-term needs (Sec. 1.3.1a). The site represents a suitable site for employment use based on existing infrastructure and its re-use by future business is supported (Sec. 1.3.1b). The site is not located within an employment area pursuant to Section 1.3.2, but the site is suitable for employment uses with separation to abutting uses which will be recognized through the Official Plan Amendment (Sec. 1.3.2.2). A new industrial use on the property would be supported by the policies of the PPS.

Section 1.6.6 of the PPS speaks to Sewage, Water and Stormwater. The site currently contains both private servicing and stormwater management for the previous use. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts (Sec. 1.6.6.4). A Servicing Brief completed for the property will show appropriate servicing can be provided for the proposed use in accordance with the PPS.

Section 1.6.8 of the PPS speaks to Transportation and Infrastructure Corridors. The proposed development will utilize the existing access points to the travelled road helping to protect the corridor and avoid construction along the road (Sec. 1.6.8.1). The use will not preclude or negatively affect the corridor from use with development utilizing existing buildings to ensure long-term protection of the corridor (Sec. 1.6.8.3). The rural nature of the site along a rural corridor is better suited to the industrial use than locating near highly travelled roads or highways.

Section 2.0 of the PPS speaks to the Wise Use and Management of Resources with policies for natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources. The site is fully developed with an existing industrial facility and does not contain any significant natural heritage features pursuant to Section 2.1. Development will utilize existing buildings and private servicing which should have no impact on any surface or groundwater features pursuant to Section 2.2. A hydrogeological investigation will be completed to ensure

no negative impacts. The use will be compatible with nearby agricultural uses to the north and would not impact prime agricultural lands pursuant to Section 2.3.

Section 2.5 of the PPS speaks to Mineral Aggregate Resources which shall be protected for long term use. The lands to the west of the subject property are identified as Mineral Aggregate Reserve, but do not contain any active aggregate extraction operations. The lands are vacant containing local wetland areas. Pursuant to Section 2.5.2.5 of the PPS:

In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or*
- b) the proposed land use or development serves a greater long-term public interest; and*
- c) issues of public health, public safety and environmental impact are addressed.*

The proposed industrial use is not a sensitive land use. No residential dwellings, dwelling units, recreation areas or nature preserves are proposed as part of the new industrial use. Further, Phase I uses will occur within some of the existing building in the centre of the lot well setback from the aggregate reserve lands. The new use would be compatible with mineral aggregate extraction operations and would not hinder or preclude the establishment of new operations in the future.

Section 3.0 of the PPS speaks to Protecting Public Health and Safety with policies for Natural Hazards found in Section 3.1. The property does not contain any Natural Hazards like flood prone lands, floodways, or dynamic beach hazards. Re-use of the existing buildings for new industrial use will not result in any development or site activity near natural hazards. Policies for Human-Made Hazards are located in Section 3.2. The previous use as a mushroom growing facility is not known to have introduced any contamination that would affect the Phase I site plan development. An ESA has not been requested for submission.

Overall, the re-use of the current facility for a new facility to support the manufacturing and distribution of first-class garden products including potting soil and growing media for horticulture would be consistent with the Provincial Policy Statement (PPS) 2020.

ENVIRONMENTAL LAND USE PLANNING GUIDES (D-SERIES GUIDELINES)

The Province of Ontario Environmental Land Use Planning Guides, typically referred to as the D-Series Guidelines, speak to environmental considerations and requirements for industrial land uses among other things. The proposed use is an industrial land use requiring setbacks to sensitive uses. The D-1-3 Guide sets forth definitions used for compatibility assessments providing definitions for three separate classes of Industrial Facility based on the size of the use, daily operations, emissions, and site activity. The definitions for Class I, II and III Industrial Facilities are as follows:

Class I Industrial Facility

A place of business for a small scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage. See Guideline D-6, "Compatibility Between Industrial Facilities and Sensitive Land Uses" for classification criteria and examples to categorize a specific industry.

