

June 30, 2023

Sean Harrigan, Planner I
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

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

Dear Mr. Harrigan,

ZanderPlan Inc. has been retained to assist ASB Greenworld Ltd. for the re-use and redevelopment of an agricultural facility located at 2545 9th Line Road, currently owned by Land Man Inc., which previously housed Continental Mushroom. 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 mushroom growing 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.

Phase I of the site plan will include the installation of the soil mixing equipment into one of the buildings on-site, packaging and shipping of product to market. Some of the other tin clad buildings and the storage bunkers will be used for the storage of raw materials. Phase II of the site plan may propose demolition and reconstruction of a storage building on-site depending on the needs of the business. An additional soil mixing line is anticipated. Phase III of the site plan will seek to introduce leaf and yard waste composting. Continental Mushroom installed proper storage, aeration and drainage for composting activity that will be utilized. Composting activity will be limited to leaf and yard waste only.

A Pre-Application Consultation was completed with City staff on July 6th, 2022 to discuss the site plan proposal. The previous use of mushroom growing was viewed as an agricultural use and supported in the current Rural Countryside Designation in the Official Plan. 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 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 PROPOSED INDUSTRIAL USE

The proposed site plan will be phased, proposing to introduce soil mixing and packaging in the first two phases followed by the introduction of leaf and yard waste composting in Phase III. Future phases will be dependent on business growth and their exact layout / activities are not completely set. In general, anticipated phasing can be described as follows:

Phase 1

- No additional buildings, equipment to be installed inside current structure.
- Existing buildings on-site to be used for storage of materials

Phase 2 (dependant on business growth)

- Install additional equipment into same production building as Phase 1
- Potential to tear down an old building (clad building measuring 967.9sqm) and construct a new building in its place.
- Additional on-site paving for more open storage.

Phase 3 (dependant on business growth and raw material availability)

- Addition of a leaf and yard compost operation on-site.
- The composting infrastructure is in place previously installed by Continental Mushroom within the 1,028.9sqm Cast Concrete Bunker.
- Site grading and drainage is in place within the bunker to facilitate the future compost use.
- The large, rectangular mushroom house could be utilized as additional storage.

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 (See Figure 2).



Figure 1 – Outlining the Phasing On-Site

For the initial phases of site plan, composted materials will be purchased and shipped to the property for soil mixing. Phase III of the Site Plan seeks to establish composting activities on the property to supplant the need to purchase composted material. Continental Mushroom installed composting infrastructure on-site to supply the growing medium needed for their business. Underground piping provides aeration and drainage. Proposed composting will be significantly different than Continental Mushroom's processes. Compost will be limited to leaf and yard waste only. No organic materials like old food, egg shells, coffee grounds, etc. will be included in the compost. It is understood that Continental Mushroom typically used old rotting material like hay, organic waste and even animal waste to develop the compost used for growing mushrooms. The odours produced from the organic composting are significantly stronger than leaf and yard waste compost. The scale of composting activity will be reduced compared to Continental Mushroom's processes as seen in Figure 3 which used to be mainly outdoors. In Figure 4 the storage bunkers on-site have been constructed and are starting to be used. Rows of compost are visible in the building. Of note, the roof of the closest sensitive receptor at 2588 9th Line Road is visible in the bottom right corner of Figure 4 demonstrating the use was in place at the time of the original composting activity.



Figure 3 – Historic View of Continental Mushroom Use with Open Composting Activity Prior to the Establishment of the Storage Bunkers



Figure 4 – Historic Aerial of Continental Mushroom with Composting Activity Inside the Storage Bunker

ASB Greenworld is anticipating that if the transition is made to include composting on-site, 5000 cubic metres of compost would be required per year to meet the composting component of the soil mix. If that were considered cumulatively, 5000 cubic metres would result in a pile of compost 33.3 metres wide by 30 metres long with a height of 5 metres. The cast concrete building labeled in Figure 2 for composting use measures roughly 34 metres wide by 30 metres deep and is over 5 metres in height. Its size would be large enough to house the anticipated compost volume needed if all stored at one time. However, it is unlikely one single pile of compost would be managed but rather several smaller piles at varying stages of decay to provide material throughout the year. The cast concrete building is separated into 4 bays as seen in Figure 4 (and as seen in Figure 11 later in this report) providing the separation needed to manage compost piles for year-round supply.

