



4380 Trail Road

Planning Rationale
Zoning By-law Amendment + Site Plan Control
May 26, 2023

Prepared for Drain-All

Prepared by Fotenn Planning + Design
396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7

May 2023

© Fotenn

The information contained in this document produced by Fotenn is solely for the use of the Client identified above for the purpose for which it has been prepared and Fotenn undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

1.0 Introduction	2
1.1 Application Overview	2
1.1.1 Zoning By-law Amendment (Major)	2
1.1.2 Site Plan Control (Rural Small)	2
2.0 Site and Surrounding Area	3
2.1 Subject Property	3
2.2 Surrounding Context	4
2.3 Road Network	5
3.0 Development Proposal	6
3.1 Former Use	6
3.2 Proposed Use	6
3.3 Description of Operation	6
3.4 Site Condition	7
4.0 Policy and Regulatory Framework	9
4.1 Provincial Policy Statement (2020)	9
4.2 City of Ottawa Official Plan (2022)	10
4.2.1 Transect Policy Area	10
4.2.2 Rural Designation and Overlay	12
4.2.3 Waste Disposal Sites	15
4.3 City of Ottawa Comprehensive Zoning By-law (2008-250)	15
4.3.1 Existing Zoning	15
4.3.2 Proposed Zoning	17
5.0 Supporting Studies	20
5.1 Environmental Impact Study	20
5.2 Geotechnical Investigation – Slope Stability Analysis	20
5.3 Environmental Site Assessment (Phase I)	20
5.4 Stormwater Management Report	21
6.0 Public Consultation Strategy	22

1.0 Introduction

Fotenn Planning + Design (“Fotenn”) has been retained by Drain-All to assess the following development proposal as per the current and applicable policies and to prepare a Planning Rationale in support of concurrent Major Zoning By-law Amendment and Site Plan Control applications for the property municipally known as 4380 Trail Road, “the subject property”, in the City of Ottawa.

1.1 Application Overview

The purpose of this proposal is to formally establish a zoning framework that facilitates the storage of clean excess soils on the subject property. In particular, the Rural General Industrial – RG zoning is sought to permit the “waste processing and transfer facility” land use on-site. As part of this proposal, no new construction is presently being contemplated. In order to proceed the following applications will be required:

1.1.1 Zoning By-law Amendment (Major)

The proposed Major Zoning By-law Amendment would replace the existing zoning, which is split-zoned Parks and Open Space Zone – **O1**, and Mineral Aggregate Reserve Zone, Rural Exception 7 – **MR[7r]**, with Rural General Industrial Zone – **RG**.

The subject property was previously used as a licensed resource extraction pit. Following depletion of these resources, the extraction license pertaining to the subject property was surrendered to the Ministry of Northern Development, Mines, Natural Resources and Forestry. With consideration to the depletion of any viable sand and gravel aggregate resources, a rezoning is being sought to align its use as a waste processing and transfer facility.

1.1.2 Site Plan Control (Rural Small)

A Site Plan Control application is being submitted concurrent to the Zoning By-law Amendment application. The Site Plan Control application process will review the proposal to ensure that it is a safe, functional, and orderly approach to redevelopment the subject property.

2.0 Site and Surrounding Area

2.1 Subject Property

The subject property is located on the southwestern frontage of Trail Road between Veterans Memorial Highway (Ontario Highway 416) and Cambrian Road West, in the Rural area. The area of the subject property is approximately 4.3 hectares (42,991 square metres), with a frontage along Trail Road of 223.28 metres. The property was formerly used as a sand and gravel extraction pit. The Ministry of Northern Development, Mines, Natural Resources and Forestry has since confirmed that the site is depleted of any viable aggregate resources and the subject property is no longer licensed for extraction.



Figure 1: Aerial image of subject property and surrounding context.



Figure 2: Street view of the subject property, looking south on Trail Road.

2.2 Surrounding Context

The subject property is located in the Rural Transect Policy Area, as identified on Schedule A (Figure 8) of the City of Ottawa Official Plan. The property is in an area characterized by similar uses of a rural-industrial typology.

The following land uses are located in the area surrounding the subject property:

North

Immediately abutting the subject property to the north is the City of Ottawa Trail Road Waste Depot. The site's uses include a leaf and yard waste composting facility, solid waste disposal facility, and waste processing and transfer facility. Northeast of Highway 416, the area is zoned Development Reserve – DR with residential subdivision development anticipated to take place in the future.

East

East of the subject property on the opposing side of Trail Road is the Integrated Gas Recovery Services – Trail Road Landfill Gas to Energy Project. This facility converts landfill gas into renewable “green” power, contributing to the overall power production of Ottawa’s grid. Further east, on the opposing side of Highway 416, are residential subdivisions built in the Barrhaven neighbourhood, within the Urban Boundary of the City of Ottawa.



Figure 3: Aerial image of subject property and surrounding uses.

West

Abutting the subject property to the west is the is the Howe-Ross Pit, a licensed and active extraction operation. Further west is the Goldie-Mohr Pit and land that is otherwise primarily used for agricultural purposes.

South

South of the property are the Johnson Pit and Miller Berry Farm operation, both active and licensed extraction pits. South of the active pits are land dedicated to agricultural uses. Further south is the Village of Richmond.