Class II Industrial Facility

A place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours. See Guideline D-6, "Compatibility Between Industrial Facilities and Sensitive Land Uses" for classification criteria and examples to categorize a specific industry.

Class III Industrial Facility

A place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of point source and fugitive emissions of significant impact and there is high probability of fugitive emissions. See Guideline D-6, "Compatibility Between Industrial Facilities and Sensitive Land Uses" for classification criteria and examples to categorize a specific industry.

The D-6-1 Guide provides Industrial Categorization Criteria to establish appropriate separation distances for new industrial uses based on class. Criteria are shown in Table A below:

Category	Outputs	Scale	Process	Operation / Intensity	Possible examples
Class I	<ul style="list-style-type: none"> Noise: Sound not audible off property Dust and/or Odour: Infrequent and not intense Vibration: No ground borne vibration on plant property 	<ul style="list-style-type: none"> No outside storage Small scale plant or scale is irrelevant in relation to all other criteria for this Class 	<ul style="list-style-type: none"> Self contained plant or building which produces/stores a packaged product. Low probability of fugitive emissions 	<ul style="list-style-type: none"> Daytime operations only Infrequent movement of products and/or heavy trucks 	<ul style="list-style-type: none"> Electronics manufacturing and repair Furniture repair and refinishing Beverages bottling Auto parts supply Packaging and crafting services Distribution of dairy products Laundry and linen supply
Class II	<ul style="list-style-type: none"> Noise: Sound occasionally audible off property Dust and/or Odour: Frequent and occasionally intense Vibration: Possible groundborne vibration, but cannot be perceived off property 	<ul style="list-style-type: none"> Outside storage permitted Medium level of production allowed 	<ul style="list-style-type: none"> Open process Periodic outputs of minor annoyance Low probability of fugitive emissions 	<ul style="list-style-type: none"> Shift operations permitted Frequent movement of products and/or heavy trucks with the majority of movements during daytime hours 	<ul style="list-style-type: none"> Magazine printing Paint spray booths Metal command Electrical production manufacturing Manufacturing of dairy products Dry cleaning services Feed packing plant
Class III	<ul style="list-style-type: none"> Noise: sound frequently audible off property Dust and/or Odour: Persistent and/or intense Vibration: Ground-borne vibration can frequently be perceived off property 	<ul style="list-style-type: none"> Outside storage of raw and finished products Large production levels 	<ul style="list-style-type: none"> Open process Frequent outputs of major annoyances High probability of fugitive emissions 	<ul style="list-style-type: none"> Continuous movement of products and employees Daily shift operations permitted 	<ul style="list-style-type: none"> Manufacturing of paint and varnish Organic chemicals manufacturing Breweries Solvent recovery plants Soaps and detergent manufacturing Manufacturing of resins and costing Metal manufacturing

Based on the criteria of the D-6-1 Guide outputs for Phase I of the facility would fall under Class I. The use does not involve any processes that will create excessive noise, dust or odour impacts on nearby properties. In terms of scale outside storage is proposed but would not include raw products that would create adverse impacts. Medium levels of production will occur falling under Class II. Activities will mostly be contained within buildings, but storage of soils and transport will result in open processes with possibility of minor emissions falling under Class II. Frequent movement of products with heavy trucks will occur during daytime hours. Overall, while the new industrial use is not anticipated to create adverse impacts the scale, process and operation represents a Class II Industrial Facility per the D-6-1 Guide.

Separation between sensitive land uses and industrial facilities is assessed in two different ways, through influence areas and through required separation distances. Influence areas are areas where one or more adverse effects may be experienced. The Ministry has established the following influence areas for industrial uses:

Class I — 70 metres

Class II — 300 metres

Class III — 1000 metres

The actual influence area for an industrial use is site-specific, and unless technical studies have been completed to establish the actual area of influence the potential influence areas listed above apply. A 300-metre influence area for Class II facilities does not mean all Class II facilities have a 300-metre influence area. Influence areas are not a strict setback for the development of sensitive uses. New sensitive uses can be established within the influence areas of industrial uses, and new industrial uses can be established in proximity to sensitive uses so long as they meet the required separation distances and are supported by appropriate technical studies.

