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January 3, 2020
File: 160410205

Attention: Anissa McAlpine, Planner I
City of Ottawa
Planning, Infrastructure & Economic Development
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario K1P 1J1

Dear Ms. McAlpine,

Reference: 4041 Moodie Drive- Ottawa Fire Service Live Fire Training Facility

Stantec has been retained by Ottawa Fire Services (OFS) to prepare and submit the attached Site Plan Control application for their live fire training facility at 4525 Barnsdale Road (also addressed as 4041 Moodie Drive). The facility has been operating at this location since 2016 as a temporary use, replacing the former training facility in Ottawa's urban area (formerly at 898 Industrial Avenue) constructed in 1977.

In January 2019 a Zoning By-law Amendment was submitted (City File No.: D07-12-18-0105) to add 'fire research and training facility' as a permanent permitted use. Through the initial review process City staff requested a Site Plan Control application also be submitted for the facility.

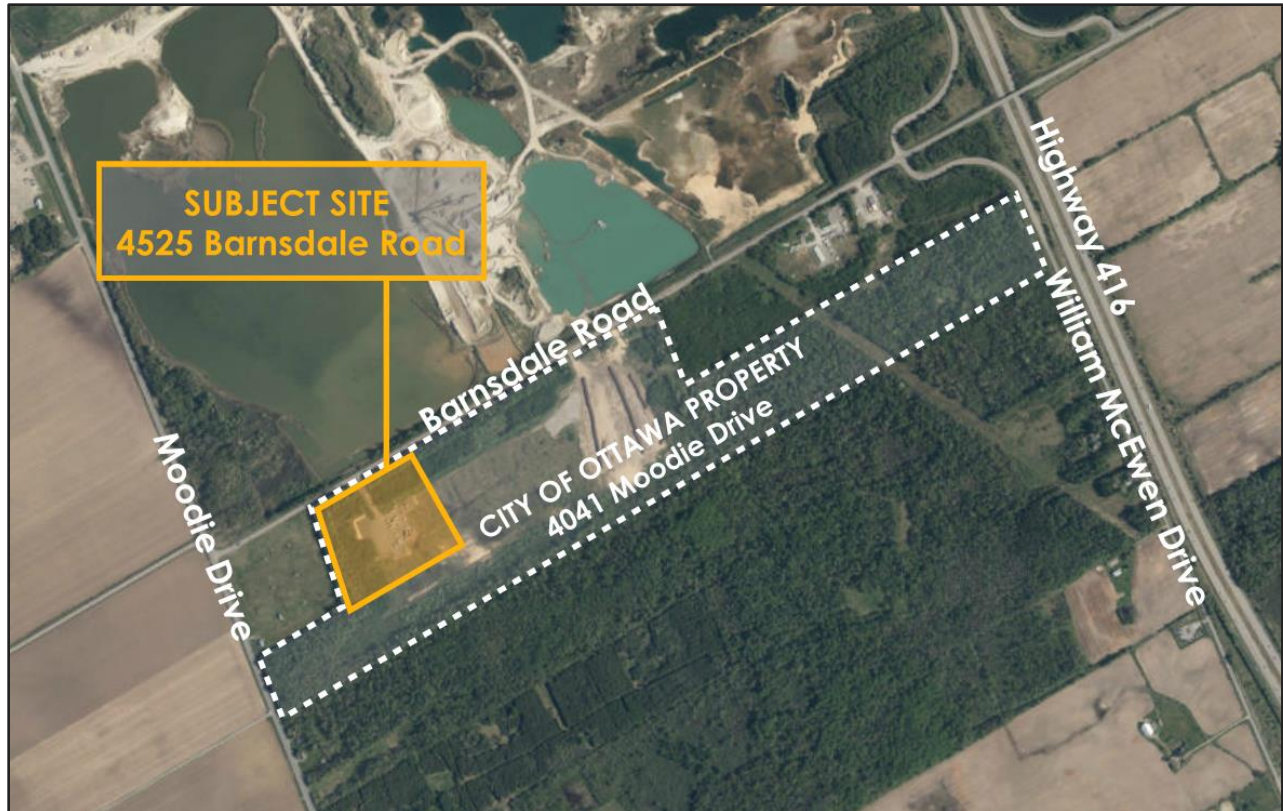
The site is located on the northwest portion of a larger 36-hectare parcel owned by the City of Ottawa (Figure 1). The facility occupies approximately 4 hectares located south of Barnsdale Road, east of Moodie Drive, and west of William McEwen Drive in Ottawa's rural area. The site comprises land *in Lot 5, Concession 4 former Township of Nepean, now in the City of Ottawa*. The site is accessed from Barnsdale Road.

The facility is a large gravel surface; it does not have any permanent structures, but instead makes use of shipping containers for storage, interim briefing and meeting rooms, and live fire training areas.

The facility is located outside the City's Public Service Area for municipal water and sanitary services. The facility does not require private well or septic services- potable water is transported to the site for training events, and portable washrooms are used for sanitation. Water for training activities is transported to site from the City's municipal water system and stored within fire trucks and a 45,000L water tank. Water used as part of training activities is collected and stored in large totes for disposal. Disposal services are provided through a contract with Tomlinson Environmental Service.

