

October 28, 2015

ACS2015-PAI-PGM-0170

AGRICULTURE AND RURAL AFFAIRS COMMITTEE

Dear Sir/Madam:

Re: West Carleton Environmental Centre – Lifting of the Holding Provision

This is to advise you that the above-noted matter will be considered by the City of Ottawa Agriculture and Rural Affairs Committee on **Tuesday, November 5, 2015**.

The meeting will begin at 10 a.m. at the Chamber, Ben Franklin Place, **101, Centrepointe Drive, Ottawa**. You are welcome to attend the meeting and present your views.

Attached is a copy of the report outlining the Departmental recommendation.

You can submit a written submission to the Committee Co-ordinator of the Agriculture and Rural Affairs Committee at 110 Laurier Avenue West, Ottawa, K1P 1J1 or by fax at 613-580-9609 or by e-mail at Marc.Desjardins@ottawa.ca.

You can register to make a presentation during the Committee meeting by calling Marc Desjardins at 613-580-2424, extension 28821 by 4:00 p.m. on the day before the meeting to determine if a specific time has been set for this item to be considered.

If you wish to listen to this meeting via audiocast on Ottawa.ca, you may do so by accessing the URL below when the meeting is underway:

http://app05.ottawa.ca/sirepub/agendaminutes/index_en.aspx

For information on the item itself, please contact the undersigned at 613-580-2424, extension 16481 or e-mail at Sean.Moore@ottawa.ca.

Yours truly,

Original signed by

Sean Moore, Planner

Planning and Growth Management Department

Attach.

Le 28 octobre 2015

ACS2014-PAI-PGM-0170

COMITÉ DE L'AGRICULTURE ET DES AFFAIRES RURALES

Madame, Monsieur,

Objet : Centre environnemental de West Carleton – Suppression du symbole d'aménagement différé

La présente vise à vous informer que le Comité de l'agriculture et des affaires rurales de la Ville d'Ottawa étudiera l'article cité sous rubrique **le mardi 5 novembre 2015**.

La réunion commencera à 10 h à la salle Chamber, place Ben Franklin, **101, promenade Centrepointe, Ottawa**. On vous invite à assister à la réunion et à présenter votre point de vue.

Vous trouverez ci-joint une copie du rapport contenant la recommandation du Service qui sera examinée pendant la réunion. Le rapport est disponible en anglais seulement. Toutefois, si vous désirez obtenir des éclaircissements, veuillez communiquer directement avec l'urbaniste qui se fera un plaisir de répondre à vos questions en français.

Vous pouvez faire parvenir des observations écrites au coordonnateur du Comité du Comité de l'agriculture et des affaires rurales au 110, avenue Laurier Ouest, Ottawa, K1P 1J1, par télécopieur au 613-580-9609 ou par courriel à Marc.Desjardins@ottawa.ca.

Si vous souhaitez faire une présentation à la réunion du Comité, inscrivez-vous en téléphonant à Marc Desjardins au 613-580-2424, poste 28821 avant 16 h la veille de la réunion afin de déterminer si une heure précise a été établie pour traiter ce point.

Si vous souhaitez écouter la réunion à l'aide de la diffusion audio sur ottawa.ca, vous n'avez qu'à accéder au lien URL ci-dessous lorsque la réunion aura commencé :

http://app05.ottawa.ca/sirepub/agendamminutes/index_fr.aspx

Pour obtenir des renseignements au sujet, veuillez communiquer avec la personne soussignée, au 613-580-2424, poste 24025 ou par courriel à melanie.gervais@ottawa.ca.

Veillez agréer, Madame, Monsieur, l'expression de mes sentiments les meilleurs,

Original signé par

Melanie Gervais, Urbaniste

Service de l'Urbanisme et Gestion de la croissance

p.j.



**ITEM NO
NUMÉRO DE L'ARTICLE**

**Request to speak form
Fiche de demande d'intervention**

Please complete the Request to Speak form and give the Committee Coordinator at the beginning of the meeting or sent it to by Fax at 613-580-9609.