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. A rezoning and redesignation of the property will support a healthy, integrated and viable rural area by leveraging current assets in the form of unused buildings (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). The Official Plan Amendment to place the property in the Rural Industrial and Logistics designation will allow for the diversification and additional employment to take place. 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). As 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 for the industrial use compared to 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. 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 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.

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.

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.

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 on the next page:

TABLE A - INDUSTRIAL CATEGORIZATION CRITERIA (D-6-1)

Class	Outputs	Scale	Process	Operation / Intensity	Possible examples
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
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
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. 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 5). 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 6). The property at #2588 9th Line is heavily treed providing buffering from the industrial use (See Figures 7 & 8). The house at 2588 9th Line was present at the time of the previous composting activities on-site. The facility is buffered by existing vegetation and not visible from the closest residential dwelling on Victoria Street (See Figure 9).



Figure 5 – Separation Distances to Nearby Sensitive Uses



Figure 6 – General Land Use Method of Measure to #2588



Figure 7 – View Looking Toward 2588 9th Line Road from Subject Property



Figure 8 – View Down Residential Driveway at 2588 9th Line Road



Figure 9 – View Looking North Toward Site from Closest Dwelling on Victoria Street

Based on the assessment of separation distance requirements, the subject property and re-use of the facility can meet required separations from surrounding uses. Existing buffering in the form of vegetation will provide visual screening from nearby residential properties. The main compatibility concern surrounds the introduction of leaf and yard waste composting to replace the need to purchase composted material. Further assessment of compatibility and processes involved in composting are provided in the next section of the report.

PROPOSED COMPOSTING ACTIVITY (PHASE III)

The anticipated composting activity to be introduced in Phase III of the development, anticipated to start roughly five (5) years after Phase I, will be limited to leaf and yard waste only. It is our understanding that the composting processes occurring during Continental Mushroom operations involved composting of not only leaf and yard waste but also food waste and animal waste. These organic composting processes are typically more odorous than simple leaf and yard waste.

The Province of Ontario has a document entitled “Guideline for the Production of Compost in Ontario” that outlines planning, design and operational practices for composting facilities. Part II of the document provides approval considerations for compost facilities for proper siting and design. The following objectives are listed for proper composting facility management:

- prevention and control of off-site environmental impacts, especially odour, water contamination, dust, noise and vermin and vectors
- protection of public health
- prevention of emergency situations
- anticipation of seasonal effects that may impact the composting process
- production of compost that meets the Standards

These considerations would be included in any supporting material for an ECA application. The site is designed with infrastructure to control any water generated from compost to keep it from resulting in environmental impacts or water contamination. Noise and dust are expected to be minimal. Vermin or vectors (disease transmitting organisms) would be minimized as no organic wastes will be used in the compost. Lower odour emissions and proper management of the compost will help to minimize impacts on public health. The enclosed concrete bunkers with underground infrastructure can help withstand any seasonal impacts. The proposed composting on-site can meet the objectives for proper facility management.