A concrete burn pad is located at the southwest corner of the facility and will be used to support Carleton University's fire research; it involves no suppression activities and uses propane as a fuel. It is expected the pad would be in place for five years and then removed at their cost.

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A Planning Rationale was prepared by Stantec in support of the proposed Zoning By-law Amendment and provides a fulsome discussion of how the proposed development complies with the Provincial Policy Statement and City of Ottawa Official Plan. The following is a brief summary of the

PROVINCIAL POLICY STATEMENT

Policy 1.1.1 states that healthy, liveable and safe communities are sustained by:

- a. *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- c. *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d. *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e. *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- g. *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs.*

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The facility makes efficient use of lands owned by the City of Ottawa and does not require the expansion of public infrastructure. The facility is separated and buffered from sensitive land uses and will not preclude the future expansion of settlement areas. The facility performs a public service by providing OFS members with a safe and effective location to train and for limited research to improve public safety. The facility is necessary to ensure the safe and effective execution of the OFS mandate.

Policy 1.1.5.6 states that, in the rural area, opportunities should be retained to locate new or expanding land uses that require separation from other uses. The facility benefits from its location in the rural area separated from sensitive land uses.

Policy 1.6.4 states that infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services. The facility's location in proximity to urban and rural fire service facilities, access to Highway 416, and central location within the City of Ottawa's boundary allow the OFS to efficient delivery of emergency management services.

Section 2.0 of the PPS discusses the wise use and management of resources. The facility is existing and does not propose additional expansion as part of this application. The facility is not located in or in proximity to significant wetlands, woodlands, valleylands or areas of natural or scientific interest. The development will not impact Species-at-Risk or their habitat. While the potential for bat roost habitat and bank swallow foraging habitat were identified on the site, discussions with MECP staff confirmed that the facility will not have an impact of these species.

The property is not located in prime agricultural areas, is within a former (exhausted) aggregate pit, and does not have any identified mineral or petroleum resource potential.

Section 3.0 of the PPS discusses public health and safety. The facility is not located in an area of natural or man-made hazards. The facility is separated from sensitive land uses, collects all effluent produced from fire training operations, and does not propose and well or septic facilities.

OFFICIAL PLAN

The property is designated Sand and Gravel Resource Area on Schedule a of the Official Plan. The intent of this designation is to protect aggregate resources for future use, protect these resources from incompatible use, and minimize the impacts of aggregate extraction on other uses.

Policy 15 of Section 3.7.4 states that a property may be used for other purposes when an aggregate license has been surrendered. The former City of Nepean acquired the property in 1979; it is now owned by the City of Ottawa. Through past discussions with MNRF staff we learned that the City received a 'Licence to Open, Establish or Operate a Pit or Quarry' from the MNRF in April 1979. The licence (ARA Licence No.: 4202) was surrendered to the MNRF by the City of Ottawa on December 31, 2004.

In 2013 the Ministry of Natural Resources and Forestry (MNRF) prepared Aggregate Resource Inventory Paper 191 (City of Ottawa) (ARIP 191) regarding the quality and extent of sand and gravel resources within the City of Ottawa; 4041 Moodie Drive is identified as a "sand and gravel deposit that has been substantially extracted in the past, but where limited resources may still be available" on Map 1 of ARIP 191. The surrounding deposit is identified as a "sand and gravel deposit, tertiary significance". ARIP 191 data and mapping formed an integral part of the City of Ottawa's subsequent Mineral Aggregates Review initiative.

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Laboratory testing of samples from five boreholes provide further evidence that, although a deposit of sand/silty sand exists at the site, none of the samples tested met the gradation requirements for OPSS Granular A, B, M, O or S materials. Materials that did meet the OPSS 'Select Subgrade Materials gradation requirements were spread across several borehole locations and not consistently encountered at the same depth or elevation making 'targeted' extraction of these materials impractical.

The proposed land use will not result in direct sterilization of aggregate resource. The proposed use is a Class II industrial facility as defined by the MECP D-Series Guidelines and will not impact, or be impacted by, existing or future aggregate extraction operations.

Additional information on the history of this aggregate licence and its surrender, as well as an assessment of impacts on existing and future aggregate facilities was provided in Stantec's Mineral Resource Impact Assessment (January 2019).

ZONING BY-LAW

The site is currently zoned as Mineral Extraction- ME[301r]. The zoning permits mineral extraction resources as well as a leaf and yard waste composting facility and waste processing and transfer facility. The ME Zone also allows an agricultural use, environmental preserve and education area, equestrian operation forestry operation, kennel and a mineral extraction operation.

A concurrent Zoning By-law Amendment has been submitted to add 'fire research and training facility' as a permitted use on the site. The facility does not have any proposed permanent structures but is set back a minimum of 80m from Barnsdale Road and is screened by an extensive buffer of existing trees and vegetation.

It is our opinion that the continued operation of the OFS live fire training facility at this location is consistent with provincial and municipal land use planning policies.

Respectfully,

Stantec Consulting Ltd.



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