2.3 Road Network

The subject property is located on an Arterial Road, as identified on Schedule C9 (Figure 4) of the City of Ottawa Official Plan. Arterial Roads are the major routes of the City's transportation network that generally carry large volumes of traffic over the longest distances. The majority of these roads were formerly identified as regional roads. Access to arterials will depend on the network function and urban context, with block lengths and intersections spacing design to accommodate all transportation modes. Vehicular access to adjacent properties is usually controlled to minimize turning movements to reduce conflicts between travel modes and, in many situations, providing a high degree of connectivity between land uses and places along and across the route.

The location of the subject property on an Arterial Road, and less than a kilometre from Highway 416, present excellent transportation capacity to and from the subject property.

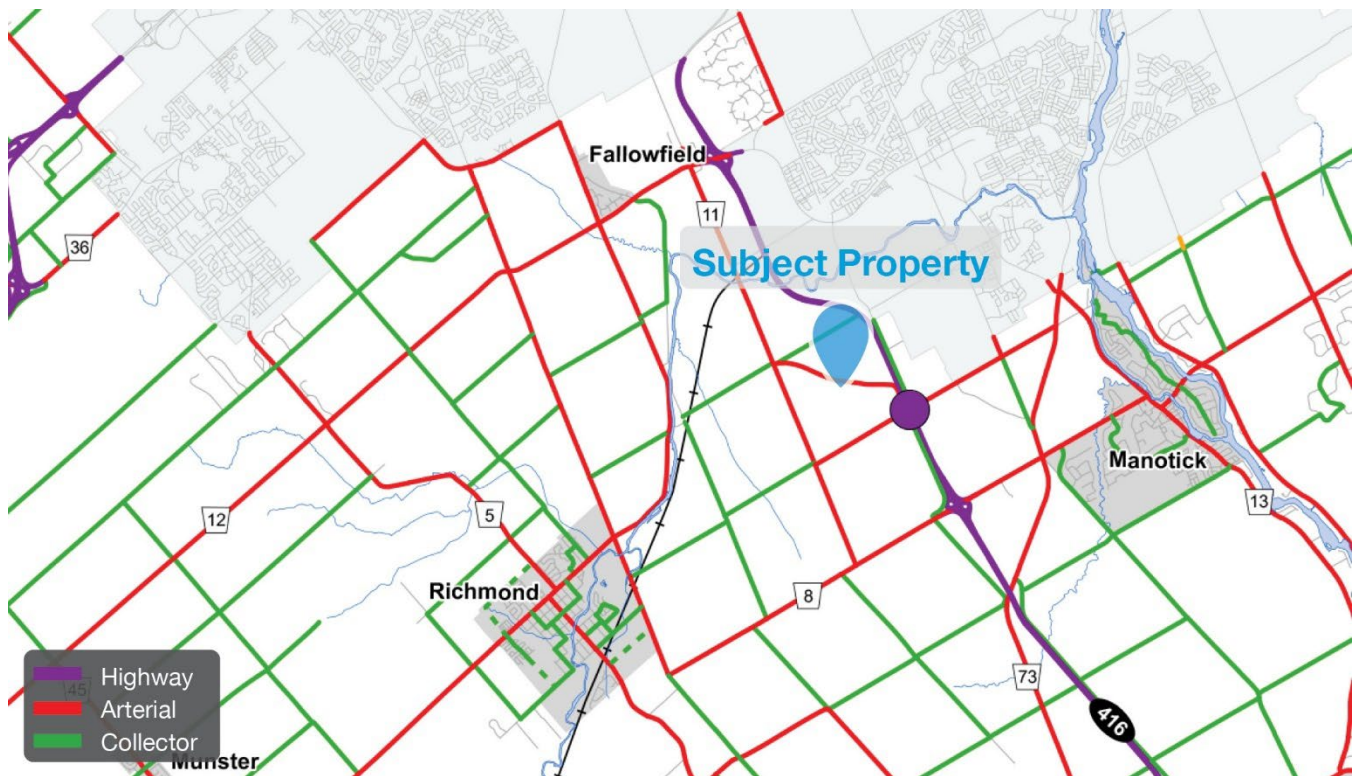


Figure 4: Schedule C9 – Rural Road Network, City of Ottawa Official Plan.

3.0 Development Proposal

3.1 Former Use

Prior to its ongoing use as a waste processing and transfer facility, the subject property operated as an aggregate pit. However, the Ministry of Northern Development, Mines, Natural Resources and Forestry has confirmed that the site is depleted of any viable aggregate resources and the subject property is no longer licensed.

3.2 Proposed Use

The subject property is currently subject to ongoing use as a waste processing and transfer facility, which serves to relocate excess soils, both dry and liquid, that are not from areas of environmental concern or known historical contamination. The relocation of these soils is undertaken on behalf of clients who are performing scheduled or emergency maintenance of utilities, such as electrical, natural gas, water, or telecommunications. This work is primarily conducted in residential settings; however, it may include commercial and industrial settings. In some instances, the excess soil relocated may have had associated testing completed to reflect it is suitable to be deposited at the subject property. As part of this application, no new construction is presently being contemplated.



Figure 5: Site Plan identifying soil storage areas on site, as well as grading, and monitoring well locations.

3.3 Description of Operation

As a matter of environmental stewardship, every excavated load directed towards the subject property is screened appropriately to confirm the absences of any contamination. Conversely, waste class soils must be directed to licensed facilities.