Part III of the Guideline provides for site selection considerations when selecting sites for composting activity. The main considerations in the selection process are:

- provision of adequate separation between the facility, adjacent land uses, especially sensitive land uses, and sensitive environmental features
- compliance and conformity with the municipal official plan and local zoning by-laws
- selection of a site with sufficient space
- watershed planning and protection of surface and groundwater
- ensuring convenient access to transportation routes

The site is surrounded on all four sides by vacant parcels of land. Whether the parcels to the north, east and south are purchased by ASB Greenworld or not, they provide the required separation distances to abutting sensitive uses per the D-6 Guidelines. The proposal is seeking an Official Plan Amendment and Zoning By-Law Amendment to ensure compliance and conformity for the proposed use with the City's policies. The anticipated cubic volume of compost needed by the business can be provided within the existing storage bunkers on-site as demonstrated earlier in this report. Piping directs any drainage or run-off from compost to the existing lagoons at the rear of the property, providing for protection of surface and groundwater features. The site falls in proximity to both Highway 416 and 417 which can be accessed from the site via rural roads without having to travel through any villages or settlement areas. Most importantly, the site already has the infrastructure in place to support composting activities. The current setup essentially provides a turnkey site for ASB Greenworld to start their soil mixing and eventually expand into composting in the future if desired.

The document speaks to separation distance requirements for composting facilities. Table 3.0 of the document outlines general separation distance requirements relative to facility size and type. Outdoor leaf and yard waste only facilities require the shortest distance to sensitive receptors. As processes start to include non-leaf and yard waste feedstock, such as the previous Continental Mushroom use, separation distances are recommended to increase. The guideline does not provide recommendations for separation distances that would be suitable for all sites. Factors such as topography, vegetation, elevation, prevailing wind speed and direction are site-specific and affect the separation distances needed. The Guideline states "in most cases, the distance likely to be required for facility approval would be a minimum of 250 metres up to 1000 metres, depending on site-specific factors." Figure 10 shows the separation distances between the closest receptors and area proposed for composting on-site with the closest falling 380 metres from the composting area. Table 3.1 outlines additional factors that affect required separation distance. These factors have been provided on the next page.



Figure 10 – Separation Distances between Composting Area and Nearest Sensitive Residential Receptors

Guideline for the Production of Compost in Ontario Table 3.1: Additional Factors that Affect Required Separation Distance

Factors Reducing the Need for Separation

- Sensitive receptors located upwind from facility, relative to prevailing winds
- Favourable topography and vegetative buffer
- Receipt of lower-odour feedstock (e.g., higher carbon materials like leaf and yard waste)
- High degree of odour containment and control (from receipt to finished product)
- Effective odour treatment
- Facility design and odour control system well-demonstrated as successful
- Flexibility and redundancy in facility design and operations to account for operational upsets and changing feedstocks or conditions
- Low population density, and no particularly sensitive receptors such as hospitals nearby

Factors Increasing the Need for Separation

- Sensitive receptors located downwind from facility, relative to prevailing winds
- Unfavourable topography and vegetation
- Receipt of feedstock with greater odour generating potential (e.g., higher nitrogen materials like diapers, green grass) or material that has undergone longer storage and shipping times
- Low degree of odour containment and control (from receipt to finished product)
- Lack of effective odour treatment
- Facility design and odour control system innovative and unproven
- Limited design and/or operations flexibility
- High population density or close proximity to particularly sensitive receptors such as hospitals

In general, most winds blow east – west rather than north – south due to the Coriolis Effect from Earth’s rotation. Sensitive receptors closest to the facility at 2545 9th Line fall to the south along Victoria Street. Lands to the east and west consist mainly of undeveloped treed lands. As shown in Figures 7 – 9 of this report, existing topography and vegetation help screen the facility from nearby uses. Composting material will be limited to leaf and yard waste only. Compost will be stored within an enclosed bunker open on only one side to help contain odours that could be generated from the leaf and yard waste. The facility is already fully designed with adequate underground piping for aeration limiting the need for turnover of compost piles. Ample additional storage is present on-site to allow for flexibility in operations. The Village of Metcalfe is located southwest of the facility, well separated by both distance and vegetative buffering. Population density around the site is quite low having changed little in the last 30 years. Most of the factors resulting in the reduced need for separation are present. Further, the storage bunker used for composting is cited centrally on the property to maintain a maximum buffer zone to property lines.

