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# **Planning Rationale**

## **Zoning By-law Amendment**

### **3043 Dunning Road**



# Zoning By-law Amendment 3043 Dunning Road

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Appendix A: Plan of Survey

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## 1.0 INTRODUCTION

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### 1.1 Executive Summary

J.L. Richards & Associates Limited (JLR) has been retained by Robert Laplante and Laplante Poultry Farms Ltd to prepare this Planning Rationale in support of a **Zoning By-law Amendment** (ZBLA) application for the property located at 3043 Dunning Road, Sarsfield Ontario owned by Meat a Chick Farm Inc. The proposal requires a Zoning By-law Amendment to recognize an abattoir as a permitted agricultural-related industrial use zoned AG Special Exception (AG-(537r)). The Zoning By-law Amendment is also required to permit an agriculture-related use on a property 1.7 ha, which is greater than the maximum 1 ha allowed by the by-law. This is consistent with the approach to limiting the land to be converted and simply matches with a former lot line that was previously created for other purposes. The proposed development primarily involves interior conversions with no proposed changes to the existing lot line setbacks. The subject property is located in the east end of rural Ottawa, in proximity to the Village of Sarsfield, Ontario.

Laplante, the owner of both Laplante Poultry Farms Ltd and the subject property, also owns the two adjacent lots south of 3043 Dunning Road for their single poultry farming operation and residing. However, the subject Zoning By-law Amendment only applies to Part 1 (PIN: 145420120). The subject property is legally described as PT LT 7 CON 4 Cumberland PT 1, 4R11019; Cumberland. A copy of the plan is found at Appendix A. It is located in Area D Rural in the east end of Ottawa, as shown on Zoning By-law Schedule 1. The property is located near the intersection of Highway 28 and Highway 35, about two kilometres north-west of the Village of Sarsfield.

The subject property is designated Agricultural Resource Area under the City of Ottawa Official Plan as described in Schedule B9 Rural Transect. The subject property is currently zoned Agriculture Special Exception AG-(537r) which permits a minimum lot area of 1.7 hectares, a minimum lot width of 50 metres, and for agricultural use with outdoor manure storage prohibited. The proposed development does not impact the provision exceptions currently in place for the subject property.

The proposed development will implement an interior conversion of an existing poultry barn into a poultry processing facility (abattoir) which is considered an appropriate and desirable use for Prime Agricultural Land under the Provincial Planning Statement 2024(PPS) and the Official Plan.

Additionally, the proposed development aligns with the Strategic Directions and Growth Management goals outlined in the Official Plan, and is guided by the Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (pub 851). Rural development strategy

This report will demonstrate that the proposed development complies with the Agriculture (AG) zone and the Zoning By-law 2008-250, conforms to the Official Plan, and is consistent with the PPS. The proposed development contains uses that are appropriate and desirable in the (AG) zone.

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### 1.2 Purpose

J.L. Richards & Associates Limited (JLR) has prepared this Planning Rationale in support of a Zoning By-law Amendment for the proposed development to convert a poultry barn into a poultry processing facility (abattoir).

The purpose of the proposed development is three-fold. Firstly, Mr. Laplante has an additional poultry processing site south of Ottawa, beyond the City boundary, that has outgrown its capacity and needs to relocate to a bigger site. Secondly, Mr. Laplante has chosen 3043 Dunning Road for the relocation because it has more space, and it will consolidate all of his farming operations adjacent to one another to reduce unnecessary travel. Lastly, Mr. Laplante's primary residence is located adjacent to the subject property at 3105 Dunning Road and allows him to be readily available for farming operations and his employees as he will not need to travel to multiple sites.

This Planning Rationale will provide a thorough analysis of the surrounding land use context and the existing conditions of the subject lands in order to demonstrate how the proposed ZBLA application leads to a development that is:

- Compatible with surrounding uses;
- Compatible with Prime Agricultural Lands;
- Adequately serviced and meets water and wastewater demands of the proposal;
- Consistent with the Provincial Planning Statement (PPS) 2024;
- Conforms to the City of Ottawa Official Plan;
- Complies with the provisions of the City's Zoning By-Law;

A Planning Rationale is required by the municipality to provide planning support for all applications for development approvals and assist with their review.

## 2.0 SITE CONTEXT

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This section provides an overview of the subject property, a site description, and surrounding context. This will provide basis for the applicable policies to demonstrate how the proposed ZBLA application support the proposed agricultural-related use and is considered good land use planning.

### 2.1 Subject Property Description

The subject property is civically addressed as 3043 Dunning Road and is legally described as PT LT 7 CON 4 Cumberland PT 1, 4R11019; Cumberland. It is within the former Township of Cumberland and is currently captured within the rural boundary for the City of Ottawa. See Figure 1 below for an aerial view of the subject property.

The subject property is **designated Agricultural Resource Area** under the City of Ottawa Official Plan as identified in Schedule B9 – Rural Transect. The subject property is currently **zoned Agriculture Special Exception (AG-(537r))** which permits a minimum lot area of 1.7 hectares, a minimum lot width of 50 metres, a minimum rear yard setback of 2 metres for the detached dwelling (located on Part 2 of survey), and for agricultural use with outdoor manure storage prohibited. The property is also located within Prime Agricultural Lands as identified by the City.

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The subject property is located in **Area D Rural** in the east end of Ottawa, as shown on Zoning By-law Schedule 1. Figure 2 below shows the location of 3043 Dunning Road relative to the region. The property is located near the intersection of Colonial Road (Former Regional Road 28) and Dunning Road (Former Regional Road 35), about two kilometres west of the Village of Sarsfield.



*Figure 1 - Subject Property, aerial view of 3043 Dunning Road, Sarsfield, Ontario.*

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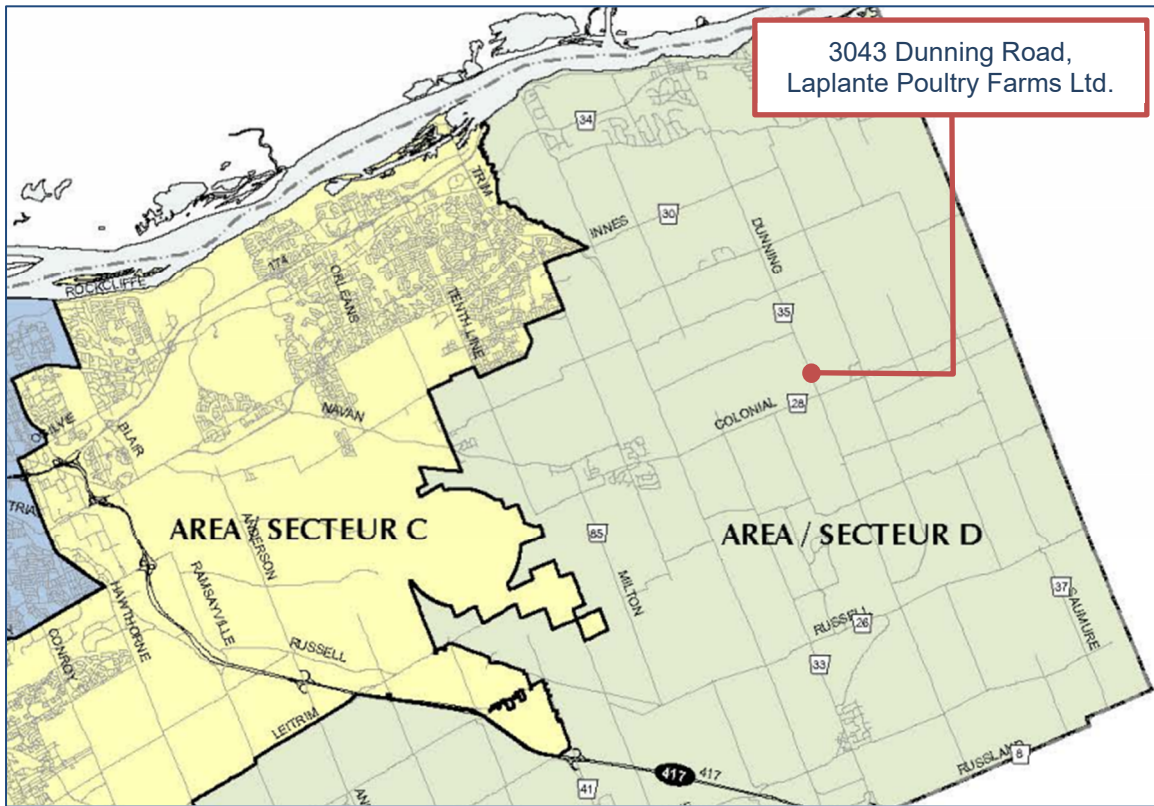


Figure 2 - Subject Property location relative to the City of Ottawa Zone Area boundaries.

The property is a regularly shaped interior lot with a legal frontage of +/- 50 metres on Dunning Road. The lot is long and narrow with a depth of +/- 345 metres. The lot area is +/- 1.724 hectares, with a lot coverage of +/-7%. The lot is a typical agricultural parcel with a flat topography covered in grass with a driveway flanked by trees.

There is currently one (1) large scale commercial poultry barn (2,365 m<sup>2</sup>) on the property, which will undergo interior renovations in order to facilitate a poultry processing environment. There are no other proposed structures, accessory or otherwise. There are two (2) agricultural silos that were used to contain feed; these structures will be removed during the construction process.

The subject property is accessed via Dunning Road with one (1) entrance. The subject property is serviced by a private well. There are two drainage ditches along the property lines, one drainage ditch along the north interior lot line, and a second drainage ditch along the south interior lot line. The status of both ditches has been confirmed by the Rideau Valley Conservation Authority and are not considered watercourses. There is a surface water feature along the rear lot line, identified as the Jules Potvin Municipal Drain. See the Supporting Studies section for more details on environmental assessments. Figure 3 below shows a detailed image of the existing conditions.

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Figure 3 - Aerial image of current site conditions of subject property, via Google Earth.