Soils that are transported for placement and storage are deposited in the following manner:

- / Soils have the liquid portion placed in Area A (Figure 5) of the Site Plan noted above. The liquid portion of the load will be released from the vacuum truck using the rear valves allowing the operator to observe the material.
- / The solid portion of the loads are placed in Area B of the Site Plan. In this area the load is assigned a unique lot number that will correspond to the completed lab analytical confirming that the load is suitable to be moved for storage.
- / Dry soils can be placed in Area B of the Site Plan diagram. In this area the load is assigned a unique lot number that will correspond to the completed lab analytical confirming that the load is suitable to be moved for storage.

3.4 Site Condition

The site consists of a central pit approximately 15 metres in depth. The floor of the pit and the steep banks surrounding it are mix of unvegetated sand and gravel. The rim of the pit is treed with Manitoba Maple and Trembling Aspen with occasional White Pine and small willow species. No Butternuts are present within or adjacent to the pit.



Figure 6: Image of the bank of the pit.

The only permanent fixture on the subject property is a concrete structure which remains as an artifact of the aggregate pit that the site was formerly used for. The structure was designed to organize and house aggregate. Presently the structure is left primarily vacant, with small amounts of aggregate remaining, and overgrown vegetation that has advanced into the area.



Figure 7: Image of concrete structure at the centre of the site, containing aggregates and overgrown vegetation.

4.0 Policy and Regulatory Framework

4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) is issued under Section 3 of the Planning Act and came into effect May 1, 2020, replacing the PPS issued April 30, 2014. The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land.

The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The policies of the PPS that are of relevance to the proposed development are analyzed below.

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

- 1.1.1 Healthy, liveable and safe communities are sustained by:
- / Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; and
 - / Avoiding development and land use patterns which may cause environmental or public health and safety concerns

Rural Areas in Municipalities

- 1.1.4.1 Healthy, integrated and viable rural areas should be supported by:
- / Building upon rural character, and leveraging rural amenities and assets;
 - / Promoting regeneration, including the redevelopment of brownfield sites;
 - / Using rural infrastructure and public service facilities efficiently; and
 - / Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.
- 1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

Rural Lands in Municipalities

- 1.1.5.1 On rural lands located in municipalities, permitted uses are:
- / The management or use of resources;
- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
- 1.1.5.5 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.

- 1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

Employment

- 1.3.1 Planning authorities shall promote economic development and competitiveness by:
- / Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - / Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - / Facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; and
 - / Ensuring the necessary infrastructure is provided to support current and projected needs.

Rehabilitation

- 2.5.3.1 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.

The proposed re-development of the subject property is consistent with the policies of the Provincial Policy Statement. As part of the overall concept, the proposed re-development offers an efficient, cost-effective re-use, and capitalizes on an opportunity to repurpose the site after the depletion of viable aggregate resources.

4.2 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for the way that the City will develop until 2046 when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the city will accommodate this growth over time and set out the policies to guide the development and growth of the City.

4.2.1 Transect Policy Area

Schedule A of the Official Plan divides the City into six concentric policy areas called Transects. Each Transect represents a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (the Downtown Core) to least urban (Rural). Throughout the Transect policies, references are made to urban and suburban built form and site design. The Transect Policies provide direction on minimum and maximum height based on context through the type of Transect and designation.

As identified on Schedule A (Figure 8), the subject property is located in the **Rural Transect**. The Rural Transect accounts for 80 per cent of the City of Ottawa's total land area. The use of land in this transect area varies in intensity from untouched natural areas and cultivated farmland, to more intense development within villages and commercial industrial areas. The Rural Transect provides for a range of social and economic activity and the policies for these transect area is intended to ensure the responsible use of resources for the protection of public health and the environment while supporting economic development for rural businesses in recognition of their valuable contributions to the regional economy.