Section 3.3.2 of the document provides separation distances for water protection requiring at minimum a composting facility be located:

- 100 metres from any municipal well or surface water body
- 15 metres from any drilled well that has a depth of at least 15 metres and a watertight casing to a depth of at least six metres below ground level
- 90 metres from any other well

There are no municipal wells located within 100 metres of the facility and the only surface water features in that proximity are the ponds located on-site which collected the wastewater generated mainly from mushroom washing and partly from composting. There are some wells drilled on the property but the water is not intended for consumption or human use. The exact locations of wells on nearby properties are unknown. The closest residential use at 2588 9th Line Road falls approximately 140m from the point of proposed composting. The use would be located beyond 90 metres from any drinking water well serving abutting uses.

In addition to the Ontario Guideline for the production of compost in Ontario, many articles and letters can be found relating to composting activity and impacts. The National Collaborating Centre for Environmental Health published a newsletter in January 2018 entitled “Odour from a Composting Facility” prepared by Helen Ward and Michele Wiens. The article is based on scholarly research and publications on potential health effects, perception and annoyance, and measurement of compost-type odour and contaminants. The article notes that usual odour

sources result from processing activities that result in emissions from vessels and aeration systems, or active composting piles if not enclosed (Ward & Weins, 2018). The compost piles would be enclosed within the concrete storage bunker on the property. The bunker has an open side at the southern end but one bay does have a door which can extend down to enclose the compost (See Figure 11) making it possible to retrofit doors on each bay.



Figure 11 – Concrete Storage Bunker On-Site

Other odour sources that can result from composting activities include odours from truck transport of waste materials, loading or mixing of material, storage until processing, and material handling, screening and storage (Ward & Weins, 2018). As noted, it is our understanding that Continental Mushroom used organic materials, animal wastes and rotting materials in their composting processes which required transport to the site and storage on-site until use. The growing medium used for mushrooms would eventually need to be replaced as nutrients within it are used up. Old growing medium would need to be disposed of creating a significant amount of waste from the composting activity previously occurring on-site. Odour resulting from transport of leaf and yard waste to the site and storage on-site would be minimal compared to organic and animal wastes. The compost produced on-site will be incorporated into the soil mixing processes. The soil, including the compost, is fully packaged, stacked and shipped for sale. There would not be significant waste generated from the proposed composting activity similar to that of Continental Mushroom.

Microbial VOCs are considered to be the main source of odour from compost facilities. Typical VOCs include the rotten egg or rotten cabbage smell of reduced sulphur compounds, the vinegar smell of volatile fatty acids, or the fishy smell of ammonia as examples. Major emissions

of odours and VOCs occur during the process of turning over the compost piles for aerobic biological treatment (Ward & Weins, 2018). The subject property is equipped with underground piping that provide aeration for the compost piles. Management of the compost is expected but the infrastructure in place will help limit the amount of turning over of compost piles.

Based on review of the Guideline for the Production of Compost in Ontario and information on odours from composting facilities, the leaf and yard waste only composting proposed for Phase III of the site plan has the lowest probability for impacts and the smallest required separation distances from sensitive uses. The recommended separation from sensitive uses falls between 250 to 1000 metres based on site-specific factors. The closest residential dwelling falls 380 metres from the concrete storage bunker where composting will occur. While no specific separation can be established it should be noted leaf and yard waste only operations have the lowest required separation of any composting type. Additionally, the site has several factors that reduce the need for separation such as vegetative buffering, low-odour feedstock, odour containment from the storage bunker, composting infrastructure in place, and low population density around the site. Odour generation from transport of materials and storage until use would be minimal as material will be limited to leaf and yard waste only. Given the type of composting, the intensity of composting activity compared to the previous processes, and the lower odour nature of leaf and yard waste a minimum separation of 380 metres, being the separation to the closest sensitive receptor, would be appropriate for the new development and meet the intent of the Guideline for the Production of Compost in Ontario.