Veillez remplir la fiche de Demande d'intervention et la remettre à la coordinatrice/au coordonateur du Comité de la réunion ou l'envoyer par Facsimile au (613)580-9609.

**Committee and Meeting Date
Comité et date de la réunion**

Subject/objet

Please indicate your position with respect to the report recommendation:

I agree I oppose

Veillez donner votre opinion sur la recommandation du rapport :

Je suis d'accord Je suis en désaccord

Name/nom

**Company, Agency or Community Organization (if applicable)
Société, agence ou organisme communautaire (s'il y a lieu)**

Street and/or e-mail address, Postal Code and Telephone/Adresse municipal et/ou courriel, code postal et numéro de téléphone

Personal Information contained on this form is collected pursuant to s.75 (4) of By-Law No. 2002-247, and will be used as a record of, and possible follow up to, participation in this meeting. Questions about this collection should be directed to the Manager, Council and Committee Services, 110 Laurier Avenue, Ottawa, Ontario K1P 1J1. Telephone (613) 580-2424, ext. 26836. / Les renseignements personnels contenus dans le présent formulaire sont recueillis en vertu du p.75(4) du Règlement municipal 2001-20, et seront utilisés à des fins de référence et de suivi éventuel à la participation à cette réunion. Toute question concernant cette collecte de renseignements doit être adressée au Gestionnaire des services au Conseil et aux Comités, 110, avenue Laurier Ouest, Ottawa (Ontario) K1P 1J1. Téléphone (613) 580-2424, poste 26836

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
5 November 2015 / 5 novembre 2015**

**Submitted on October 15, 2015
Soumis le 15 octobre 2015**

**Submitted by
Soumis par:
John L. Moser**

**Acting Deputy City Manager / Directeur municipale adjoint par intérim,
Planning and Infrastructure / Urbanisme et Infrastructure**

**Contact Person / Personne ressource:
Lee Ann Snedden, Acting Chief / Chef par intérim,
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**Report Author / Auteur du rapport:
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613-580-2424, 16481, Sean.Moore@ottawa.ca**

Ward: WEST CARLETON-MARCH (5) File Number: ACS2015-PAI-PGM-0170

**SUBJECT: West Carleton Environmental Centre – Lifting of the Holding
Provision**

**OBJET: Centre environnemental de West Carleton – Suppression du symbole
d'aménagement différé**

REPORT RECOMMENDATION

**That the Agriculture and Rural Affairs Committee receive this report for
information.**

RECOMMANDATION DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales prenne connaissance du présent rapport.

BACKGROUND

A Zoning By-law amendment was approved under City File No D02-02-14-0015, through By-law 2014-276 on July 9, 2014, which rezoned the West Carleton Environmental Centre lands to Rural Heavy Industrial Zone, Exception 787r, with a Holding Provision (RH[787r]-h). The purpose of By-law 2014-276 was to permit the expansion of the West Carleton Environmental Centre following an Environmental Assessment approval from the Ministry of the Environment. A Council Motion directed staff to provide an information report to the Agriculture and Rural Affairs Committee and the affected west-end Councillors, with respect to the final resolution of the site's holding provision.

The site's holding provision (h) was established until such time as Site Plan Control approval was granted. Subsequently, Site Plan Control approval was granted on October 28, 2015, and the holding provision can now be removed through a delegated authority report.

Site Plan Control Background

On May 4, 2015, the City received a Site Plan Control application at 2301 Carp Road to 2437 Carp Road (odd numbers only), 2485 Carp Road and 512 William Mooney Road, to permit the expansion to the existing waste disposal facility, which includes constructing a new landfill footprint and relocation of the primary site entrance with an associated widening of Carp Road. The plans also include a minor expansion to the existing waste processing and transfer facility, as well as a minor reconfiguration of existing buildings and infrastructure (new stormwater management ponds and infiltration basins).