The D-6 Guideline provides direction for minimum separation distances required between sensitive uses and industrial facilities. The minimum separation distances are:

Class I—20 metres minimum separation distance

Class II—70 metres minimum separation distance

Class III—300 metres minimum separation distance

Separation distance measurements can be completed in one of two ways. General land use plans measure from the area designated for the industrial use to the area designated for the sensitive use. This method is generally applied when the industrial and sensitive uses share a common property line. Site specific plans measure from the closest existing, committed or proposed property/lot line of the industrial land use to the property/lot line of the closest

existing, committed or proposed sensitive land use. This approach is used when other lands intervene between the industrial property and sensitive use property. Intervening uses could include, but are not limited to, infrastructure like roads, natural areas, or other sensitive or non-sensitive uses. This method provides for the full use and enjoyment of both properties.

Using GeoOttawa nearby properties were assessed for sensitive land uses and the separation distances between nearby sensitive uses and the industrial facility were measured. Lands immediately abutting to the east and south consist of a vacant parcel of land also owned by Land Man Inc. Two residential properties to the south at 8701 and 8719 Victoria Street fall approximately 126 metres from the subject property, measured from property line to property line (See Figure 2). The separation exceeds the minimum required 70 metres for a Class II facility. Immediately north is a vacant property with no development also owned by Land Man Inc. To the north of the vacant parcel is an agricultural property containing a dwelling which falls approximately 130 metres from the subject property. To the west is a vacant lot with a civic address of 2420 9th Line Road which could be used for future residential uses. The lot falls approximately 71 metres from the Class II facility. The majority of lands to the west fall in a mineral aggregate reserve zone which would not be suitable for residential uses.

One sensitive use located at 2588 9th Line Road is within the 70-metre separation distance of the subject property. The northern tip of #2588 is directly across the road from the southern tip of the subject property at #2545. The separation distance from property line to property line is only 20 metres, the width of the road allowance. Rather than applying the site-specific method it is proposed to apply the general method of separation distance by measuring from the area of the sensitive use to the area of the industrial use. The dwelling at #2588 falls 145 metres from the subject property and roughly 381 metres from where the Phase I activity will occur (See Figure 3). Phase I activity will be low impact with a very low probability of adverse impacts. Additionally, the property at #2588 is heavily treed providing buffering from the industrial use.

Of importance to note the facility currently exists on the property at 2545 9th Line Road having been located in proximity to the residential land use at #2588 9th Line Road for many years. Previous uses included mushroom growing which can be extremely odourous due to the growing medium used for production. The proposed use will involve the mixing of soils with little to no adverse impacts anticipated. Daily activities will occur towards the centre of the property well separated from the residential use. Given the sensitive uses has already been established in proximity to an existing facility the general land use method for measuring separation is appropriate. The proposed use would comply with the Province of Ontario Environmental Land Use Planning Guides.

The facility previously housed a mushroom growing operation considered an agricultural use appropriate for the Rural Countryside designation. The proposed use consists of the mixing of potting soil and growing media for horticulture, a use deemed more appropriate within the Rural Industrial and Logistics designation. This designation permits uses such as industrial, warehouse, and waster transfer facility (including composting) which suit the current and future needs of the business. An Official Plan Amendment is proposed from Rural Countryside to Rural Industrial and Logistics designation to support the re-use of the facility.

Section 2.2.2 speaks to Economic Development with a number of ways to achieve Economic Development goals.

1. Enhance Ottawa's high quality of life to attract a skilled workforce and businesses

The development will involve the re-use of an existing facility that will employ skilled workers to operate the business and produce the finished product.