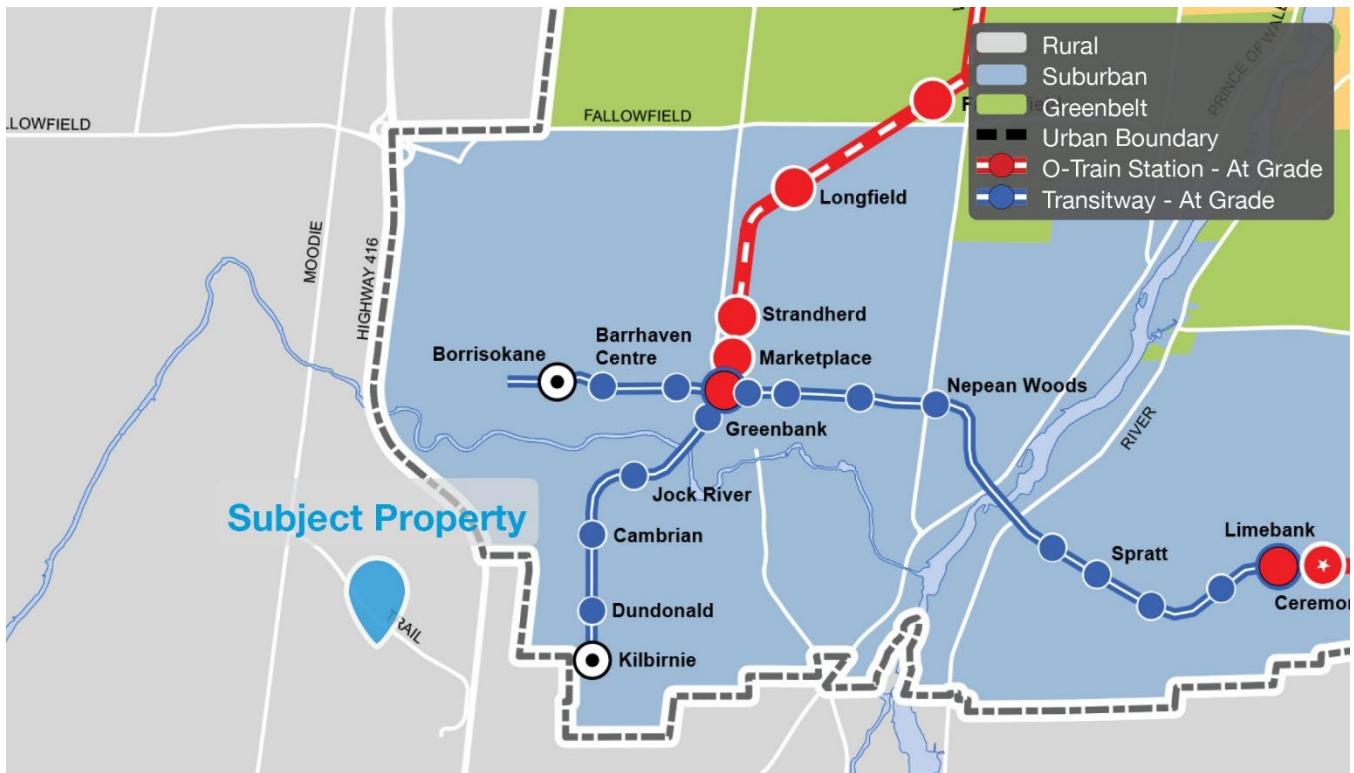


Figure 8: Schedule A – Transect Policy Areas, City of Ottawa Official Plan.

The proposed development meets the following Rural Transect policies outlined in **Section 5.5**, among others:

Recognize a rural pattern of built form and site design

- 5.5.1.1** Built form in the Greenbelt and Rural Transect areas, where development is permitted shall be low-rise. Mid-Rise buildings may be permitted with the Greenbelt Transect area identified by the Zoning By-law and within Villages as identified in a secondary plan.
- b) Outside Villages, where development is permitted, built form and site design shall be premised on maintaining the rural character, image and identity; and
 - c) Outside of Villages, sites shall be designed to locate surface parking, storage and paved areas far from the road frontage, and access to such areas shall be designed to maintain rural character. The frontage along the road shall be landscaped and treed in a way that respects the rural landscape and enhances the green edge of rural roads. Elements such as low fences, hedges or landscape-based ornaments may be used to enhance the site frontage.

No development is contemplated as part of the submitted development applications. Alternatively, a repurposing of the subject property to use existing infrastructure onsite as part of a waste processing and transfer facility. The built form and characteristics of the subject property will remain consistent with the surrounding area, and characteristic of the Rural Transect.

5.5.1.2 Development in the Greenbelt and Rural Transect areas shall:

- a) Be of low density throughout, with the majority of residential uses and commercial and institutional uses concentrated within Villages;
- b) Allow for higher densities within serviced Villages;
- c) Allow for uses that integrate well with the natural environment and rural area;
- d) Direct high-intensity rural industrial uses to locations near highway interchanges;
- e) Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area; and
- f) Within the Greenbelt, allow for higher institutional or employment uses where the use can be supported by the available transportation network, including consideration for the availability of public transit service.

The re-purposing of the subject property will continue to include a land use scenario that is low-rise, low-density, and integrated well into the surrounding rural area.

Recognize mobility options and street connectivity in the Greenbelt and Rural Transects

5.5.2.1 Mobility in the Rural area shall be premised on a recognition of the necessity to cover long distances, and that the use of personal vehicles is the most prevalent means of transportation within, and to and from, the Rural area. The Rural mobility network shall:

- a) Have arterial rural roads designed to a rural cross-section; and
- b) Have a designated road network to provide for the efficient movement of goods.

As identified on Schedule C9 (Figure 4) of the City of Ottawa Official Plan, the subject property is located on Arterial Road, which provides for the efficient movement of materials in and out of the subject property.

4.2.2 Rural Designation and Overlay

Within the Rural Transect, designations further articulate use, built form, and densities. Each designation represents a different progression in the type and evolution of the built and natural environment. The Rural Designation policies look to protect farmland for regional food security, support diversification of farming operations to increase local supply of goods and services in the regional economy, protect farmland from uses that would impede productive farming operations, and regulate development appropriately and sensitively to the Rural Transect.

As identified on Schedule B9 (Figure 9), the subject property is located within the **Rural Countryside Designation**, with an additional **Sand and Gravel Resource Area Overlay** applied. The Rural Countryside Designation comprises a variety of low intensity uses, such as small-scale farming, small-scale industry, and outdoor recreation. The intent of the designation is to accommodate a variety of uses that are appropriate for a rural location, while limiting residential development and supporting industries that ensure the existing rural character.