A new landfill footprint is proposed to the north of the existing capped landfill. The new facility will be designed to provide up to 6.5 million cubic metres of disposal capacity and will reach a maximum height of approximately 33 metres. The total area of the new landfill footprint is 37.8 hectares.

The new footprint is proposed to be located approximately 365 metres from Carp Road and 118 metres from William Mooney Road. Two existing buildings on site will be retained for re-use, and include a retail office/showroom building proposed to be used

as an administrative office and an existing industrial building anticipated to be used for equipment storage or waste diversion activities in the future.

Regarding new buildings, an existing concrete pad adjacent to the existing waste transfer facility will be expanded and covered to accommodate a new cardboard storage facility. With respect to landscaping, a landscape scheme is proposed for the Carp Road corridor, with the intention of providing screening for the new landfill from the road, and aiding in improving the visual aesthetics of the corridor.

Roadway Modifications

The purpose of the proposed road modifications is to allow vehicles to safely access and exit the proposed Waste Management site. The landfill expansion will require the relocation of the existing access. Northbound trucks will use the proposed left-turn lane into the landfill access and southbound trucks will use the proposed right-turn lane into the landfill access. A left-turn lane in the southbound direction is also being proposed on Carp Road to facilitate turns into the existing access.

Based on the Transportation Impact Assessment prepared by AECOM in January, 2014 the following new volumes will be generated by the proposed development:

- (a) Weekday AM Peak Hour – 70 inbound and 45 outbound.
- (b) Weekday PM Peak Hour – 45 inbound and 70 outbound.

The specific modifications to Carp Road being proposed are as follows:

- A new site access on the west side of Carp Road.
- Southbound and northbound left-turn lanes on Carp Road at the new Waste Management facility and existing Karson Quarry accesses.
- Southbound right-turn lane on Carp Road at the new site access.
- Closure of the existing access to the Waste Management facility.
- Southbound truck acceleration lane on Carp Road.

Forest and Wetland Compensation

A total of approximately 9.5 hectares of significant woodland will be removed including a 8.5-hectare forest block and another 1.0 hectare along the north side of the proposed

landfill. The forest compensation plan addresses the requirement to compensate for all forest that is proposed to be removed for the landfill expansion.

Furthermore, the proposed landfill expansion will result in the removal of approximately 4 hectares of wetland habitat that provides a variety of environmental functions including providing breeding habitat for five species of amphibians. As a result a plan has been developed to compensate for the area of wetland that would be removed through the development of the landfill.

Waste Management has committed to a restoration, creation and enhancement strategy to offset removals of wetland in the proposed landfill footprint that will be developed through a detailed design plan, and implemented through construction.

Related Applications

An Environmental Assessment (EA) was approved by the Minister of the Environment and Climate Change) on September 6, 2013. Since the approval of the above mentioned Zoning By-law, Waste Management has submitted an Environmental Compliance Approval (ECA) application to the Ministry of the Environment and Climate Change. Comments on the ECA application have been received and final approval of the ECA is pending from the Ministry.

A Zoning By-law amendment was approved under City file No. D02-02-14-0015, through By-law 2014-276 on July 9, 2014, which rezoned the lands to Rural Heavy Industrial Zone, Exception 787r, with a Holding Provision (RH[787r]-h). The Holding Provision (h) can be lifted upon Site Plan Control approval. The purpose of By-law 2014-276 was to permit the expansion of the West Carleton Environmental Centre from a land use and zoning perspective.

DISCUSSION

The Lifting of the Holding Provision application is approved for the following reason:

- Site Plan Control approval (File D07-12-15-0085) was granted on October 28 2015, thus fulfilling the holding provision requirement of Site Plan Control approval.

The Site Plan Control application was approved for the following reasons:

- The Official Plan (OPA 150) designates the site Carp Road Rural Employment Area, Solid Waste Disposal and Sand and Gravel Resource Area. The Solid

Waste Disposal designation allows for the expansion of the landfill, through a Zoning By-law amendment, which was approved on July 9, 2014.