The current landscaping elements reside in the substantial Front Yard which has a 160+ metre setback from Dunning Road to the building line. There are two rows of coniferous trees, one on either side of the driveway. There is also a decorative statue and seating area at the entrance of the farm that lends to place-making and the character of the rural area.

## 2.2 Surrounding Context

The surrounding context of the subject property is primarily agricultural. The Village of Sarsfield is approximately two kilometres south-east of the property. There are rural residential uses to the west of the property, across the road. There is farmland surrounding the entire property, owned by Mr. Laplante, with the edge of a natural resource feature to the north-east captured within the Natural Heritage Overlay. Rideau Valley Conservation Authority (RVCA) will comment on the proposed development to ensure compliance with Natural Hazards under the Provincial Policy statement (PPS). JLR has confirmed with RVCA that the subject property falls within their jurisdiction for development application review.

The subject property does not interact with the Flood Plain Overlay, Cultural Heritage Overlay, or Village Overlay. There are no anticipated incompatible uses in the surrounding area. See Figure 4 below for a contextual map of the surrounding area.

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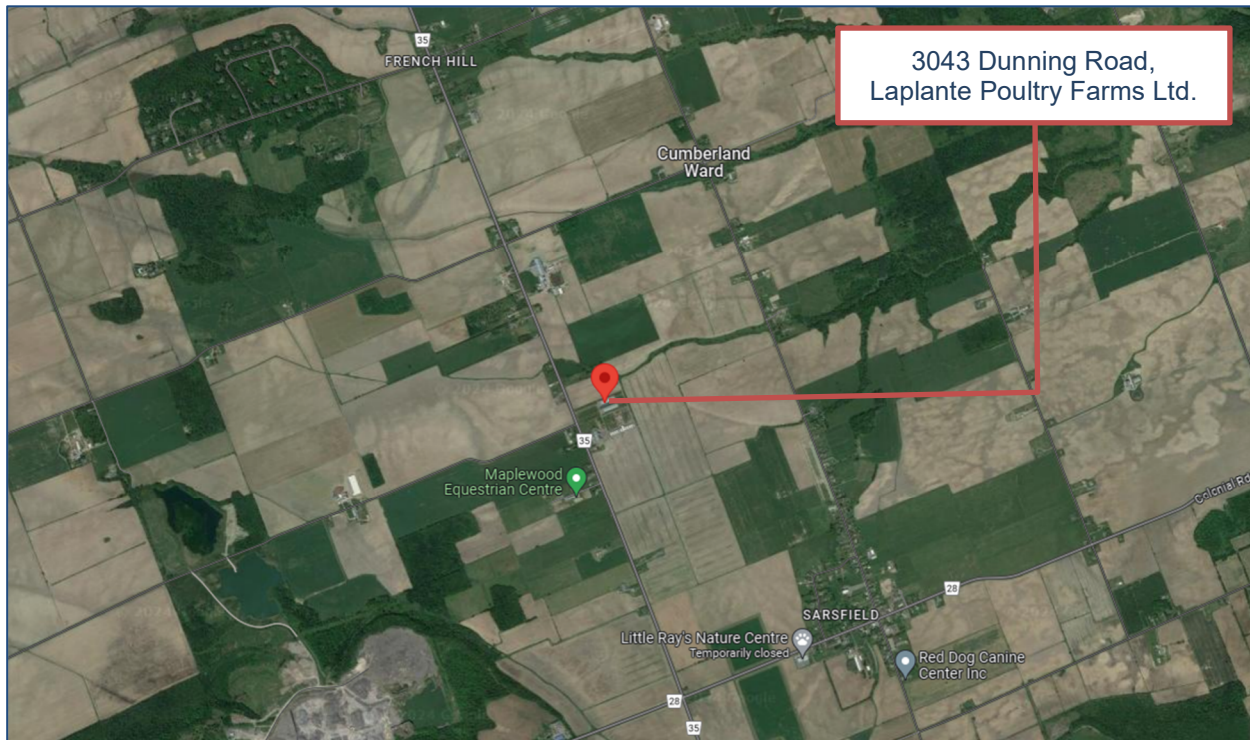


Figure 4 - Contextual Map of the property surrounding landscape (Geo-Ottawa).

### 3.0 PROPOSED DEVELOPMENT

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Section three of this report will provide an overview of the proposed development and the proposed development application to facilitate the conversion of a poultry barn into a poultry processing facility (abattoir).

The client, Mr. Laplante and Laplante Poultry Farms Ltd., is proposing to permit a change of use **to convert an existing commercial poultry barn into an abattoir**. There are no proposed new buildings or accessory structures and no proposed changes to the lot line setbacks as all renovations to facilitate the conversion will occur within the existing building. The property will contain all necessary facilities for employees including parking, water, and sewer with the installation of a new private septic system. The property has undergone an environmental impact study and hydrogeological terrain analysis to ensure there will be no negative impacts to the surrounding water table quality or quantity. There are two feed silos on site that will be removed during the construction process as they are no longer needed.

All other aspects of the site conditions will remain the same, with the exception of additional landscaping and vegetation.



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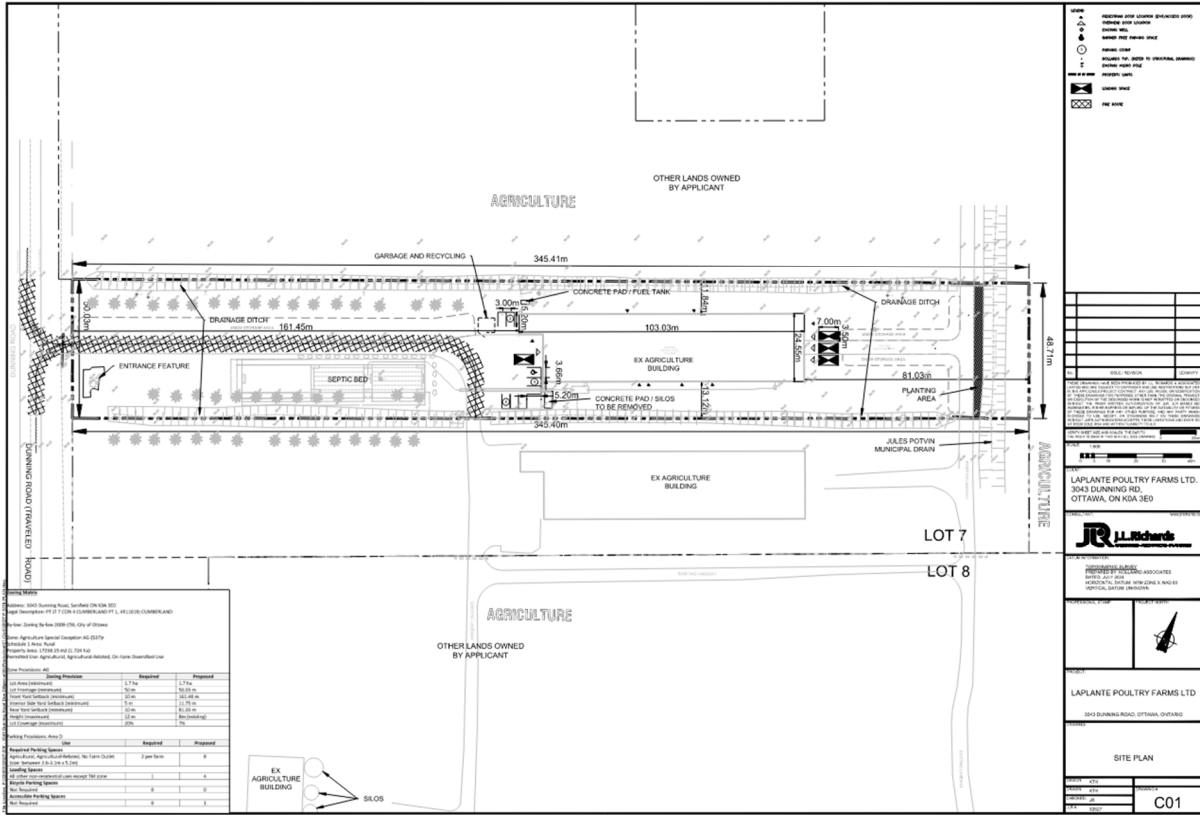


Figure 5 - Site Plan

The following studies/plans are being submitted in support of the proposed application:

- Site Plan
- Survey Plan
- Adequacy of Public Services Report
- Site Servicing Report
- Environmental Impact Study
- Environmental Site Assessment Phase 1 and Phase 2
- Draft Septic System Plan
- Zoning Confirmation Report
- Adjacent Property Plan (existing)
- Truck Turning Plan

## 4.0 POLICY FRAMEWORK

### 4.1 Planning Act, R.S.O., 1990

The *Planning Act* sets the regulatory framework for planning in Ontario. It regulates local planning administration, the development, approval and amendment of official plans, community improvement, and zoning by-laws along with various other statutory planning tools such as Site Plan Control. The Act details application procedures, notice requirements, and public participation

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requirements among other matters. This application is in accordance, and in compliance with the requirements of Section 34 of the *Planning Act* for development of this nature.

Section 2 of the Act requires a municipality or council in carrying their responsibilities under the Act, to have regard to, among other matters of provincial interest such as:

- a) *The protection of ecological systems, including natural areas, features and functions;*  
The EIS submitted in support of the application has concluded that there will be no negative impacts as a result of the above noted application.
- b) *The protection of agricultural resources of the Province;*  
The proposed poultry processing facility will promote the development of the agricultural system within the City of Ottawa through the development of a new on-farm use that diversifies the operations, provides additional on-farm employment and utilizes an existing building with no new buildings proposed. This proposal will allow for the change of use of an existing building without impacting or removing any existing productive agricultural lands.
- c) *The conservation and management of natural resources and the mineral resource base;*  
There have been no natural resource features or mineral resource base features identified on the subject lands.
- d) *The conservation of features of significant architectural, cultural, historical, archeological or scientific interest;*  
There have been no features of significant architectural, cultural, historical, archeological or scientific interest identified on the subject lands.
- e) *The supply, efficient use and conservation of energy and water;*  
Processing wastewater from the site will be undertaken using normal farm practice and be taken off-site to an approved NASM facility for re-use as land application for agricultural purposes.
- f) *The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*  
The proposed poultry processing facility will be serviced by on-site private
- g) *The minimization of waste;*  
The proposed change of use will re-utilize an existing building, use wastewater as fertilizer and have by-products reused.
- h) *The orderly development of safe and healthy communities;*  
The proposed location of the poultry processing facility is well away from nearby developed areas by over a kilometre and situated on the site to have minimal impact on adjacent properties.
  - (h.1) *The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*  
The proposed development will be designed to meet AODA requirements.