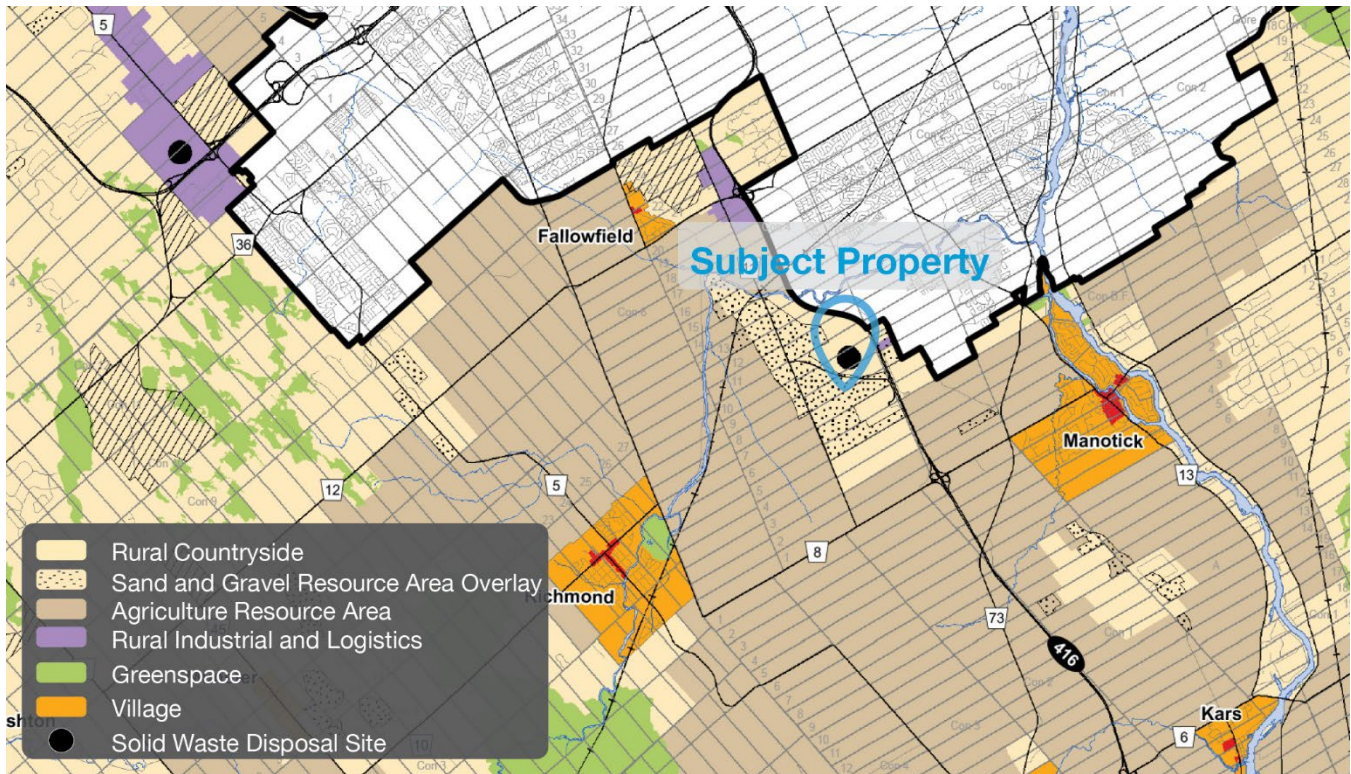


Figure 9: Schedule B9 – Rural Transect, City of Ottawa Official Plan.

The proposed development meets the following Rural Countryside Designation policies, as outlined in **Section 9.2** of the Official Plan, among others. These are summarized as applicable below.

Strengthen the rural economy by permitting a diversity of uses that support the local rural community

9.2.2.1 The following uses may be permitted:

- a) Forestry, conservation and natural resource management activities;
- b) Agriculture, agriculture-related and on-farm diversified uses;
- c) Residential uses according to the policies of this plan;
- d) Animal services boarding, breeding and training and equestrian establishments;
- e) Bed and breakfasts;
- f) Utility Installations;
- g) Cemeteries; and
- h) Sand and gravel pits.

The proposal contemplates using the subject property for storing clean, excess soils removed from other sites. This takes the form of a natural resource management activity as noted under 9.2.2.1(a). The proposed use is therefore permitted within the Rural Countryside designation and within the requested rezoning, Rural General Industrial Zone – RG.

Overlays compliment designations to provide additional policy direction to allow certain types of activities and built form guidance that may not otherwise be included in the designation section of the Official Plan. The **Sand and Gravel Resource**

Area Overlay applies predominantly to Rural Designations to allow the Official Plan to provide guidance to the protection of areas with mineral aggregate resources. The overlay looks to protect important mineral aggregate resources of good quantity and quality and close to market, from incompatible development and protect existing licensed mineral aggregate operations from incompatible development and minimize negative effects on neighbourhoods.

The proposed development meets the following Aggregate Overlay policies, as outlined in **Section 5.6** of the Official Plan, among others.

Protect important mineral aggregate resources of good quantity and quality and close to market, from incompatible development

5.6.3.1.5 The City of Ottawa requires that all pits and quarries licensed under the Aggregate Resources Act, with the exception of wayside pits and wayside quarries, be zoned for mineral extraction use in the Zoning By-law

The subject property is no longer licensed for pit and quarry uses, which is consistent with the proposed new use on site. A Zoning By-law Amendment is proposed to rezone the property Rural General Industrial Zone to accommodate the new use – waste processing and transfer facility.

5.6.3.1.10 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 in accordance with the policies of the underlying designation. Under this circumstance the City shall not require the proponent to amend the mineral aggregate overlay; instead the overlay shall be amended to accurately reflect the new use at the time of the next comprehensive Official Plan update or through a City-initiated Official Plan amendment.

The Ministry of Northern Development, Mines, Natural Resources and Forestry has confirmed with City staff that the subject property is depleted of any viable sand and gravel aggregate resources, and Drain-All has surrendered its license. The proposed re-use of the subject property is in accordance with the underlying designation policy, as the new use is permitted within the Rural Countryside Designation.