4. Integrate economic activities with residential and other land uses

The existing facility is buffered from residential uses and does not directly abut any developed residential properties. Lands across the road are zoned for mineral aggregate reserves. The proposed use would not create any sensitive land uses that would preclude future aggregate extraction.

5. Create conditions for small-business growth

An Official Plan Amendment to Rural Industrial and Logistics would allow for the re-use of a current industrial facility for new industrial uses.

6. Protect and preserve areas for clusters of economic activities that cannot be integrated with sensitive land uses.

The site comprises an existing site for economic activities adequately separated from nearby residential uses. Re-use of the property would preserve the area for industrial type land uses.

9. Support rural economic development

The proposed Official Plan Amendment would support rural economic development on the property.

Section 3.5 of the Official Plan speaks to Meeting Employment Needs for the various employment sectors within the City. Though the property is currently designated Rural Countryside it contains an industrial facility. The previous use of mushroom growing was considered an agricultural use and thus permitted in the Rural Countryside designation. Despite the underlying designation the lands comprise employment lands. Lands designated as Rural Industrial and Logistics are considered employment areas under the Provincial Policy Statement and should be protected and preserved primarily for current and future manufacturing, storage, distribution and logistics uses (Sec. 3.5.7). The proposed Official Plan Amendment would not seek to remove employment lands but recognize them by placing the property in the Rural Industrial and Logistics designation (Sec. 3.5.8). Office uses within the Rural Industrial and Logistics designation shall only be permitted as accessory to a primary use so that lands are preserved for manufacturing, construction, storage, distribution and logistics uses (Sec. 3.5.11). The office on the property will be utilized for the business but will be accessory to the proposed soil mixing and packaging business.

Section 4.0 of the Official Plan speaks to City-Wide Policies including provisions for Large-scale Institutions and Facilities in **Section 4.3**. Though the site contains a larger facility the policies of Section 4.3 are focused more on uses serving large portions of the population like hospitals or schools. The proposed facility would not be subject to the policies of Section 4.3.

Section 4.8 of the Official Plan speaks to Natural Heritage, Greenspace and the Urban Forest. Some portions of the property contain natural features that fall outside of the existing developed area. A scoped EIS and a Tree Impact Report have been completed in support of the re-use of the property in accordance with the policies of the Official Plan. No new development is proposed as part of current or future development that would impact any on-site or abutting natural heritage features.

Section 4.9 of the Official Plan speaks to Water Resources which include surface water features. A watercourse is located on the north side of the property. Redevelopment of the site will allow for the protection of the water feature (Sec. 4.9.1) maintaining it in a natural state (Sec. 4.9.2) and limiting site activities to the existing buildings / developed areas (Sec. 4.9.3). The Scoped EIS Report completed for Phase I speaks to the watercourse and methods for protection. Re-use of the property would protect the Water Resources on-site in accordance with the Official Plan.

Section 5.0 of the Official Plan speaks to the various Transects. Greenbelt and Rural Transect area policies are found in **Section 5.5**. Current development on the property is low-rise. Re-use of the existing facility will maintain the low-rise nature of development (Sec. 5.5.1.1). Buildings

and parking areas are set back from the road frontage and re-use will maintain landscaping features currently in place (Sec. 5.5.1.1c). Use of existing buildings and infrastructure would utilize the current rural pattern of built form and site design.

Section 5.6.3 of the Official Plan speaks to Aggregate Overlays. Across the road from the subject property is identified as Bedrock Area Resource Overlay, as seen in Figure 4 earlier in this report. Pursuant to Section 5.6.3.2.3 new development shall not be approved within 500 metres of lands within the Bedrock Resource Area Overlay unless it can be demonstrated that such development shall not conflict with future mineral aggregate extraction. The proposed re-use of the facility will not result in new sensitive uses like the creation of new lots, rezoning to permit dwellings or lodging places, or small-scale business uses where animals, equipment or employees may be adversely affected by pit or quarry activities. The proposed use is an industrial facility setback a significant distance from the road. Re-use would not preclude or hinder the establishment of aggregate extraction uses within the Bedrock Reserve.