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- k) *The adequate provision of employment opportunities;*  
The proposed change of use will provide employment opportunities in the rural area while supporting the agricultural community.
- o) *The protection of public health and safety;*  
The application is supported by a hydrogeological and terrain analysis which concluded that the overburden thickness is sufficient to meet the minimum overburden thickness required for on-site septic systems.
- p) *The appropriate location of growth and development;*  
The proposed change of use to permit an agricultural-related industrial use is in keeping with Provincial direction for the uses in Prime Agricultural lands and promoted by the PPS 2024 and the City's Official Plan for a diversified agricultural economy.
- r) *The promotion of built form that,*  
*(i) is well-designed,*  
*(ii) encourages a sense of place, and*  
*(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*  
The proposal re-utilizes an existing poultry barn which is located at the rear of the property furthest away from Dunning Road. The laneway leading to the barn is lined by trees on both sides creating a landscaped appearance which blends in with the rural landscape.
- s) *The mitigation of greenhouse gas emissions and adaptation to a changing climate.*  
The proposed change of use will provide the agricultural community a poultry processing facility closer to local chicken farmers in the Ottawa area, thereby reducing longer travel distances for chickens to be delivered to a processing facility.

It is our opinion that the proposed rezoning conforms to the requirements of Section 2 of the *Planning Act*.

### 4.2 Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS. The policies of the PPS are divided into six chapters; Introduction; Building Homes, sustaining Strong and Competitive Communities; Infrastructure and Facilities; Wises Use and Management of Resources; Protecting Public Health and safety, and Implementation and Interpretation.

Section 2.6 **Rural Lands in Municipalities** directs appropriate development of rural lands, Policy 2.6.1 provides that “permitted uses include... agricultural uses, agricultural-related uses, on-farm diversified practices, and normal farm practices”. An abattoir is identified as an agriculture-related use as per the PPS and the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851).

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Policies 2.6.2 and 2.6.3 require that development “can be sustainable by rural service levels” and “be appropriate to the infrastructure which is planned or available”. The existing infrastructure (roads) that services the subject property is sufficient to support the poultry processing facility and its employees and does not require any infrastructure improvements to facilitate the proposed change of use. The property is privately serviced by a private well and will be serviced by a private individual on-site sewage system requiring no municipal water or wastewater servicing for the site.

While the City did not request any studies related to land use compatibility, Section 3.5 Land Use Compatibility requires consideration for compatibility between sensitive land uses and facilities such as an abattoir from adverse effects. In our opinion, the abattoir would be classified as a Class II facility within the D-6 Compatibility between Industrial Facilities guidelines provided by the Province. Based on our review, the facility would meet the required separation distances as per the guideline from surrounding sensitive land uses.

Section 3.6 Sewage, Water and Stormwater directs servicing for development on private services. Policy 3.6.4 allows for development on individual on-site sewage services and individual on-site water services where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available. It requires that the use of individual private services are suitable for the long-term provision of such services with no negative impacts. The proposed change of use is supported by a hydrogeological and terrain analysis report which addresses the long-term yield of the aquifer in which the private well draws from and has addressed impacts to neighboring wells.

Section 4.3 addresses the protection of **Prime Agricultural Lands**, including the permitted uses within Prime Agricultural Lands. Policy 4.3.2.1 states that “proposed agriculture-related uses and on-farm diversified use shall be compatible with, and shall not hinder, surrounding agriculture operations”. An abattoir, as an agriculture-related use, is an appropriate and desirable use for the subject property, as supported by the required studies to determine and mitigate potential negative impacts.

For these reasons, it is our opinion that the proposed development is consistent with the relevant policies of the PPS.

### 4.3 Official Plan, 2022

As a single-tier municipality, the City of Ottawa incorporates provincial policy and direction in a locally appropriate manner for the Nation’s Capital. The City of Ottawa Official Plan 2022 (OP) guides development and growth for the area through to the year 2046. This OP was approved by the Ministry of Municipal Affairs and Housing and came into effect November 4, 2022, subject to Ministerial modifications and subsequent legislation.

The subject property is designated **Agricultural Resource Area** as per Schedule B9, Rural Transect, and is located approximately two kilometres outside of the Village of Sarsfield. See Figure 6 below for a reference to Schedule B9 Rural Transect.

**Strategic Directions, Section 2.2.2 Economic Development** addresses the support needed for rural economic development throughout all sectors. The goal is described as encouraging growth of business which supports a sustainable rural economy. The OP states that “*industry jobs such*

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as agriculture and resource extraction primarily occur in the rural areas... while these employment sectors may not be dense employment areas, they comprise a significant land area". The proposed development supports the local rural economy with job opportunities and supports the regional economy by providing Eastern Ontario with the only bilingual licensed chicken abattoir located between Toronto and Montreal. By relocating the growing business to an already developed parcel, Laplante Poultry Farm Inc. is contributing to the protection of the surrounding Prime Agricultural Lands, as well as supporting the local long-term economy.

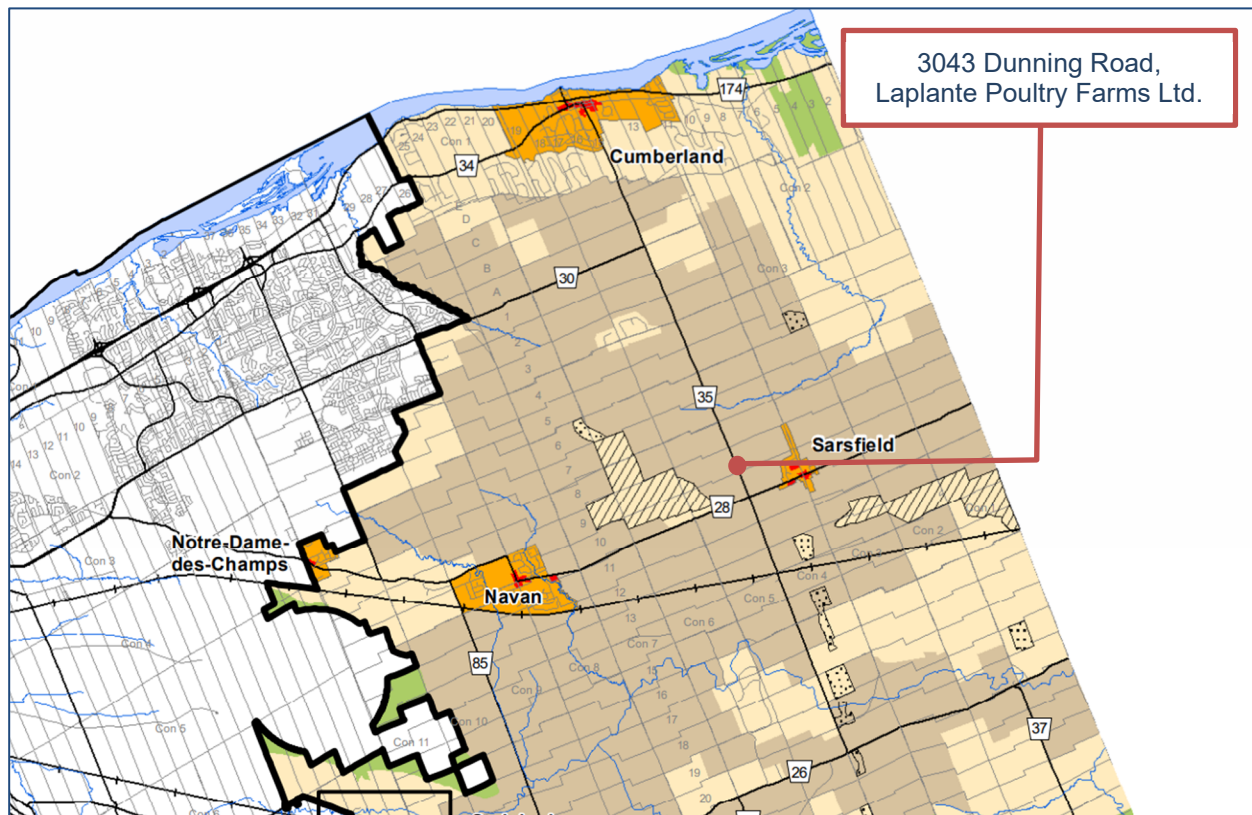


Figure 6 - Official Plan Designation (Agricultural Resource Area) as per Schedule B9 Rural Transect.

**Growth Management Framework, Section 3.4 Focus Rural Growth in Villages** address appropriate locations for rural development as it pertains to rural infrastructure. While Villages are the focus for development, agriculture or agriculture-related land uses are not necessarily compatible with a village landscape. The subject property is located near the Village of Sarsfield and has the potential to support local economic development, as well as being located on an already developed parcel that will be serviced on private services that will not strain the Village infrastructure. Furthermore, studies addressing potential negative impacts and subsequent mitigation measures have been completed and are found in the Supported Studies section.

**Section 5.5 Greenbelt and Rural Transect** states the 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*". The policy specifically states that development shall be low rise, low density, and integrate well with the rural area. The proposed Zoning Bylaw Amendment and change of

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use from agriculture to an agriculture-related industrial use upholds the intention of the Rural Transect, and the Agricultural Designation, to protect valuable natural resources and maintain rural character.