Protect existing licensed mineral aggregate operations from incompatible development and minimize negative effects on neighbourhoods

5.6.3.2.7 Where lands are within the Sand and Gravel Resource Area Overlay or the Bedrock Resource Area Overlay, and alternative uses are proposed through amendment to the Official Plan or Zoning By-law, the following shall be required as part of a complete application:

- a) A demonstration that the land is not suitable for exploitation for the sand and gravel or bedrock resource for which the overlay applies; and
- b) A demonstration that the proposed use will not hinder potential mineral aggregate extraction from other designated or licensed adjacent lands, including the future expansion in depth or area of any current or future licensed pit or quarry, issues of health, public safety, environment impact and quality of life. This may necessitate the submission of other supporting information such as but not necessarily limited to, geo-technical and groundwater studies, noise, vibration and dust studies and, environmental impact assessment.

The accompanying plans and studies which form the overall submission support the proposed use and identify the use as not hindering potential mineral aggregate extraction from adjacent lands.

4.2.3 Waste Disposal Sites

Section 10.1.7 contemplates policies for the operation of Waste Disposal Site as well as policies for development within close proximity of these facilities. The subject property is within proximity of such facilities. Operating waste disposal sites are landfills, dumps, incinerators and any other facilities providing for the long-term storage or destruction of municipal solid waste. The proposed use of the subject property meets the following policies as they pertain to its proximity to a Waste Disposal Site:

- 10.1.7.4 Land within three kilometres of an operating Solid Waste Disposal Site boundary is considered to be within the influence area of the site. New lot creation within this zone will require a notice on title to ensure the impacts of the operating Solid Waste Disposal Site (i.e. noise, dust, odours and haul route) are provided.

The subject property is located within three kilometres of a Solid Waste Disposal Site and is thus within the influence area. As part of the submitted development applications, no lot creation is proposed, and the proposed use is compatible within close proximity of a Solid Waste Disposal Site.

- 10.1.7.5 Development within the influence area of an operating Solid Waste Disposal Site shall demonstrate that the Solid Waste Disposal Site shall not have any unacceptable adverse effects on the proposed development and will not pose any risks to human health and safety.

The subject property has operated as an aggregate pit within the Solid Waste Disposal influence area in excess of twenty years, with no known adverse effects or additional risks to human health and safety as a result of its proximity to a Solid Waste Disposal Site. The proposed use of the site will continue to see no adverse effects from its proximity to a Waste Disposal Site, as confirmed by the plans and studies enclosed as part of this submission.

- 10.1.7.6 Notwithstanding the requirements of Policy 5 above, the following uses may not require a study provided that the Solid Waste Disposal Site water table is not affected and excavations shall not result in landfill gas migration or removal of a visual screen buffering of the landfill from the public view: utilities, waste-processing facilities, above-grade transportation routes, forestry activities and gravel pits, quarries and other mining activities

The proposed use, waste processing and transfer facility, is among the uses that do not require a study. However, the accompanying requested plans and studies illustrate the compatibility and appropriateness of the proposed use within the Solid Waste Disposal Site influence area.

4.3 City of Ottawa Comprehensive Zoning By-law (2008-250)

4.3.1 Existing Zoning

The subject property is currently split zoned Parks and Open Space Zone – **O1**, and Mineral Aggregate Reserve Zone, Rural Exception 7 – **MR[7r]**.

The purpose of the **Parks and Open Space Zone** is as follows:

- / Permit parks, open space and related and compatible uses to locate in areas designated as General Urban Area, General Rural Area, Major Open Space, Mixed Use Centre, Village, Greenbelt Rural and Central Area as well as in Major Recreational Pathway areas and along River Corridors as identified in the Official Plan, and
- / Ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.

Permitted uses in the Parks and Open Space Zone include:

- / environmental preserve and education area
- / park
- / urban agriculture

The purpose of the **Mineral Aggregate Reserve Zone** is as follows:

- / Identify those areas that are designated as Sand and Gravel Resource Area or Limestone Resource Area in the Official Plan for which at present there is no licensed mineral extraction operations, and are not along a rural truck route;
- / Identify those lands where as yet unexploited mineral aggregate resources exist, until a request is made for a rezoning to the Mineral Extraction – ME zone to permit a mineral extraction operation;
- / Allow for an interim period a limited range of permitted uses of a nature that would not sterilize the potential of future mineral extraction operation on the lands or neighbouring lands; and,
- / Impose regulations reflective of the ME zone as lands in the MR zone may potentially be rezoned to ME to permit mineral extraction operations.

Permitted uses in the Mineral Aggregate Reserve Zone include:

- / agricultural use
- / agriculture-related use
- / environmental preserve and educational area
- / equestrian establishment
- / forestry operation
- / kennel, see Part 3, Section 84
- / on-farm diversified use

The proposed new use – waste processing and transfer facility, is not permitted in either of the existing zones on the subject property. To align the proposed use with a zoning that permits the waste processing and transfer facility use, it will be necessary to rezone the property.



Figure 10: Zoning map of subject property and surrounding area.

4.3.2 Proposed Zoning

To accommodate the proposed use, a Zoning Bylaw Amendment application has been submitted to rezone the property Rural General Industrial Zone – **RG**.

The purpose of the Rural General Industrial Zone is as follows:

- / 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;
- / Accommodate a range of light industrial uses and limited-service commercial uses for the travelling public; and,
- / Regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.