- The Carp Road Community Design Plan designates the site as Solid Waste Disposal Facility, Heavy Industrial Area and Light Industrial Area.
- The site meets all provisions of the Rural Heavy Industrial Zone, Exceptions 787r, 200r, 269r and 270r, with holding provision (h). The provisions of the 'h' require Site Plan Control approval to be granted prior to the lifting of the 'h'.
- The portion of the site fronting both Richardson Side Road and Carp Road (2485 Carp Road) is zoned RG5[275r]-h. Although part of the Site Plan Control application for landscaping purposes, no buildings or site works (other than landscaping) will be taking place on these lands, thus the 'h' will remain on the property.
- Schedule 2 of the Carp Road Corridor Community Design Plan Environmental Features, identifies woodlands greater than 50 years of age. Both the Carp Road Corridor Community Design Plan and Official Plan (OP) policies require implementation of Section 4.7 of the OP to demonstrate no negative environmental impact. The approved Environmental Impact Statement compensates for all 9.5 hectares of forest removed and all 4 hectare of wetland removed.
- The approved planting scheme along the west side of Carp Road is consistent with Section 7 (Visual Appearance) of Carp Road Corridor Community Design Plan.
- The proposed roadway modifications comply with Section 7.3 (Maximize Road Network Efficiency), Section 7.4 (Maximize Road Safety for All Users) and Section 7.5 (Enable Efficient Goods Movement) of the Transportation Master Plan (2013).

RURAL IMPLICATIONS

There are potential implications for rural residences and business. While local business will have an expanded facility for waste, recycling and disposal, potential exists for local residents to be impacted by noise, traffic, odours, land values and groundwater quality.

To address the above potential impacts, the City, through the companion Site Plan Control application has:

- Assessed and recommended road improvements to Carp Road through the approval of a detailed Traffic Impact Study;
- Reviewed the recommendations of the Noise Best Management Practices and Acoustic Assessment Report prepared for the Environmental Assessment;
- Conditioned the applicant to enter into a Host Municipal Agreement which requires the applicant to determine a property protection plan;
- Conditioned the Site Plan Control approval such that monitoring information and reports, including compliance on, odour, landfill gas emissions groundwater, surface water, leachate and landfill gas monitoring programs are required to be provided to the City and the Public Liaison Committee (PLC) (as per ECA #A461002).

CONSULTATION

A public meeting for the Site Plan Control application was held on the evening of June 15, 2015, at the Carp Agricultural Hall in the Village of Carp, and was attended by approximately 20 community members (see Document 3).

COMMENTS BY THE WARD COUNCILLOR

Councillor El-Chantiry is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with this information report. The holding provision was to be lifted upon site plan approval.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

A total of approximately 9.5 hectares of Significant Woodland will be removed to accommodate the proposed landfill expansion. Furthermore, the proposed expansion will result in the removal of approximately 4 hectares of wetland habitat that provides a variety of environmental functions including breeding habitat for five species of amphibians. Waste Management has committed to a restoration, creation and enhancement strategy to offset removals of wetland in the proposed landfill footprint that will be developed co-operatively with applicable agencies through detailed design, and implemented through the construction phase.

TERM OF COUNCIL PRIORITIES

This report supports the following Term of Council Priority:

ES2 – Supports the enhancement and protection of the natural system through the forest and wetland compensation plan approved through the associated Site Plan Control application. Furthermore, the expanded landfill will implement a waste diversion strategy that will contribute to the City's overall diversion strategy.