The introduction of composting on-site would not increase the classification of the property under the D-6 guidelines. Composting will not create any sound or vibrational impacts. Minor odours will be frequent in the area surrounding the storage bunkers but are not anticipated to be persistent and/or intense. Outputs would fall under Class II per the industrial categorization criteria of Guide D-6-1. Storage of raw materials will occur inside buildings on-site. Outside storage of finished packaged products at medium production levels will occur indicative of a Class II facility. Initial production will be self-contained producing and storing a packaged product indicative of Class I. Composting will introduce an open process with periodic outputs of minor annoyance but a low probability of fugitive emissions consistent with a Class II facility. The facility will employ about 10 - 15 people at any given time. Composting activities would not require more than one additional employee. Some movement of heavy trucks and products will occur. At most the operation and intensity would fall under a Class II facility. When comparing possible examples the soil packaging and composting would be much less intense than the Class III examples like manufacturing paints, varnishes, organic chemicals, soaps or resins. The composting would not increase the classification of the site under the D-6 Guidelines.

CITY OF OTTAWA OFFICIAL PLAN 2022

The subject property is located within the Rural Transect on Schedule A of the newly adopted Official Plan and is designated Rural Countryside on Schedule B9 of the newly adopted Official Plan (See Figure 12).

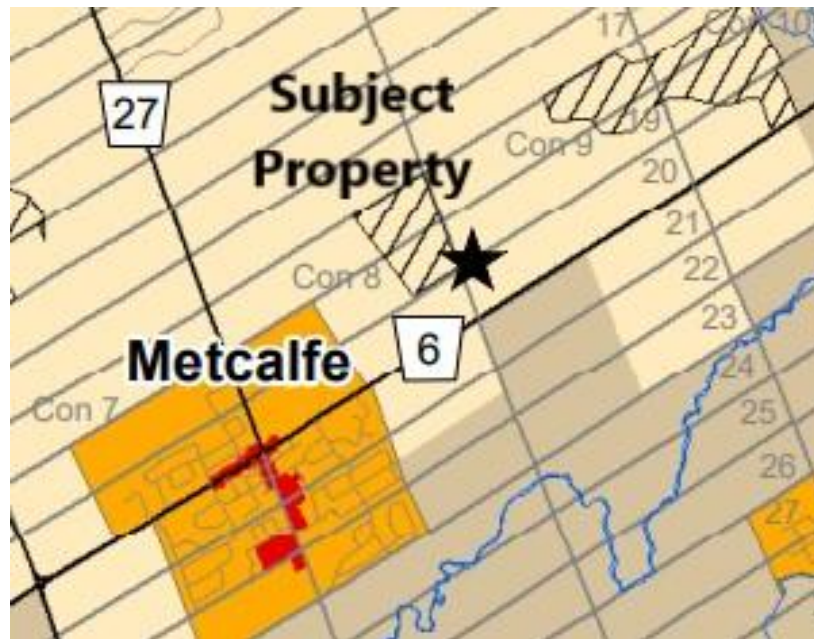


Figure 12 – Official Plan Schedule B9

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 reserve. 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, resulting in economic growth and job creation.

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 and introduce a land use that is appropriate in the rural area.

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-type 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. Continental Mushroom was one of the largest agricultural employers in the City of Ottawa during operations, employing anywhere between 200 to 280 employees based on CBC and other news publications. Section 1.3.1 of the PPS it states planning authorities shall:

- *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.*

An existing business, ASB Greenworld, is looking for an opportunity to invest in the Ottawa economy. This site provides a suitable location to meet the needs of the existing soil packaging with buildings on-site suitable for storage of unfinished products. Existing composting infrastructure on-site takes into account the need for future business operations. ASB Greenworld investigated other properties in the Ottawa area and none provided the same storage and composting infrastructure as that existing on-site. The property represents a strategic site for investment for new employment activities, and a logical reuse of the site.