Section 9 of the Official Plan speaks to Rural Designations. The proponent is seeking an Official Plan Amendment to re-designate the property from Rural Countryside to Rural Industrial and Logistics to place the property in a more appropriate designation to support the use. **Section 9.3** of the Official Plan speaks to the Rural Industrial and Logistics designation which includes lands intended to support a full range of activities across multiple industry sectors, which include warehouse, distribution, light and heavy industrial uses and small offices. The proposed use is not necessarily unsuited to locations in urban areas, but the site and existing infrastructure effectively provides for the proposed use.

The designation permits a range of industrial activity and functions to make the best use of rural locations (Sec. 9.3.1). Re-use of buildings on-site will maintain the rural identity of the property and abutting natural heritage features which buffer surrounding uses (Sec. 9.3.1.2). Individual private wells and sewage disposal systems will provide services for the new use (Sec. 9.3.1.3). No changes to the roadway or municipal infrastructure are needed for the re-use of the facility (Sec. 9.3.1.7). Re-use of the property for industrial purposes would meet the intent of the Rural Industrial and Logistics policies of the Official Plan.

The proposed Official Plan Amendment to re-designate the property from Rural Countryside to Rural Industrial and Logistics to support the re-use of the current facility would meet the intent of the policies of the City of Ottawa Official Plan 2022.

CITY OF OTTAWA ZONING BY-LAW 2008-250

The current zoning of the site is Rural Countryside (RU) which supports a wide variety of land uses including agricultural uses, agriculture-related uses and home-based businesses. Agricultural use is defined in the zoning by-law as:

Agricultural use means the cultivation of the soil to produce crops and the raising of farm animals, and without limiting the generality of the foregoing includes:

- *the growing of crops;*
- *nurseries, greenhouses, market gardens, orchards, vineyards, agro-forestry operations and maple syrup production;*
- *the keeping and raising of livestock, fowl, fish, bees or fur or wool bearing animals;*
- *farm-based home industry involving the production of value-added or value-retained products from produce grown or raised on-site;*
- *a farm produce outlet selling agricultural products produced on the premises.*

The previous use of a mushroom growing facility involved the growing of crops allowing it to generally fall within the permitted uses of the RU zone. The proposed use does not involve growing crops, there are no nurseries, greenhouses or other similar uses, no livestock proposed, the use is not a home industry, and does not involve any produce outlet. The definition would not meet the proposed use for the property, nor would the definitions of any other uses permitted in the RU zone. A Zoning By-Law Amendment is proposed to re-zone the property from Rural Countryside (RU) to Rural General Industrial (RG) zone to permit the new use in the existing facility on-site.

Part 2 of the Zoning By-Law (Sections 55 to 75) provides the General Provisions applicable to development within the City. **Section 67** of the Zoning By-Law speaks to Residential Use Building Setbacks from Mineral Aggregate Zones. Lands across the road fall in an MR zone. The proposed use will not contain any dwellings, dwelling units or rooming units. No setback from the MR zone would be required.

Section 69 of the Zoning By-Law speaks to Setbacks from Watercourses. No structure shall be located closer than 30 metres to the normal high-water mark of a watercourse or 15 metres from the top of bank, whichever is greater. On-site buildings to be utilized for the Phase I development are all located more than 30 metres from the watercourse identified on the subject property. Development would comply with the minimum setbacks of Section 69.