Permitted uses in the Rural General Industrial Zone include:

- / **waste processing and transfer facility**
- / animal hospital
- / automobile service station
- / dwelling unit
- / leaf and yard waste composting facility
- / printing plant
- / storage yard
- / retail store
- / automobile body shop
- / Cannabis Production Facility
- / heavy equipment and vehicle sales
- / light industrial uses
- / retail store
- / truck transport terminal
- / animal care establishment
- / automobile dealership
- / drive-through facility
- / gas bar
- / parking lot
- / service and repair shop
- / warehouse

Section 54 of the Zoning By-law defines the desired use, “waste processing and transfer facility (non-putrescible)” as a facility where non-putrescible waste is sorted, processed and temporarily stored prior to transfer off site and may include a recycling operation. This meets the description of the intended use for the site.

The following table provides a summary of the Rural General Industrial zone as detailed in Zoning By-law 2008-250. The table demonstrates how the development meets the provisions.

Zoning Mechanism	Provision	Provided	Compliance
Minimum Lot Width	30 metres	223.28 metres	✓
Minimum Lot Area	4,000 square metres	42,990.89 square metres	✓
Minimum Front Yard Setback	15 metres	>15 metres	✓
Minimum Rear Yard Setback	15 metres	>15 metres	✓
Minimum Interior Side Yard Setback	8 metres	>8 metres	✓

Minimum Corner Side Yard Setback	12 metres	>12 metres	✓
Maximum Principal Building Height	15 metres	>15 metres	✓
Maximum Lot Coverage	50%	>50%	✓
Outdoor Storage	(a) outside storage is not permitted within any required front yard or corner side yard	No storage in front/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	No abutting residential zones	✓
Automobile Parking Spaces Area D	None	>None	✓

The proposed re-use of the subject property is fully compliant with the proposed Rural General Industrial Zone, and the use is permitted.

The following table provides a summary of Section 95 – Waste Processing and Transfer Facilities in the Rural Area as detailed in Zoning By-law 2008-250. The table demonstrates how the development meets the provisions.

Zoning Mechanism	Provision	Provided	Compliance
Waste processing and transfer facility (putrescible) permitted zones	RH	Not putrescible	✓
Minimum lot area for waste processing and transfer facility	2 hectares	4.3 hectares	✓
Minimum separation distance between a building containing a waste processing and transfer facility and any building for which the principal use is residential or institutional, located on a lot zoned RR, RU, V1, V2, V3, VM, RI	300 metres	>300 metres	✓
Minimum separation distance between a building containing a waste processing and transfer facility and any building for which the principal use is residential or institutional, located on a residentially zoned or institutionally zoned lot located within Area C of Schedule 1	300 metres	>300 metres	✓
Waste processing and transfer facilities truck route access	Direct truck route access	Direct truck route access	✓
Prohibited outdoor storage	putrescible waste	No putrescible waste on site	✓

The proposed Waste Processing and Transfer Facility is fully compliant with the specific use provisions as outline in Section 95 of Zoning By-law 2008-250.

The proposed use of the subject property meets the general intent and all provisions of the Rural General Industrial Zone, which is to encourage development in the Rural Area that can be accommodated such as light industrial uses

and limited-service commercial uses. Additionally, the subject property meets all specific use provisions related to the Waste Processing and Transfer Facility use.

5.0 Supporting Studies

5.1 Environmental Impact Study

The Environmental Impact Study for the subject property, was undertaken by Kilgour & Associates Ltd. and dated June 9, 2022, and reviewed the proposed rezoning. The EIS supports the rezoning of the subject property from Parks and Open Space (O1) and Mineral Aggregate Reserve - exception 7 (MR[7r) to a Rural Industrial (RI) based in part on the absence of species at risk (SAR) and/or their habitat identified during the initial site review. That site review, however, had been conducted outside of the normal bird nesting window for Ottawa (April 15 – August 15). The EIS thus recommended a follow-up survey specifically to identify whether Barn Swallows and/or Bank Swallows were present on the subject property during the bird nesting window. The results of the follow-up study are to be appended to the initial report, confirming or updating the report conclusions as required.

5.2 Geotechnical Investigation – Slope Stability Analysis

A slope stability analysis was undertaken by EXP Services to assess the stability of the existing slopes on the subject property. The work was between March 30, 2022, and on May 13, 2022. Field work included three boreholes/monitoring wells which are coupled with groundwater monitoring program. At the time of the study, plans were under development for the infilling and final site rehabilitation. Therefore, only the existing conditions were analyzed.

The stability of the existing slopes at the site under consideration were analysed using Morgenstern-Price Method, GeoStudio/Geo-slope office, Version 10.2.1 computerized system. The purpose of the analysis was to assess the stability of the existing slopes. A total of five cross-sections were analysed. Current practice in the industry and the City of Ottawa requires a factor of safety of 1.5 for static loading conditions (i.e., for effective stress and total stress analyses). The minimum acceptable factor of safety for seismic loading conditions is 1.1 (Mitchell 1983). A review of the slope stability analysis indicates that the slope sections C-C, D-D, and E-E do not meet the City of Ottawa criteria for static loading conditions. Also, Sections C-C, D-D, and E-E do not meet the acceptable factor of safety for seismic loading conditions.

Two recommendations to ensure the stability of the slopes have been presented:

- / Stabilize all the slopes in areas where the work will be undertaken close to the slopes. This may be achieved by cutting the slopes back at an inclination of 3H:1V if space permits. Alternatively, the slopes may be stabilized by placing fill close to the toes of the slopes to achieve a 3H:1V slope. This option has the advantage that the entire site will be available to workmen and equipment during filling operations.
- / Stabilize the slope(s) in stages, i.e., only in the area where filling is to be undertaken. This may be achieved by first placing the fill at the toe of the slope(s) where requisite factor of safety is not suitable. This option will necessitate fencing off area with unstable slopes so that workmen and equipment do not have access to areas where the slopes do not meet the required factors of safety.