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) allowing the property to be used for new employment opportunities. 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 (Sec. 5.6.3.3). For 2545 9th Line, the main use of the property is for the soil mixing and packaging, and eventually the composting activities. There may be a few office employees on-hand to manage the logistics of daily operations, but the office building is not going to be the corporate base of operation for ASB Greenworld. The company is focused on the soil mixing and packaging on this site. The main concentration of employees will be to the centre of the property within the storage buildings and operating the soil mixing line providing some separation between on-site activity and possible future extraction.

Given the resource is identified as Bedrock Overlay the potential for blasting and extraction of bedrock is possible. The soil mixing processes proposed for 2545 9th Line would not be sensitive to potential noise or vibrational impacts from bedrock extraction. The soils and compost are stable materials to be stored in enclosed bunkers on the property. Processes do not involve storing of any hazardous material or involve specialized machinery that may be affected by noise or vibration. Aggregate extraction is generally not associated with odour impacts. Any potential odour conflict would likely not be perceived with composting and soil mixing activities occurring on-site. The soil mixing will produce packaged products requiring truck transport to and from the site. Material delivery will also be by truck. Any impacts related to noise or dust from aggregate trucks travelling down the road would be no greater than the impacts experienced by trucks used by ASB Greenworld for their business. The road is built to sufficient standard to provide access for both uses.

Section 5.6.3.4 states “new development may be approved within 500 metres of an existing licensed bedrock quarry or within 300 metres of an existing sand and gravel pit if it can be demonstrated that the existing mineral aggregate operation, and potential future expansion of the operation in depth or extent, will not be affected by the development.” 9th Line Road marks the eastern boundary of the aggregate reserve. Re-use of the current industrial facility would not preclude or hinder the ability for future extraction to expand eastward as the travelled road creates a barrier to expansion. The road provides access to several properties including the aggregate site and is needed for access and transport of aggregate material. The proposed development of 2545 9th Line Road will not rely on on-site wells to provide drinking water for employees. The potential depth of a future extraction operation would not be affected due to hydrogeological impacts on on-site wells.

In review of Schedule B9 to the Official Plan there are only four areas within the Rural Transect containing clusters of properties currently designated Rural Industrial and Logistics. In three of the four areas this designation is found next to overlays for sand and gravel and/or bedrock resources. Industrial type uses are considered compatible with extraction uses often located in proximity to one another. The lands directly across from the subject property / lands to be re-designated contain a Bedrock Resource Area Overlay. Additional overlays are located within 1 – 2 kilometres east of the site on either side of York Corners Road. The potential for future extraction uses exists indicating the area has generally been considered as having potential for non-residential industrial type uses to occur. A re-designation of the subject property to Rural Industrial and Logistics would not prohibit or hinder future extraction of these resources and would result in a cluster of industrial / extraction uses in close proximity similar to other Rural Industrial and Logistics areas within the City.

As part of the Plans and Studies list for the proposed amendments and Site Plan, a Mineral Resource Impact Assessment was permitted to be included in the Planning Justification Report. The new development proposed for the property will not conflict with current or future extraction uses on the aggregate reserve across the road.

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.

Per **Section 9.3** of the Official Plan the Rural Industrial and Logistics designation is intended to support uses not suitable for urban environments or the Rural Countryside designation due to requirements for large areas of land and separation from surrounding uses. The soil mixing and packaging processes within Phases 1 and 2 would not be considered noxious uses with adverse impacts. As the operation proceeds into Phase 3 to include composting, an odourous use compared to the soil mixing of Phases 1 and 2, separation to sensitive uses is important. At 14.285 ha, the subject property has more than sufficient area on-site to support future growth of the business and maintain separation from abutting uses. Soils mixing, material storage and packaging will occur toward the centre of the property well setback from the property lines. As demonstrated in the D-6 evaluation the site can meet required separation distances from sensitive uses based on the classification of the use. Additional separation recommendations from the Guideline for the Production of Compost in Ontario can also be achieved. The type of composting would be lower intensity but not without potential odour generation. The subject property provides the infrastructure and separation outside of the urban areas for the proposed use.