Part 13 of the Zoning By-Law (Sections 211 to 236) speak to Rural Zones. Policies and provisions for the Rural General Industrial zone are set forth in Sections 219 and 220 of the Zoning By-Law. The zoning by-law identifies the purposes of the RG zone are to:

1. *permit the development of light industrial uses in areas mainly designated as General Rural Area, Village and Carp Road Corridor Rural Employment in the Official Plan;*
2. *accommodate a range of light industrial uses and limited service commercial uses for the travelling public; and,*
3. *regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.*

The re-use of the current facility would allow for the establishment of a light industrial use and accommodation of a range of light industrial uses/processes for the property. The current facility is buffered from surrounding sensitive land uses. Lands across the road are zoned MR, the proposed facility would be compatible with potential future extraction operations and would not hinder the development of the abutting lands. Adjacent land uses will be respected.

The RG zone permits several uses that meet the needs of the business. The main use involves the mixing and packaging of prepared soils using assembly lines for retail and commercial use. The RG zone permits light industrial uses defined as *“the manufacture from previously prepared materials of finished parts or finished products; factory or assembly-line processes that involve the manufacture, processing, assembly or packaging of finished parts or finished products made from previously prepared materials; or the repair or servicing of such products.”*

This definition would support the mixing and packaging processes proposed for the site. The RG zone also permits a retail store which *“is limited to the sale of agricultural, construction, gardening or landscape-related products equipment or supplies.”* This would support retail sale of the products on-site if desired.

The plans for early operations will include bringing in composted materials to the site for mixing the soils. The intention is to carry out composting activities on-site in the future phases of the site plan. The RG zone permits a leaf and yard waste composting facility which would support composting activities in future phases. A corresponding definition for leaf and yard waste composting facility is not provided in the zoning by-law.

Some of the existing buildings contain office spaces that could be utilized for the business. The RG zone does not permit offices however the RG4 and RG5 subzones do permit an office as a

conditional use subject to it being located on the same lot as the permitted primary use. It is the opinion of ZanderPlan the current office building on-site would be considered part of the new light industrial use, not a separate standalone use requiring additional uses be added to the requested RG zoning. Adding office as a permitted use would only be required if the site intended on using the office as the primary use which is not the case.

The final zoning consideration for the business is the provision of open storage. The zone provisions for the RG zone require the following with respect to open storage:

- a) outside storage is not permitted within any required front yard or corner side yard,*
- b) outside storage must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from finished grade*

Per the sketch provided with this report open storage is proposed to the east (back) side of the timber / concrete block building. All open storage would be located behind the office building at the front of the property outside of any required front or corner side yard. Open storage in the area proposed could be supported based on the uses of abutting properties. There are no residential uses abutting to the north, east or south. A vacant T-shaped parcel of land wraps around the south and east sides of the property as seen in Figure 6. Lands to the north consist of a vacant parcel of land as well. Both parcels will be purchased by ASB Greenworld along with the subject property. Existing tree rows and vegetation on these vacant parcels will provide a buffer to nearby residential uses.



Figure 6 – View of the Property and Surrounding Uses

9th Line Road abuts the property to the west requiring screening pursuant to the open storage policies of the RG zone. New cedar trees have been shown along the entire frontage on the sketch submitted with this report to screen the public road from the on-site uses. The property directly across the road to the west is in an MR zone. Further south is a residential use at 2588 9th Line Road. Development of this parcel is located within a densely treed area providing both a visual and separation buffer to the subject property. Proposed screening along the front of 2545 9th Line Road will provide additional buffering. With the addition of the new cedar trees along the front the proposed open storage areas would be suitable on the property.

In conclusion, the proposed Zoning By-Law Amendment will seek to re-zone the property from Rural Countryside (RU) to Rural General Industrial (RG) to permit the re-use of the current facility on the property. The new RG zone will bring the site into compliance with the Zoning By-Law 2008-250.