SUPPORTING DOCUMENTATION

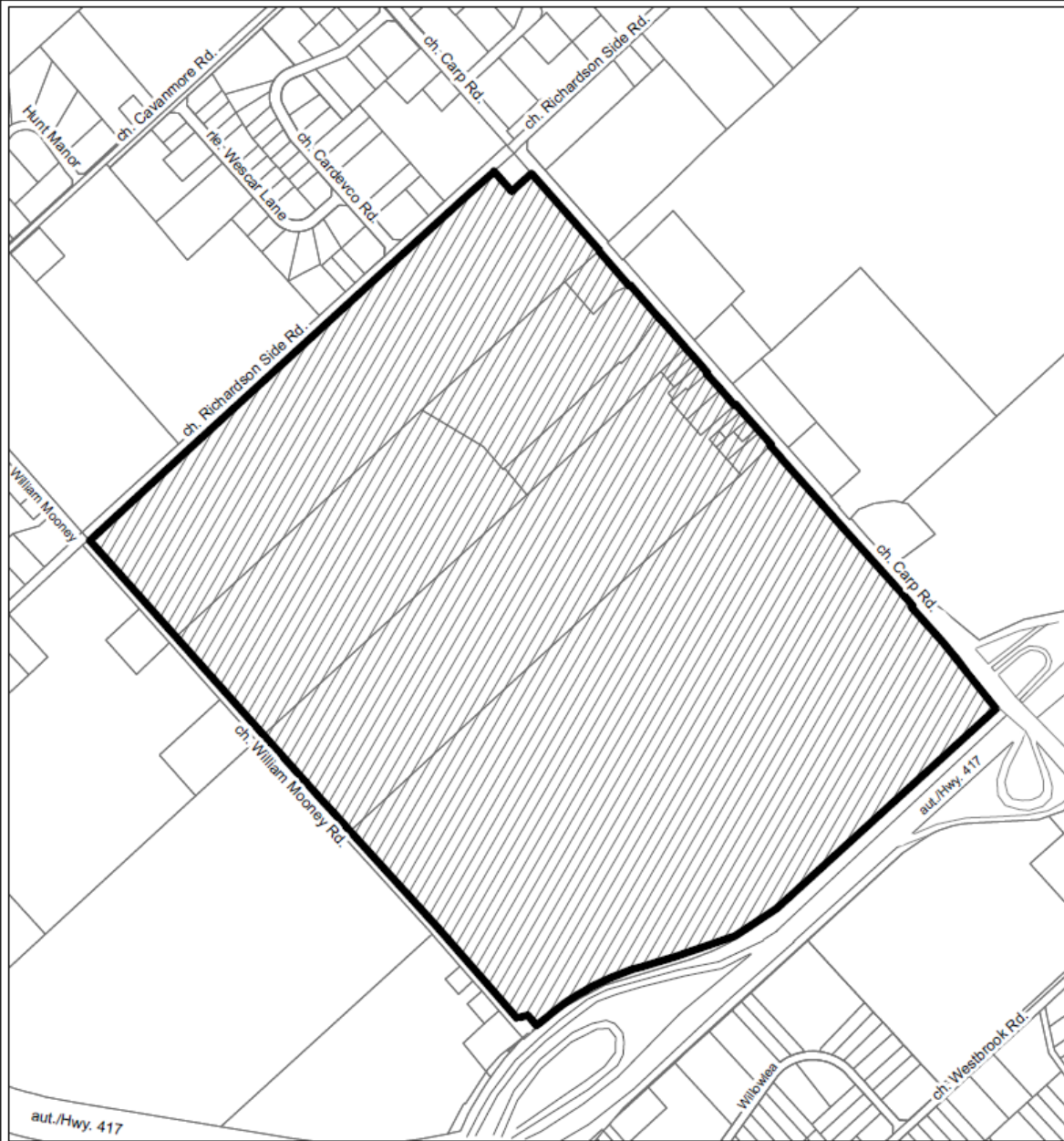
Document 1 Site Plan Control Location Map