**Section 9.1 Agricultural Resource Area** addresses the protection of farmland for food security and productive farming, and the support of farming operations to increase the supply of goods and services. Section 9.1.2 speaks to “*supporting the diversification of farming operations to increase the local supply of goods and services in the rural economy*” by stating that agricultural-related uses are permitted subject to size and scale. The proposed change of use to permit an abattoir does not necessitate an expansion of the existing poultry barn. The proposed development will contribute to the diversification of Mr. Laplante’s poultry farming operations by expanding his processing operation within rural Ottawa. Furthermore, this increase in economic development does not require vacant land to be removed from the Agricultural Resource Area.

The subject property is captured within the **Beckett’s Creek Sub-Watershed**. There is a Municipal Drain parallel to the Rear Lot Line just within the parcel boundary. There is also a natural heritage feature (watercourse) located approximately 85 metres to the north, as noted in the Sub-Watershed Study’s Surface Water Features. The Municipal Drain and the watercourse have a buffer that is defined as a significant valleyland. The presence of these natural heritage features has triggered an Environmental Impact Study (EIS), which has been included in the application package. See Figure 7 below for the natural heritage features surrounding the subject property. No alterations to the identified natural features are proposed.

The proposed development conforms to the policies outlined in the City of Ottawa Official Plan and priorities listed in the Strategic Decisions and Growth Management Framework, as well as contributing to the long-term economic needs of the rural region.

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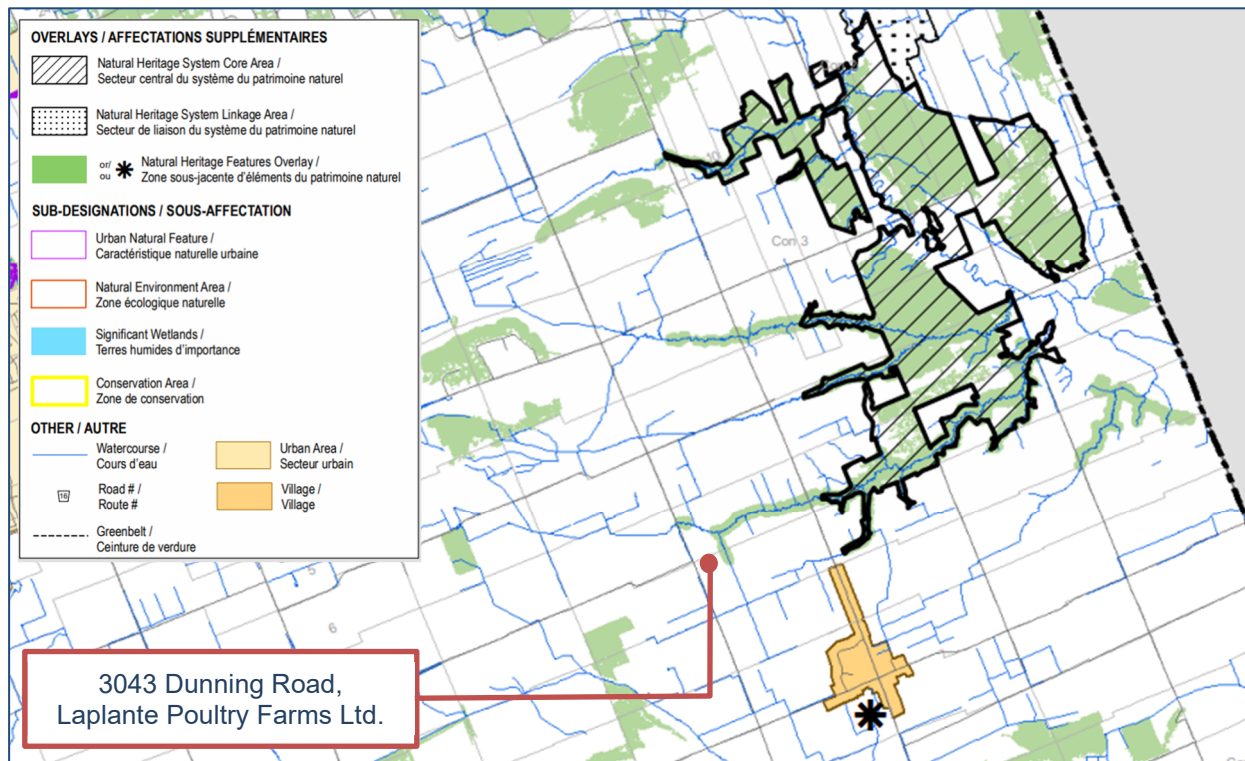


Figure 7 - Natural Heritage System Overlay features relative to subject property.

## 4.4 Zoning By-law Consolidation, 2023

The subject property is located in an Agriculture (AG) zone, and is zoned as **AG Special Exception (AG-537r)** which permits the following:

- A minimum lot area of 1.7 ha
- A minimum lot width of 50 m
- A minimum Rear Yard Setback of 2 m for detached dwelling (located on Part 2)
- For agricultural use, outside manure storage is prohibited.

### 4.4.1 Permitted Uses

Mr. Laplante, through this proposed ZBLA application, is seeking to update the Special Exception to permit the conversion of a commercial poultry barn into a poultry processing facility (abattoir) in order to consolidate his farming operations to one location.

The application for this site specific amendment would continue the AG Special Exception (AG-537r) with additional wording to include an abattoir as a permitted agriculture-related industrial use.

The following table summarizes the Section 211 zoning provisions for the (AG) zone and compliance for the proposed development.

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Table 211 AG Zone Provisions:

Zoning Provision	Required	Proposed	Comply?
Lot Area (minimum)	1.7 ha	1.7 ha	Yes
Lot Frontage (minimum)	50 m	50 m	Yes
Front Yard Setback (minimum)	10 m	161.45 m	Yes
Interior Side Yard Setback (minimum)	5 m	11.84 m and 13.12 m	Yes
Rear Yard Setback (minimum)	10 m	81.03 m	Yes
Height (maximum)	12 m	Existing =/- 8m	Yes
Lot Coverage (maximum)	20%	7%	Yes
Ag-Related Use Area (Part 3 Section 79B)	1 ha (max)	01.7 ha	No

### 4.4.2 Parking

Section 101 addresses the minimum parking rates and Table 101 in the Zoning By-law states Agricultural Land Use in Area D Rural requires two (2) parking spaces per farm, plus three (3) per 100 m<sup>2</sup> of floor area of farm produce outlet. The proposed development does not contain a farm outlet, therefore only two (2) parking spaces are required. For the Loading spaces, zoning provisions require one (1) space, and the proposed development has four (4). See the table below that summarizes all of the required parking for the proposed development.

Parking Types	Required	Proposed
<b>Required Parking Spaces</b>		
Agricultural, Agricultural-Related (size: between 2.6-3.1m x 5.2m)	2 per farm	8
<b>Loading Spaces</b>		
All other non-residential uses	1	4
<b>Bicycle Parking</b>		
Not Required	0	0
<b>Accessible Parking</b>		
Not Required	0	1
<b>Visitor Parking</b>		
Not Required	0	0

Laplante Poultry Farms Inc. currently has a ride sharing transportation program in place which provides transportation to and from the poultry processing facility in Monkland for its employees. This transportation ride sharing program will be in place once the new poultry processing facility in Ottawa is operational, which will dramatically reduce the requirement for employee parking on-site.



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### 4.4.3 Landscaping

Section 110 addresses landscaping provisions for parking lots and states a minimum of 15% of the area of any parking lot must be provided as landscaped area. Additionally, Table 110 states the required width for a landscape buffer abutting a street is three (3) metres.

The proposed development includes an additional landscape buffer between the parking lot and the road of at least three (3) metres wide. This buffer will add to the natural landscape and character of the rural area by camouflaging the parking lot and the commercial barns. See site plan for approximate locations of landscaping features.

### 4.4.4 Minimum Distance Separation (MDS)

The current zoning on this property prohibits on-site manure storage. No manure storage is proposed as part of the application. The existing prohibition for on-site manure storage will remain. The existing commercial poultry barn is to be converted to a poultry processing facility, thereby eliminating the ability to permanently house livestock. Therefore, an MDS calculation is not required.

### 4.4.5 Parkland Dedication

The proposed use is an agricultural-related use as defined by the PPS and the City's Official Plan. As per the City's Parkland Dedication By-law, agricultural-related uses are exempt from the City's Parkland Dedication By-law.

### 4.4.6 Rideau Valley Conservation Authority

The subject lands are within the Rideau Valley Conservation Authority watershed, more specifically within the Beckett's Creek Sub-watershed. The RVCA has noted that the Jules Potvin Municipal Drain and the immediate 15 metres from the top of bank are within the RVCA's regulatory jurisdiction. Any development within 15 metres of the municipal drain or any alteration of the municipal drain requires the prior written approval of the RVCA under Ontario Regulation 174/06 "*Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*" made under Section 28 of the *Conservation Authorities Act*.

## 4.5 Other Applicable City Policies or Studies

### Beckett's Creek Sub-Watershed Study

The sub-watershed study has identified key natural features and has developed several recommendations and identified issues and opportunities to support future development within the Beckett's Creek sub-watershed to protect and enhance the overall environmental health and ecological integrity of the study area including its aquatic and terrestrial features. Significant valleylands have been identified on the subject property following the Jules Potvin Municipal Drain on Figure 10 of the Study. The recommendations and responsibilities can be found in Table 5-1

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of the study. The following table lists the relevant recommendations for this site and how it has been addressed in this application.