It is recommended that future work to be undertaken at the site should ensure that the stability of the existing slopes is not adversely impacted in any way.

5.3 Environmental Site Assessment (Phase I)

EXP Services was retained to complete a Phase One Environmental Site Assessment (ESA) for the property located at 4380 Trail Road in Ottawa, Ontario. The Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses.

As part of a semi-annual monitoring program, the first round of groundwater sampling was completed on June 8, 2022. Groundwater samples were collected from five wells (three due to proximity to site activities and/or downgradient location, and two to establish baseline levels) and submitted for laboratory analysis of volatile organic compounds (VOC), petroleum hydrocarbons (PHC), polycyclic aromatic hydrocarbons (PAH), and inorganics. All of the groundwater samples were within the potable groundwater standards for all of the parameters analysed.

In addition, as part of the groundwater monitoring program for the subject property, five monitoring wells on the Phase One property were sampled for analysis of VOC, PHC, PAH, and inorganics. All the results were within the potable groundwater standards. Therefore, leachate from the landfills does not appear to be impacting the subject property. None of the PCAs are considered to results in APECs.

The Qualified Person who oversaw this work, Chris Kimmerly, P.Geo., does not recommend any additional work at the Phase One property other than continuing the semi-annual groundwater monitoring program.

5.4 Stormwater Management Report

EXP Services was retained to undertake a stormwater management study in support of a zoning by-law amendment application for the subject property. This report addresses stormwater design for the purposes of Zoning By-Law Amendment application with the City of Ottawa. The following summarizes the Stormwater Management Design for the site:

- / Post-Development storm run-off shall be controlled to pre-development levels for each storm event up to and including 100-year storm.
- / The site is located in rural area, hence SCS Type II storms were used for stormwater management design.
- / Stormwater runoff from 4.19 ha of total drainage area which includes 3.71 ha of area within the property and 0.24 ha of external areas, are being managed by on-site surface ponding and infiltration. 0.35 ha of property drains towards Trail Road and neighboring property to the south.
- / Pre-development sub-catchments E1 to E5 includes drainage areas being managed by on-site surface ponding and infiltration. No storm run-off occurs off-site from these areas up to and including SCS Type II – 100-year events of 12 hour and 24 hour duration. Drainage areas E6 and E7 drains off-site and are proposed to be unchanged in the post-development condition.
- / Soil backfilling within the subject property will take place in six phases.
- / Three infiltration trenches are proposed to be built in post-development conditions. The east infiltration trench, which will have 150 m² area and 1.5 m of total water depth, will be built before backfilling sub-catchment S6. The west infiltration trenches, which includes two equal size trenches of 450 m² and 2.0m of total water depth, will be built after completion of all soil dump operations on site.
- / No run-off occurs off-site from the development area (post-development sub-catchments S1 to S6) including SCS Type II 100 year and 100 year + 20% (climate change consideration) storm events of 12 hour and 24 hour durations. The maximum depth of water within the west and east infiltration trench will be 1.75 m and 1.47 m, respectively during 100 year + 20% storms. This is well below the maximum suggested depth of 2.0 m in MECP SMPDM guidelines. Therefore, the design criteria for the stormwater management of the subject site can be met successfully.
- / During all soil dump activities, erosion and sedimentation will be controlled on site.

6.0 Public Consultation Strategy

All public engagement activities will comply with Planning Act requirements, including circulation of notices and the Statutory Public Meeting. The following Public Engagement steps and activities will/have been undertaken in anticipation of the application has been submitted:

Notification of Ward Councillor, Councillor David Brown

- / The Ward Councillor has been notified via e-mail by the owner of the proposed development in advance of the application submission.

Notification to residents and local registered Community Association(s)

- / Will be completed by the City of Ottawa pursuant to the Planning Act and the City of Ottawa's Public Notification Policy.

Public Consultation Meeting(s)

- / Should either the Ward Councillor or Community Association request a public consultation meeting, an agreed upon date and meeting format will be accommodated.

Planning Committee Meeting Advertisement and Report Mail out to Public

- / Notification for the statutory public meeting will be undertaken by the City of Ottawa.

7.0 Conclusion

It is our professional planning opinion that the applications for a Zoning By-law Amendment and Site Plan Control are appropriate, represent good planning, and are in the public interest.

The proposal is consistent with the **Provincial Policy Statement (PPS)** by providing efficient and appropriate land uses on lands within the rural area in a capacity that is sensitive to surrounding properties, environmentally appropriate, and consistent with the character of the surrounding rural area.

The proposed use conforms to the **Official Plan's** vision for managing employment lands and depleted quarries in the rural area and meets the policies for the Rural Countryside designation and Rural Waste Disposal Sites.

The proposed development **complies with all zoning provisions of the requested RG zone and Specific Use Provisions** that relate to Waste Processing and Transfer Facilities in the Rural Area . The requested amendment is appropriate and will not create any undue or negative impacts on the surrounding properties or community at large.

The proposed development is **supported by technical studies and plans** submitted as part of this application.

Sincerely,



Tyler Yakichuk, MPlan
Planner



Scott Alain, MCIP, RPP
Senior Planner