Document 2 Lifting of Holding Provision Location Map

DISPOSITION

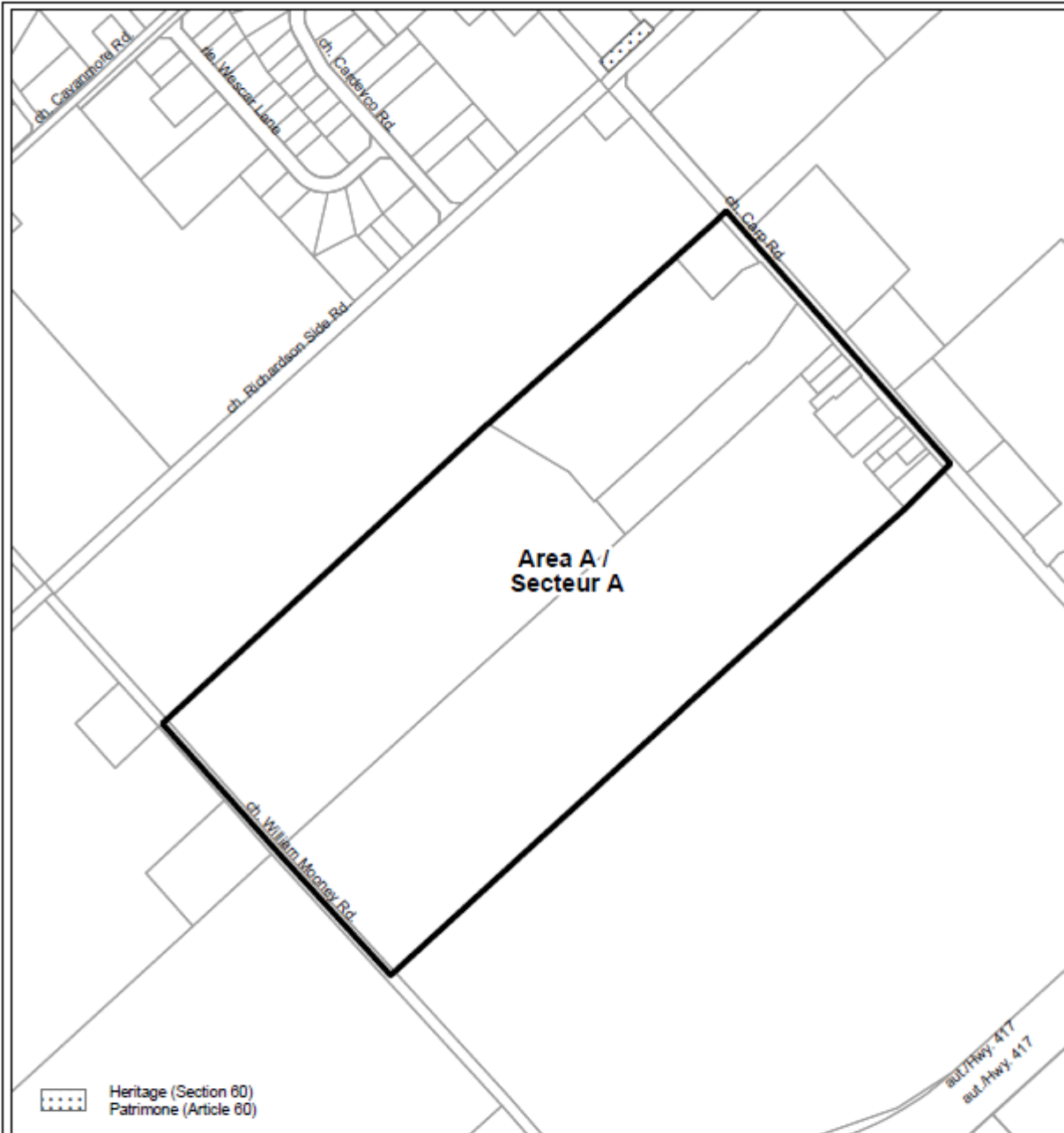
The anticipated Council date for the associated by-law to lift holding zone is November 12, 2015.

Document 1 – Site Plan Control Location Map



		LOCATION MAP / PLAN DE RÉVISION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-15-0015	15-0878-C / 045381282		
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REVISION / RÉVISION - 2015 / 09 / 23			2301- 2437 (odd) and 2485, ch. Carp Rd. and 512 ch. William Mooney Rd.