Recommendation	Responsibility	Response
Verify the extent of significant valleylands east of Birchgrove Road, east of Dunning Road and within Catchment A.	City of Ottawa, Development Industry	In accordance with Section 4.8.1 of the Official Plan, an EIS has been completed by GEMTEC. The EIS has confirmed that there are no valleylands on the subject property.
Respect watercourse setbacks within the Village of Cumberland, the rural estate subdivisions and the subwatershed area in general.	City of Ottawa, RVCA, Development Industry, Private Landowners	In accordance with Section 4.9.3 of the Official Plan and Section 69 of the Comprehensive Zoning By-law, there is no new development proposed within the required setbacks. It is important to note that there is some existing encroachment in the form of an existing drive aisle within the 30 metre setback from the Jules Potvin Municipal Drain. Only minor changes may be required to the drive aisle to accommodate turning radii for transport trucks.
Provide information at development pre-consultation that the groundwater quantity and quality is variable in parts of the study area and may not meet Provincial Guideline requirements to support private servicing. Prepare detailed, site-specific hydrogeologic studies to support development applications related to private servicing.	City of Ottawa, Development Industry, Private Landowners	In accordance with Section 11.8 of the Official Plan, GEMTEC has prepared a hydrogeological and terrain analysis in support of the application. The report has concluded that the site can supply groundwater of sufficient quantity and quality for the proposed abattoir which has daily water demands of approximately 98,900 L/day. The report has proposed ongoing monitoring of ground water levels as part of an application for Permit to Take Water.
Screen for the presence of former private landfill sites to determine if a landfill site is,	City of Ottawa, Development Industry	No historic landfill sites were identified within 500 metres of the site.

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Recommendation	Responsibility	Response
or was, within 500 m of the proposed development.		
Create or enhance vegetated riparian buffers, for new development and existing land uses, to prevent erosion, protect water quality, improve fish/aquatic habitat and increase the connectivity of the Natural Heritage System	Private Landowners, City of Ottawa, RVCA	As part of the proposed development, a natural vegetative buffer is proposed between the existing drive aisle at the rear of the property and the Jules Potvin Municipal Drain thereby enhancing and improving the riparian buffer.

### 4.6 Supporting Studies

#### 4.6.1 Assessment of Adequacy of Public Services

In support of the proposed development, J. L. Richards & Associates has prepared an Assessment of Adequacy of Public Services dated December 23, 2024.

The assessment concludes that The stormwater management presented in this AAPS Report were found to not require any proposed stormwater management facilities or solutions as the increase in post-development flows (0.1 L/s or a 2.8% increase) to the Dunning Rd Ditch is negligible and no change in peak flows will be observed for areas tributary to the Jules Potvin Municipal Drain.

#### 4.6.2 Grading & Drainage Plan

The Site Servicing Study prepared by J.L. Richards & Associates outlines grading and drainage for the site.

Due to the development application consisting of a refit of the existing poultry barn into an abattoir, no exterior changes in grade are required and a formal grading and drainage plan is not required as per the City of Ottawa Site Servicing Terms of Reference (ToR).

Updates to the surface topography are proposed for the raised septic bed as part of the Sewage System Design Plan prepared by Kollaard & Associates (refer to Appendix B). Changes in grade proposed by Kollaard & Associates are not anticipated to increase imperviousness, nor alter existing drainage paths.

#### 4.6.3 Hydrogeological & Terrain Analysis

In support of the proposed development, GEMTEC has completed the report “*Hydrogeological Investigation & Terrain Analysis – Proposed Chicken Processing Facility, Part of Lot 7, Concession 4 (3043 Dunning Road), Ottawa, Ontario*” dated October 2<sup>nd</sup>, 2024. As part of the preparation of the report, a pre-consultation meeting was held with the City on December 14<sup>th</sup>, 2023, and subsequently a workplan was submitted to the

## Zoning By-law Amendment 3043 Dunning Road

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City for feedback. Additional feedback was received from the City on May 9<sup>th</sup>, 2024. This report has been prepared in consideration of the input provided by the City.

The site geology generally consists of a thin layer of topsoil underlain by thick clay (isolating layer) that covers the water supply aquifer, which consists of coarse glacial till and upper fractured limestone. The thickness in the clay 100 metres of the site is inferred to be 10+ thick, and glacial till is anticipated to range between 0.9 to 5 metres in thickness.

The report concluded that the water supply aquifer is interpreted to be hydrogeologically isolated due to the thick overlying clay deposit. The investigation concluded that there are no shallow dug well users within at least 300 metres of the site. The water quality of the water from Test Well 1 (TW1) was determined to be safe for drinking consumption based on the absence of health-related or maximum acceptable concentration exceedances. However, treatment is recommended for certain aesthetic parameters. The warning level of 20mg/L for sodium was exceeded in both pumping test samples. Warning clauses should be addressed to people on sodium restricted diets and should be registered on title. It is recommended that the local Medical Officer of Health be notified to alert persons in the area with relevant medical conditions.

No significant surface water influence was noted in the water supply aquifer based on the absence of elevated surface water indicator parameters in the representative test well.

An eighteen hour constant rate pumping test of the existing on-site test well determined that the well could sustain pumping rates of approximately 172.6 litres per minute for an eighteen-hour period. The water demand for the proposed poultry processing facility is approximately 98,900 L/day, over a 12-hour period. This demand is far less than the pumping test demonstrated the well can provide.

The report has concluded that the interference between neighboring drinking water wells is expected to be minimal under the proposed usage. Depending on the daily operating requirements, a back-up water supply well may be considered to allow for maintenance of the existing water supply well (though is not required to meet demand).

A groundwater impact assessment was completed as part of the study. The report concludes that the overburden thickness is sufficient to meet the minimum overburden thickness required for on-site septic systems. No negative impacts to the water supply aquifer are anticipated from the use of the proposed on-site septic system, based on sufficiently hydrogeologically isolating conditions in accordance with MECP Procedure D-5-4 isolation criteria. There are no negative impacts anticipated to the surface water features due to the phosphorous loading from the proposed septic system. Further, there are no negative impacts from the discharge of NASM wastewaters under normal operating conditions, which are proposed to be discharging off-site to an approved and effectively maintained receiving facility.

For the purposes of the rezoning, GEMTEC concludes that the site meets the applicable MECP Procedure D-5-5 and D-5-4 guidelines and City of Ottawa Hydrogeological Guidelines Dated March 2021.

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It is acknowledged that a Category 3 Permit to Take Water (PTTW) will be required from MECP. The report has provided recommendations including a monitoring well to be included in a PTTW.

The report provides recommendations in section 8.0 for well ownership, septic system construction recommendations and septic ownership recommendations.

### 4.6.4 *Environmental Impact Statement*

In support of the proposed development, GEMTEC has completed the report "*Environment Impact Statement, Proposed Zoning By-law Amendment and Site Plan Approval, 3043 Dunning Road, City of Ottawa, Ontario*", dated July 31<sup>st</sup>, 2024. The Environmental Impact Statement (EIS) was completed in accordance with all federal, provincial and municipal policies and guidelines, as applicable.

The EIS is supported by a desktop review and a series of field investigations, to identify the presence or absence of natural heritage features and species at risk (SAR) on-site. Field investigations were completed throughout the spring and summer of 2023. The focus of the site investigations was to describe, in general, the natural and physical setting of the subject property with a focus on confirming the presence or absence of natural heritage features and potential SAR or their habitat as identified in the desktop review.

The EIS discussed the potential to mitigate natural heritage features on-site through the implementation of development envelopes and setbacks from natural heritage features. Impacts to fish habitat can be mitigated through a 30m setback from the on-site municipal drain, and additional plantings to revegetate the area with tree plantings. Impacts to significant wildlife habitat and SAR habitat can be mitigated through adherence to timing windows for vegetation removal.

The EIS recommends that reptile and amphibian exclusion fencing should be installed around all future construction areas prior to any development or site alteration to prevent the immigration of SAR turtles and other wildlife into the construction area, operations should stop and the species at risk biologist with the local MECP district should be contacted immediately for further direction. Section 7 of the EIS further outlines the best management practices and adherence to vegetation clearing for birds and bats to ensure no negative impacts occur to natural heritage features on-site.

The EIS concludes that the proposed project complies with the natural heritage policies of the Provincial Policy Statement and the City of Ottawa Official Plan. No negative impacts to identified natural heritage features or their ecological functions are anticipated as a result of the proposed development, as long as the mitigation measures in Section 7 of the EIS are enacted and best management practices followed.

### 4.6.5 *Geotechnical Reports*

In support of the proposed development, GEMTEC has prepared the report titled "*Geotechnical Investigation, Proposed Chicken Processing Plant, 3043 Dunning Road, Sarsfield (Ottawa), Ontario*," dated October 2<sup>nd</sup>, 2024. As part of preparation for the report, GEMTEC carried out an assessment of the potential for surficial settlement. The results were provided in the letter titled "*Potential for Surficial Settlement, Proposed Chicken*

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*Processing Plant Pumping Well, 3043 Dunning Road, Sarsfield (Ottawa), Ontario* dated February 7<sup>th</sup>, 2024. GEMTEC also completed a series of hydrogeological studies at the site in support of an environmental activity and sector registry (EASR). The results were provided in the reports titled *“Hydrogeological Investigation & Terrain Analysis, Proposed Chicken Processing facility, Part of Lot 7, Concession 4 (3043 Dunning Road), Ottawa Ontario”* dated February 8<sup>th</sup>, 2024 and, *“Pumping Test Design Report, Environmental Activity and Sector Registry, Proposed Chicken Processing Facility, 3043 Dunning Road, Ottawa, Ontario”* dated January 19<sup>th</sup>, 2024.

The investigation consisted of fieldwork to identify the subsurface conditions of the site through borehole drilling. The fieldwork was followed by examining soil samples in the laboratory for examination by the geotechnical engineer and for geotechnical laboratory testing.

Since no information was known about the foundation width and depth of the structures on site, assumptions were made for the settlement assessment. The assumptions included the existing footings having a width of about 1 metre and having an underside of footing depth of about 15 metres; based on the subsurface conditions encountered in the boreholes and the ground surface elevations at the boreholes, the existing grade was not raised at the processing facility (i.e. no additional filling has occurred); the existing groundwater level in the silty clay deposit is at about 0.5 metres below the existing ground surface level; and the loading of the footings up to about 100 kilopascals.