SUPPORTING STUDIES – HYDROGEOLOGICAL ASSESSMENT REPORT

A Hydrogeological Assessment Report was completed for the property at 2545 9th Line Road by GHD Limited in December of 2022. A full copy of the report will be provided with the Official Plan and Zoning By-Law Amendment submission. The summary and recommendations of the Hydrogeological Assessment Report state:

1. Based on the results of the hydrogeological assessment, the pumped water wells had sufficient water of good quality, in particular TW-2. With the exception of total coliform at TW-1, which are at low levels and can be addressed with treatment, each well can provide ample supply of groundwater for the proposed development with minimal draw on the aquifer complex and insignificant interference to area wells anticipated. It is recommended that a water treatment specialist be contacted to provide treatment to meet the needs of the proposed development use.
2. Based on the well testing completed, test well TW-2 provided better water quality and quantity and in our opinion should be considered as the primary well to support the development needs for ASB. It is our professional opinion that the hydrogeologic assessment completed at the Site supports the groundwater needs of ASB's proposed storage and distribution of garden products development.

SUPPORTING STUDIES – SCOPED ENVIRONMENTAL IMPACT STATEMENT AND NATURAL HERITAGE CONSTRAINTS STUDY

GHD Limited was retained to complete the Scoped EIS in support of the proposed development of the subject property to assess natural features, any required setbacks to natural heritage, habitat of threatened or endangered species, significant woodlands and watercourses. Field investigations were complete on September 13, 2022. A summary and conclusion of the Scoped EIS is presented in Sections 5 and 6 of the Scoped Environmental Impact Statement and Natural Heritage Constraints Study:

- A 30-meter buffer be applied to all natural features (Wetland, Significant Woodland and watercourses).
- No Species at Risk was noted on site during Sept 13th, 2022 natural heritage constraint surveys.
- Habitat may be present in the open field areas for eastern meadowlark, for bats in the barns and large diameter trees and potential habitat for barn swallows in the existing structures including the mushroom factory, open storage buildings and accessory buildings.
- An Environmental Impact Statement or addendum will be required as part of any planning applications. City typically requires a 3-season survey of site and woodland/wetland.

The report has concluded an Environmental Impact Study will need to be completed as part of the Planning Application for any future development in phases 2 and 3. Likewise, additional field investigations and reporting will be a requirement. The Scoped EIS Report has been provided to support the Official Plan Amendment, Zoning Amendment, and Phase I Site Plan utilizing the existing facility.

SUPPORTING STUDIES – TREE CONSERVATION REPORT

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained to carry out a Tree Conservation Report (TCR) for the property located at 2545 9th Line Road. Field investigations were completed on November 4, 2022. The report concluded in Section 4.1 none of the trees on-site represent exceptional tree specimens, rare communities, nor do they provide any conservation value or great ecological benefit. Based on the proposed Phase 1 plan it is

assumed that all of the trees on the subject property are retainable. Future development that requires vegetation clearing should be offset through landscape planting.

Additional mitigation measures for trees identified in Appendix C of the Tree Conservation Report are provided in Section 4.2. These mitigation measures are focused on future phase II and III site plan development where on-site vegetation may be affected. Phase I site plan approval will be for the re-use of the current facility with no new development proposed.

SUMMARY

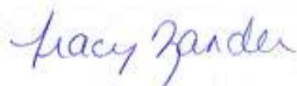
The subject property located at 2545 9th Line Road contains an existing facility previously used for mushroom growing and composting. The proposal is to re-use the facility to support the manufacturing and distribution of first-class garden products including potting soil and growing media for horticulture. A site plan application for Phase I of the redevelopment will be provided. An Official Plan Amendment is being filed to re-designate the property from Rural Countryside to Rural Industrial and Logistics to place the property in an appropriate designation to support the new use. The concurrent Zoning By-Law Amendment will seek to re-zone the property from Rural Countryside (RU) to Rural General Industrial (RG) which permits the uses needed for operation of the business. Re-use of the facility would represent good planning as the use would be supported by the policies of the Provincial Policy Statement 2020, City of Ottawa Official Plan and City of Ottawa Zoning By-Law 2008-250.

Should you have any further questions please do not hesitate to contact the undersigned.

Sincerely,



Chris Clarke, B.Sc., CPT



Tracy Zander, M.Pl, MCIP, RPP