Section 9.3.1 of the Official Plan speaks to permitting a range of industrial activity and functions to make the best use of rural locations. This specific location already has the facilities in place to support all planned phases of the business. A composting facility has already been established on the property by the previous use. The infrastructure and facilities on-site are currently not being used and will only continue to deteriorate over time if not maintained or reused. The best use of this location would be new uses that would not require significant construction and/or site alteration to establish within the existing buildings and infrastructure. With the exception of possibly tearing down and replacing one of the current buildings in its location during Phase 2 the building design, site layout and landscaping all provide for the needs of the new business including composting activities. The rural identity of the area can be maintained and enhanced

by avoiding significant construction and site alteration (Sec. 9.3.1.2[a]). Appropriate screening is proposed along the public road to better screen the existing buildings and future open storage areas (Sec. 9.3.1.2[b]). Existing accesses to the site can provide for the needs of the business (Sec. 9.3.1.2[d]). The proposal is not a re-designation and re-zoning for a new industrial facility on a greenfield site, the proposal is re-use of an existing facility.

The PPS speaks to healthy, integrated and viable rural areas in Section 1.1.4.1. Re-use of the property will leverage rural amenities and assets that are currently sitting vacant. The site itself is not a brownfield site per the definition, as it does not have documented contamination, but re-use of the current infrastructure would promote regeneration and redevelopment of an underutilized site which is supported by the rural policies of the PPS. Existing composting facilities are already provided on-site to support the Phase 3 development. The PPS promotes development that is compatible with the rural landscape and sustainable on current service levels. Previous composting activities and associated facilities on-site provide some justification for allowing composting as part of Phase 3. Given these activities occurred during the previous use it is not unreasonable to expect the existing infrastructure would be used for the same purpose as part of the new use. Adequate separation to surrounding uses can be maintained, new landscaping is proposed for screening, and the on-site servicing can accommodate the use. A re-designation to Rural Industrial and Logistics and rezoning to Rural General Industrial would be consistent with the policies of the PPS 2020.

In review of the Rural Industrial and Logistics areas pursuant to Schedule B9 of the Official Plan there are only four (4) different places within the Rural Transect that have clusters of industrial uses together. The largest area is along Carp Road on the west side of the City. ASB Greenworld investigated several sites with potential to meet the needs of the current and future business and the site at 2545 9th Line provided the most suitable location. The Official Plan seeks to maintain clusters of employment uses together to reduce incompatibilities on the rural area. However, the Official Plan does not prohibit the re-designation of lands to Rural Industrial and Logistics outside of these existing clusters. Continental Mushroom was one of the largest rural employers during its operation having over 200 employees on the site during daily operations. The use was considered agriculture and appropriate for the Rural Countryside (RU) designation but involved significant composting operations for production of growing medium. Section 9.3.2 specifies composting or waste transfer facilities as uses appropriate for the Rural Industrial and Logistics. The previous Continental Mushroom use, while not considered industrial, required significant separation from nearby sensitive uses from the composting processes occurring on-site similar to what an industrial manufacturing use would require. While not located in one of the existing clusters of Rural Industrial and Logistics properties the

site at 2545 9th Line Road is very similar to uses typically seen in these designations. If the main goal of maintaining clusters of industrial uses is to reduce incompatibilities on rural lands it has been demonstrated in this report the proposed use can limit incompatibilities on surrounding uses. Separation distances are appropriate to meet the intent of the D-6 Guideline and the Guideline for Production of Compost in Ontario.

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 – Exception (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. Lands to the north consist of a vacant parcel of land as well. Existing tree rows and vegetation on these vacant parcels will provide a buffer to nearby residential 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.