Using the above assumptions, fieldwork and lab testing, an assessment of the potential soil settlement to occur because of the groundwater extraction was carried out. The findings of the investigation showed that the existing loading conditions at the site do not exceed the preconsolidation pressure of silty clay deposit and therefore some capacity for additional loading exists. Based on the assessment of the increase in stresses due to groundwater extraction, the groundwater level can be lowered to a depth of about 5 metres below the existing ground surface at the near field structures without the structures experiencing significant settlements. It is not anticipated that the groundwater extraction will lower the groundwater level by 3.5 metres, but some lowering will inevitably occur at the pumping well location. As well, some settlement of the near field structures will occur because of the groundwater extraction (and groundwater level lowering), however, the level of ground settlement that may occur is anticipated to be minor and is typically acceptable of normal structures in good condition.

Additional actions that are considered to be pragmatic include to develop a monitoring plan which should be implemented for an initial period of time. If the monitoring plan shows evidence of groundwater level lowering in the silty clay deposits of greater than 3.5 metres, and/or settlement of the existing nearby structure is observed on site beyond an acceptable level, and is impacting existing structures, it may be necessary to adjust the planned water taking activities and/or provide modifications to the existing structures.

It is recommended that a Qualified Professional be retained to review the results of the water level monitoring and surveying.

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### 4.6.6 Environmental Site Assessment

In support of the proposed development, GEMTEC completed a Phase One and Phase Two Environmental Site Assessment (ESA). The reports are dated “*Phase One Environmental Site Assessment, Proposed Chicken Processing Plant, 3043 Dunning Road, Ottawa, Ontario*”, dated June 20, 2024, and “*Phase Two Environmental Site Assessment, 3043 Dunning Road, Ottawa, Ontario*,” dated September 6, 2024.

The findings from the Phase One ESA showed that three APECs were identified at the site. Based on the identification of APECs, it was recommended that a subsurface investigation be carried out to adequately characterize soil and groundwater conditions in support of the proposed works in accordance with O.Reg 153/04.

The Phase Two ESA was carried out based on the findings of APECs on the site during the Phase One ESA. As part of the Phase 2 ESA investigation, a total of two boreholes completed as groundwater monitoring wells were advanced with a Geoprobe drill rig to enable soil quality sampling. A total of six soil samples and three groundwater samples were collected and analyzed for the following contaminants of potential concern (COPCs): Metals, PAHs, and/or PHCs F1-F4 and BTEX.

The overburden observed at the Site during the subsurface investigation can generally be described as silty clay, followed by glacial till, consisting of a heterogeneous mix of all grain sizes. The reported concentrations of all soil and groundwater samples were compared to the Ministry of Environment Conservation and Parks (MECP) Table 2 Agricultural/Other (Agr/Ot) Site Condition Standards (SCS). The reported concentrations of all soil samples where metals were sampled exceeded the applicable MECP Table 2 Agr/Ot SCS for Cobalt and Vanadium but are considered to be naturally occurring. All other soil samples analyzed met the MECP Table 2 Agr/Ot SCS.

The Phase Two ESA investigated the APECs identified in the Phase One ESA. Based on the results of the soil samples and groundwater samples submitted as part of this Phase Two ESA no impacts were identified. Accordingly, no further work is recommended at this time.

### 4.6.7 Non Agricultural Source Material (NASM)

The processing wastewater from the site will be transported to an approved NASM facility off-site. Mr. Laplante has applied for and received an approval for a NASM storage facility on his property located at 3105 Dunning Road. It is Mr. Laplante’s intention to use the approved NASM storage facility at 3105 Dunning Road to receive and store the processing wastewater from the poultry processing facility at 3043 Dunning Road as the preferred option. The preferred method of transportation would be to have the NASM piped to the facility directly. However, this is not the only option available, as the processing wastewater could be transported off-site to any approved NASM storage facility. These are details that Mr. Laplante will finalize once he has the appropriate zoning in place.

It is our understanding that the City of Ottawa’s preference is to have the approval for the approved NASM facility on the Mr. Laplante’s adjacent property (3105 Dunning Road) changed to receive processing wastewater from 3043 Dunning Road prior to a Zoning By-law Amendment Approval.

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However, for operational reasons, this cannot be completed as requested by the City. The following is an explanation on the NASM approval process and how it relates to the operation of the existing and proposed poultry processing facilities.

Mr. Laplante currently has an existing poultry processing facility located in Monkland, Township of North Stormont. At present the poultry processing wastewater from the Monkland site is stored and treated on-site through an individual on-site sewage system which is subject to an ECA (0751-BP3SCT).

Recently, Mr. Laplante has applied for and received a NASM approval from OMAFRA (60908) under Ontario Regulation 267/03, as amended, *Nutrient Management Act* to receive, store and apply NASM on the land. The approval included the agricultural operation, the NASM Plan Area, and the materials.

The approval sets out conditions on the storage of the NASM product (chicken processing wastewater) and the application of the NASM product on the land. One of the conditions in the NASM approval under Schedule A requires that only NASM that is identified in the Approvals Submission may be received at the operation.

As part of the Approvals Submission, the application was to receive, store and apply NASM from the Monkland facility. This was strategically done in order to provide a source of NASM for land application on the farm located at 3105 Dunning Road, while also providing an alternative location for the NASM product to be stored, thereby reducing the wastewater being sent to the existing on-site sewage system.

It is Mr. Laplante's intention to continue to run the Monkland operation while he seeks the appropriate approvals from the City under the *Planning Act* and during the conversion of the existing poultry barn to a poultry processing facility. It is also Mr. Laplante's intention to continue to operate the Monkland facility until the proposed poultry processing facility at 3043 Dunning Road is ready for operation.

Under the existing NASM approval, the Monkland site must be listed in the approval for the entire duration that NASM product from the Monkland site is expected to be received, stored and applied to the land. Mr. Laplante cannot change the approval to receive NASM from the site at 3043 Dunning Road until the new processing facility is ready to be operational. Any change in the approval prior to this point would risk the operation of the Monkland site and the ability to receive NASM for land application at the farm located at 3105 Dunning Road.

It is Mr. Laplante's full intention to apply for a change in the NASM approval once the poultry processing facility at 3043 Dunning Road is operational.

### **Required Approvals**

NASM (Non-agricultural source material) Approval



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NASM approval is required for the site at 3105 Dunning Road to receive, store, or apply NASM to the land. The NASM approval is under Ontario Regulation 267/03, as amended made pursuant to the *Nutrient Management Act, 2002*.

As part of the NASM approval process, the NASM is categorized into three different categories. Wastewater from a poultry processing facility is category 3 and has specific on-farm storage and land application standards specific to that category including solids content, odour potential, metal levels and pathogen content which must be met.

The proposed poultry processing facility qualifies under the odour category of OC2. NASM that is to be stored at an agricultural operation more than 24 hours before land application must be kept in either a NASM storage facility that meets the requirements of O.Reg 267/03 or a structure approved under the *Environmental Protection Act*.

NASM plans must be prepared by a certified NASM plan developer and must comply with the nutrient management regulation and the nutrient management protocol, the NASM odour guide and the sampling and analysis protocol.

The *Nutrient Management Act* is administered by both OMAFRA and MECP (Ministry of Environment, Conservation, Parks). OMAFRA is the approval authority for NASM under O.Reg 267/03. However, it is MECP who enforces compliance with O.Reg 267/03.

As part of the NASM approval, the Ontario Ministry of Environment must be notified of the application of NASM on the land prior to the spreading occurring. Under O.Reg 267/03, there are specific sampling requirements for NASM that must be met. The NASM approval is also limited to a specific rate of application.

The actual handling of NASM or transportation of NASM from the owner or owner's representative of the farm operation receiving the NASM does not require any additional approvals. Only if the NASM is being transported by a party that is not the owner or owner's representative of the farm operation receiving the NASM, then the party must have an appropriate Environmental Compliance Approval (ECA) or be registered as a waste transportation system under the Environmental Activity Sector Registry (EASR) regulation, O.Reg. 351/12. Category 3 NASM can only be transported to an agricultural operation that has a valid NASM plan prepared by a certified NASM plan developer. If the transportation of NASM is through piping from the poultry processing facility to the NASM storage facility directly, then the owner of the NASM facility receiving the NASM must apply for an Environmental Compliance Approval (ECA) from MECP.

We note that the above information regarding NASM approvals is our best understanding of the regulations in regards to Mr. Laplante's current situation. J.L Richards & Associates do not claim to be NASM experts. All information on NASM approvals has been obtained from Laplante Poultry's NASM expert Planner, Hugh Metcalfe.

### Environmental Compliance Approvals ECA (Noise and Odour)

It is our understanding that the poultry processing facility falls under the NAICS code 311615 – Poultry Slaughtering and Processing and will require an ECA for Air and Noise.

## **5.0 POLICY JUSTIFICATION**

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### **5.1 Strategic Directions and Growth Management**

#### **Section 2**

Section 2 of the City's Official Plan provides the strategic directions for the City's future growth. The Section is guided by the high-level "Big Policy Moves". A total of six cross cutting issues have been identified in the City's Official Plan. They are:

- Intensification
- Economic Development
- Energy and Climate Change
- Healthy and Inclusive Communities
- Gender and Racial Equality
- Culture

Policy 2.2.2 (9) outlines the City's objective to support rural economic development throughout all sectors. The policy has specifically recognized the gap of local farm-to-table food chain, including in local food production, processing, and packaging. The Policy also emphasizes the importance of providing greater flexibility in land uses throughout the general area while protecting prime agricultural lands, the City's goal is to encourage the growth of businesses that support the rural economy.

The proposed development will support the local rural economy with job opportunities and supports the regional economy by providing Eastern Ontario with the only bilingual licensed chicken abattoir located between Toronto and Montreal. By relocating a growing business to an already developed parcel, Mr. Laplante is contributing to the protection of the surrounding Prime Agricultural Lands, as well as supporting the local long-term economy. The proposed abattoir involves the conversion of an existing building thereby, the reducing the requirement for all new construction. Once the abattoir is established it has the potential to employ up to 50 employees. The abattoir will also serve the local chicken producers as a local point for chicken processing.

Situating the abattoir closer to local chicken producers reduces the +/- current 250 km travel distance local chicken producers require to have their chickens processed by Quebec chicken processors. This will result in a reduction of greenhouse gases in relation to transportation for local chicken producers. This aligns with the City's Policies on Energy and Climate Change (2.2.3) which emphasizes the municipal responsibility to reduce greenhouse gas emission while supporting sustainable local food production. Adding an abattoir as an agricultural-related use also provides further diversification of the agricultural economy.

#### **Section 3**

Section 3 of the City's Official Plan recognizes the importance of jobs associated with agriculture to be located in the Rural Countryside area, and Agricultural Resource Area. The proposed development is within the Agricultural Resource Area and is considered to be an agricultural related use as recognized by the City's Official Plan, the PPS and the Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (pub 851). The proposed abattoir will have the capacity to employ up to 50 employees providing much

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needed rural jobs to the local area. The application is in conformity with Section 3 of the Official Plan.

### Section 4

Policy 4.6.5 of the Official Plan provides objectives on supporting the character of the rural landscape. The proposed abattoir will be within an existing building on the subject property. The building already forms part of the rural character of the area. All on-site parking and loading areas are over 100 metres from Dunning Road. Careful citing of additional trees along the front of the subject site will further enhance the rural character of the subject site and further screen the existing building, parking, and loading areas from Dunning Road. The conversion of the proposed abattoir will be AODA compliant as required by the Change of Use permit under the Ontario Building Code. The application is in conformity with Policy 4.6.5 of the Official Plan.

Policy 4.7.1 of the Official Plan provides guidance on stormwater, wastewater and drinking water. The proposed development of the abattoir consists primarily internal renovations to an existing building with only minor changes to the existing driveway configuration to accommodate the required turning radii for transport trucks. There is no anticipated increase in runoff to the Jules Potvin Municipal Drain located at the rear (east side) of the subject property. The application is in conformity with Policy 4.7.1 of the Official Plan.

The proposed abattoir will be on private sewage and water services. To support the proposed use on private servicing, a hydrogeological and terrain analysis was completed by GEMTEC. The report has concluded that the site can supply groundwater of sufficient quantity and quality for the proposed abattoir which has a daily water demands of approximately 98,900 litres per day. The report has proposed ongoing monitoring of ground water levels as part of an application for Permit to Take Water. A preliminary septic design has also been prepared by Kollaard Associates Engineers. The application is in conformity with Policy 4.7.2 of the Official Plan.

A portion of the subject site was identified as being within 120 metres of a Natural Heritage Feature as identified on Schedule C11 in the Official Plan. The proposed development does not change the built form on the property, and there are no plans to remove existing vegetation. The application is in conformity with Policy 4.8.1 of the Official Plan.

As part of the proposed development, the applicant is proposing to improve the native vegetation between the existing driveway and the Jules Potvin Municipal Drain in order to further improve the water quality from the site entering the municipal drain. This will be done in consultation with the City's Municipal Drainage Superintendent. This initiative is in conformity with Policy 4.9.1 to improve or restore the quality of surface water features and groundwater features.

There is no new development proposed within 30 metres of the Jules Potvin Municipal Drain. The site is already developed, specifically the driveways at the rear of the property and the existing building. As there is no new development proposed, specifically within the setbacks identified in Policy 4.9.3, the application is in conformity with this policy. This is also consistent with the recommended setbacks in the Beckett's Creek Sub-Watershed Plan.

### Section 5

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The subject property has been identified as being within the Rural Transect. Some of the guiding principles of Policy 5.5.1 is to maintain the rural character through the siting of surface, storage and paved areas away from the road frontage. There are no new parking areas or driveways proposed as part of the proposed development. The existing parking areas including loading zones are already located at the rear of the property approximately 264.5 metres from the road frontage on Dunning Road. Additional landscaping in the form of trees is proposed along the road frontage to further screen the abattoir operation from the road.

In support of the proposed development, a hydrogeological and terrain analysis has been completed by GEMTEC. The report has concluded that the site can supply groundwater of sufficient quantity and quality for the proposed abattoir which has daily water demands of approximately 98,900 litres per day. The report has proposed ongoing monitoring of ground water levels as part of an application for Permit to Take Water. Therefore, the application conforms to Policy 5.5.1 of the Official Plan.

Policy 5.6.4.1 requires the protection of the City's Natural Heritage System and Natural Heritage Features. The subject site has been identified as being within 120 metres of a Natural Heritage Feature as identified on Schedule C11 of the Official Plan. In accordance with the Official Plan requirements, an Environmental Impact Statement was completed by GEMTEC in support of the application. The EIS concluded that the impact of the proposed development will be negligible subject to mitigation measures being implemented. The application is in conformity with Policy 5.6.4.1 of the Official Plan.

### Section 9

The subject property is within the Agricultural Resource Area as shown on Schedules B4 and B9 of the Official Plan. Policy 9.1.2 supports agricultural-related uses that are compatible with and do not hinder surrounding agricultural operations subject to size limitations. The proposed abattoir meets the definition of an agricultural related use in the PPS and has been recognized as an agricultural-related use in the Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (pub 851). The proposed abattoir will utilize an existing building which only comprises less than 1 hectare of the 1.7 hectare subject property. Therefore, it is our opinion that the abattoir will meet the required limitations as set out in the Zoning By-law. By utilizing an existing building, there is no impact on the existing surrounding agricultural operations. The processing of chickens at the abattoir will further diversify the farming operations within the area to increase the local supply of goods and services within the rural area, specifically offering a local processing option for local chicken producers. The application is in conformity with Policy 9.1.2 of the Official Plan.

### 5.2 Integrated Environmental Review

As part of the application, an Environmental Impact Study titled "*Environmental Impact Statement – Proposed Zoning By-Law Amendment and Site Plan approval, 3043 Dunning Road, City of Ottawa, Ontario*" dated July 31<sup>st</sup>, 2024, prepared by GEMTEC Consulting Engineers and Scientists was prepared in support of the application. The EIS included a desktop review and a single field investigation completed on November 2<sup>nd</sup>, 2023.

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The subject site was originally identified as being within 120 metres of a Natural Heritage Feature as identified on Schedule C11 of the Official Plan. A portion of the subject site along the Jules Potvin Municipal Drain was identified as Significant Valleylands on Figure 11 of the Beckett's Creek Sub-Watershed Plan. Upon further review, the valleylands identified on Figure 11 were shown at the rear portion of the site by looking at the figure. The investigation concluded that the site is mostly flat topography, and no valleylands or floodplains were identified. As such, significant valleylands were not further evaluated in the EIS.

The EIS has identified two natural heritage features on-site; a watercourse (Jules Potvin Municipal Drain) and fish habitat. The investigation also found potential habitat for the little brown myotis, Eastern small-footed myotis, and Tri-colored bat. No evidence of SAR or SAR habitat were observed during the investigation.

The EIS has recommended that impacts to fish habitat can be mitigated through the implementation of a 30-metre setback from the municipal drain. This is consistent with the setback recommendations in the Beckett's Creek Sub-Watershed Study and the Official Plan (4.9.3). The EIS has also recommended that a buffer be established consisting of a mixture of native and non-invasive, self-sustaining trees, shrubs and tall grasses. The proposed abattoir involves the conversion of an existing poultry barn, with no proposed changes to the existing drive aisles or parking configuration on-site. Some encroachment already exists within the 30-metre setback from the municipal drain for the drive aisle which accesses the rear of the existing poultry barn. The Beckett's Creek Sub-Watershed Study has indicated that impacts to ongoing erosion issues can be mitigated through the establishment of vegetation buffers. The vegetative buffers also help reduce sediment loadings into the system. As part of the proposed application, a natural buffer between the existing drive aisle at the rear of the property and the municipal drain is proposed. The species selection will be in coordination with the City's Drainage Superintendent. This is also supported by the City's Official Plan Policies contained in Policy 4.9.1. Due to the nature of the building (poultry barn), additional vegetation plantings along the drainage ditches adjacent to the building, have the potential to attract rodents and mammals which can be detrimental to the operation of the facility (if they were to enter the facility). Ontario Regulation 31/05: Meat made under the *Food and Safety Act* sets out requirements for meat processing plants including requirements not create areas to harbour pests.

Both Section 4.4 of the Beckett's Creek Sub-Watershed Study and Policy 4.7.1 of the Official Plan provide policy direction on Groundwater Protection. Both require a proper evaluation of the groundwater through appropriate studies to ensure the vulnerability and security of the drinking water supply prior to development applications being approved on private services. Accordingly, GEMTEC has completed a hydrogeological and terrain analysis in accordance with the City's provisions.

The EIS has also provided several recommendations in relation to mitigation measures to be implemented during the construction phase including seasonal restrictions on the removal of any vegetation and best management practices for the operation of machinery.

The EIS concluded that no significant negative impacts to natural heritage features identified on site from future development are anticipated. As such, the proposed project is consistent with the natural heritage feature policies in the Provincial Policy Statement and conforms to the policies of the City of Ottawa Official Plan.

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### 6.0 Public Consultation Strategy

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This public consultation strategy has been developed in accordance with the City of Ottawa's Public Consultation Terms of Reference dated December 16, 2024. This public consultation strategy is a requirement under Section 34 of the *Planning Act* for Zoning By-law Amendments. As such, the statutory requirements including a public meeting will be undertaken.

This planning rationale is a part of the formal submission of application information and materials for official review by the City of Ottawa.

As part of the public consultation strategy, information letters have been mailed out to nearby neighbours within 300m of the site, the Sarsfield Community Association, the Christian Farmers Federation of Ontario, and the Ontario Federation of Agriculture (OFA). These letters indicate the proposed amendment and provide a high level overview of the changes to the subject property.