As part of the rezoning an exception will be needed for the existing office building. The building is setback 11.3 metres from the front lot line in compliance with the minimum 10.0m front yard setback requirement for the Rural Countryside (RU) zone. However, the Rural General Industrial (RG) zone has a front yard requirement of 15.0m. The office does not qualify as a legal non-complying structure since it currently complies with the front yard setback of the RU zone; the rezoning creates the non-compliance. Therefore, an exception would be required as part of the Zoning By-Law Amendment to reduce the required front yard setback for the office building from 15.0m to 11.3m to allow for its retention. It should be noted this exception will be worded to only allow a setback reduction for the office. Any future open storage, or any future building if ever proposed, would need to meet the required front yard setback of 15.0m.

With respect to zoning, consideration was given to reducing the list of permitted uses within the proposed Rural General Industrial (RG) zone as part of the rezoning application. Some of the RG uses would result in more customer activity on-site due to the nature of those uses. If industrial type uses are occurring on-site they should not be intermixed with uses that could result in customers or pedestrians coming to the site or uses that involve caring for animals. In review of Section 219(1)[c] of the Zoning By-Law the following uses are proposed to be removed as part of the rezoning:

- Animal Care Establishment
- Animal Hospital
- Automobile Body Shop
- Automobile Dealership
- Automobile Service Station
- Drive-through Facility
- Gas Bar
- Kennel

Additionally, most of the conditionally permitted uses found under 219(2)[c] of the Zoning By-law, with the exception of retail store, do not fit with the new use. The location would not be suitable for things like bank machines, bars, car washes, convenience stores or restaurants as those would significantly increase foot traffic on-site and vehicular travel to the site. Uses similar to the soil mixing and packaging would be beneficial to keep on the permitted list of uses for the site. Therefore, the proposed Zoning Amendment will seek to re-zone from Rural Countryside (RU) to Rural General Industrial – Exception (RG-x) zone with the following list of permitted uses:

- Cannabis Production Facility, and contained within a building that is not a greenhouse.
- dwelling unit
- heavy equipment and vehicle sales, rental and servicing
- leaf and yard waste composting facility
- light industrial uses
- parking lot
- printing plant
- retail store
- service and repair shop
- storage yard
- truck transport terminal
- warehouse
- waste processing and transfer facility (non-putrescible)

With the inclusion of the exception for the front yard setback the Zoning By-Law Amendment will need to be revised to re-zone from Rural Countryside (RU) to a site-specific Rural General Industrial – Exception (RG-x) zone with the following exceptions:

1. *Notwithstanding the uses permitted under Section 219(2) to the contrary, for the lands to be re-zoned RG-x permitted uses will be limited to:*

- *Cannabis Production Facility, and contained within a building that is not a greenhouse.*
- *dwelling unit*
- *heavy equipment and vehicle sales, rental and servicing*
- *leaf and yard waste composting facility*
- *light industrial uses*
- *parking lot*
- *printing plant*
- *retail store*
- *service and repair shop*
- *storage yard*
- *truck transport terminal*
- *warehouse*
- *waste processing and transfer facility (non-putrescible)*

2. *Notwithstanding the requirements of Section 219(3) to the contrary, for the lands to be re-zoned RG-x the Front Yard setback for the existing office building shall be 11.3 metres.*

In conclusion, the proposed Zoning By-Law Amendment will seek to re-zone the property from Rural Countryside (RU) to Rural General Industrial – Exception (RG-x) to permit the re-use of the current facility on the property for soil mixing and packaging, to recognize the front yard deficiency for the office building, and to limit the amount of uses permitted for the site. The new RG-x 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 completed 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. 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 - Exception (RG-x) which permits the uses needed for operation of the business. The site can meet all applicable separation distances pursuant to the D-6 Guideline and the Guideline for the Production of Compost in Ontario. Re-use of the facility would represent good planning as the use would be consistent with the policies of the Provincial Policy Statement 2020, and supported by the policies of the 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.PI, MCIP, RPP