In addition, as required by the Act, one public meeting will be held, by ARAC, offering the public an opportunity to provide feedback on the proposal.

### 7.0 CONCLUSION

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This Planning Rationale has been prepared in support of a Zoning By-law Amendment application to recognize an abattoir as a permitted agricultural-related use zoned AG Special Exception (AG-(537r)). The proposed development primarily involves interior conversions with no proposed changes to the existing lot line setbacks.

The subject property is designated Agricultural Resource Area under the City of Ottawa Official Plan as described in Schedule B9 Rural Transect. The subject property is currently zoned Agriculture Special Exception AG-(537r) which permits a minimum lot area of 1.7 hectares, a minimum lot width of 50 metres, and for agricultural use with outdoor manure storage prohibited. The proposed development does not impact the provision exceptions currently in place for the subject property.

The proposed Zoning By-law is appropriate to facilitate the change of use of the existing poultry barn to a poultry processing facility (abattoir) as an agricultural-related industrial use. The proposed abattoir will provide up to 50 potential jobs in the rural area and serve the local chicken producers of the City and Eastern Ontario with a local processing option supporting the local agricultural economy. There are no anticipated negative impacts on natural heritage features, natural hazards, natural resources, or agricultural resources. The Zoning By-law Amendment is consistent with the policies of the Provincial Planning Statement (2024).

The Zoning By-law Amendment conforms to the City of Ottawa Official Plan policies. The proposed Zoning By-law Amendment will allow for the appropriate use of an existing building to support a diverse agricultural economy while protecting existing agricultural lands.

Therefore, it is our professional opinion the application for a Zoning By-law Amendment is appropriate for the subject lands and represents good land use planning.

## Zoning By-law Amendment 3043 Dunning Road

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J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



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Planner

Reviewed by:



Jamie Batchelor RPP, MCIP  
Senior Planner

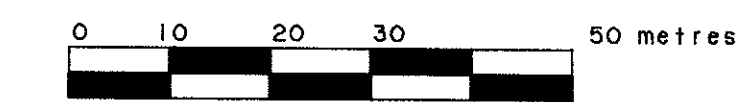
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# **Appendix A**

Plan of Survey



**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1: PLAN OF  
**PART 1 AND 2, PLAN 4R-11019** BEING  
**CONCESSION 4**  
**TOWNSHIP OF CUMBERLAND**  
 FORMERLY IN THE COUNTY OF RUSSELL, NOW IN THE  
 REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
**1995**  
 SURVEYED BY: DENIS DUTRISAC, O.L.S.  
 SCALE 1 : 750



**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- NOTE**
- 1) THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 OF THE SURVEYOR'S REAL PROPERTY REPORT, WRITTEN BY D. DUTRISAC, O.L.S., AND DATED 1st FEBRUARY, 1995.
  - 2) BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
  - 3) ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE PER PLAN 4R-11019, WHICH WAS DONE IN CONJUNCTION WITH THIS SURVEY.

Subject Property

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS  
 COMPLETED ON THE 27th DAY OF JANUARY, 1995.  
 1st FEBRUARY, 1995  
 DATE DENIS DUTRISAC  
 ONTARIO LAND SURVEYOR  
 ROCKLAND, ONTARIO

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
SIB	DENOTES	STANDARD IRON BAR ( 25mm X 120cm )
IB	DENOTES	IRON BAR ( 16mm X 60cm )
SSIB	DENOTES	SHORT STANDARD IRON BAR ( 25mm X 60cm )
SU	DENOTES	SOURCE UNKNOWN
WIT.	DENOTES	WITNESSES
Meas.	DENOTES	MEASURED
O.L.S.	DENOTES	ONTARIO LAND SURVEYOR
INST. N°	DENOTES	INSTRUMENT NUMBER
CON.	DENOTES	CONCESSION
N° 1491	DENOTES	DENIS DUTRISAC, O.L.S.
N° 990	DENOTES	J.G. PAYETTE, O.L.S.
CONC.	DENOTES	CONCRETE
HP	DENOTES	HYDRO POLE
∅	DENOTES	DIAMETER
CL	DENOTES	CENTERLINE
JDB	DENOTES	J.D. BARNES LIMITED.
AOS	DENOTES	ANNIS, O'SULLIVAN & VOLLEBECK ONTARIO LAND SURVEYORS

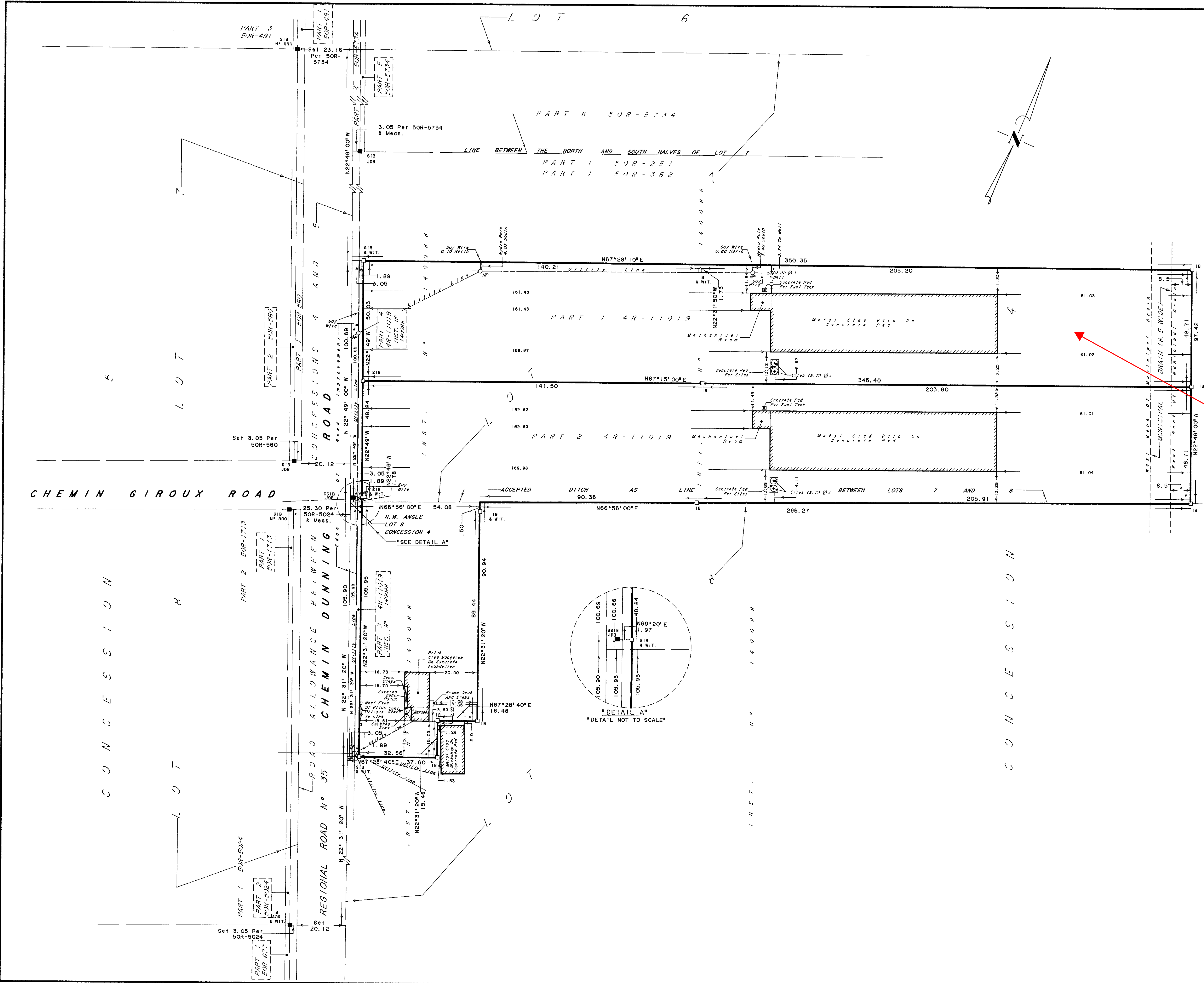
**REFERENCE BEARING.**  
 BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM THE  
 LINE BETWEEN THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
 3rd ORDER CONTROL NETWORK MONUMENTS 064920502 AND 064920503,  
 IT HAVING A BEARING OF N71°55'59"E AND ARE REFERRED TO THE  
 CENTRAL MERIDIAN 76°30'W LONGITUDE.

**NOTE: NOT FOR REGISTRATION PURPOSES**

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**Appendix B**

Draft By-law

Draft By-law

1. Add the following amendments to Part 15 – Exceptions, Rural Exception AG [537r]:
  - a. In column III, add the following permitted use:
    - i. Notwithstanding the definition for agriculture-related use in the by-law, an abattoir is permitted as an agriculture-related industrial use
  - b. In column V, add the following provision:
    - i. Maximum combined area of all agriculture-related uses is 1.7 ha.

I Exception Number	II Applicable Zone	III Exception provisions – Additional land uses permitted	IV Exception provisions – Land uses prohibited	V Exception provisions - Provisions
537r	AG		<ul style="list-style-type: none"> <li>• any residential dwelling on a 1.7 ha parcel of land described as Parcel 2 on a Site Development Plan prepared by Neil A. Levac Engineering Ltd., dated April 28, 1994</li> <li>• Notwithstanding the definition for agriculture-related use in the by-law, an abattoir is permitted as an agriculture-related industrial use</li> </ul>	<ul style="list-style-type: none"> <li>• minimum lot area of 1.7 ha</li> <li>• minimum lot width of 50 m</li> <li>• minimum rear yard setback of 2 m for the detached dwelling</li> <li>• for agricultural use outside manure storage is prohibited</li> <li>• Maximum combined area of all agriculture-related uses is 1.7 ha.</li> </ul>



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