**Document 2 – Lifting of Holding Provision Location
Map**



D07-07-15-0005 15-1612-X

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REVISION / RÉVISION - 2015 / 09 / 23

**LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE**



2349, 2353, 2357, 2363, 2375, 2379, 2383, 2389,
2393, 2397, 2413, 2425, 2437 chemin Carp Road
512 chemin William Mooney Road

**Lifting of Holding / la levée des dispositions relatives
à l'aménagement différé**

Area A to be rezoned from RH[787r]-h to RH[787r]
Le zonage du secteur A sera modifié de RH[787r]-h à RH[787r]



Document 3 – Summary of Site Plan related Comments

Public Comments:

Comment:

How is holding provision ('h') removed as it relates to the Site Plan Control approval process?

Response:

An information report related to the Lifting of Holding By-law will be placed on the Agriculture and Rural Affairs Committee agenda after Site Plan Control approval is granted, prior to Council considering it for approval. The requirement for this information report was directed through a Council motion at the July 9, 2014 Council meeting.

Comment:

How is the Host Agreement negotiated and when does the public find out the terms?

Response:

The Host Municipal Responsibility Agreement will be negotiated between the City and Waste Management. Residents and community associations have been involved in providing the City with their concerns, which the City is committed to addressing to the best of its ability within its jurisdictional parameters, through both the Site Plan Control agreement and the Host Municipal Responsibility Agreement.

The Host Agreement process is not a public process, however the PLC will be made aware of the Host Agreement once finalized and this committee has the ability to discuss the above matters at their meetings. Once information concerning the Host Agreement has been made available to the PLC this can be disseminated to the greater public.

Comment:

How is dust on the private gravel roads going to be suppressed?

Response:

Regarding dust suppression, a condition of Site Plan Control approval (see Special Condition 26) has been imposed. In addition, the Air Best Management Practices

(BMP) (Dust) submitted to the MOECC as part of the West Carleton Environmental Centre ECA application describes the specific practices to be used to manage dust at the site.

Comment:

Please advise how the new expanded landfill will be visually screened?

a. Will mature trees be planted as part of the visual screen?

Response:

The approved landscape plans illustrate visual screening in three major areas; Carp Road corridor, North End Visual Screening (Richardson Side Road) and West End Visual Screening (William Mooney Road):

Carp Road Corridor Landscape Plan Zone 5, Drawings 1 and 2 illustrate the planting of 338 trees and 245 shrubs. The trees will be a minimum height of 1.2 metres for coniferous trees and 2.5 metres for deciduous trees.

North End Visual Screening Zone 4, L7, illustrates the planting of 377 trees and 136 shrubs. The trees will be a minimum height of 1.2 metres for coniferous trees and 2.5 metres for deciduous trees. A 1.5 to 2.0 metre earth berm will be located along Richardson Side Road to contribute to the screening of the new landfill.

West End Visual Screening Zone 3, L6, illustrates the planting of 533 trees and 180 shrubs. The trees will be a minimum height of 1.2 metres for coniferous trees and 2.5 metres for deciduous trees. A 1.5 to 2 metre earth berm will be located along William Mooney Road to contribute to the screening of the new landfill.

Special Condition 27 requires all planting, for the intention of screening, to be planted prior to the commencement of construction and operation of the expanded landfill. This condition is intended to ensure that trees survive through their warranty period and begin growth in advance of site operations.

Comment:

What is the waste diversion strategy of Waste Management?

Response:

Regarding the waste diversion strategy for Waste Management (WM), the following information is provided:

The permit for the existing transfer station at West Carleton Environmental Centre (WCEC) allows WM to transfer/process no more than 400 metric tonnes per day of waste and recyclable materials from the residential, commercial, industrial, and institutional sectors in Ontario, including construction and demolition materials. The permit also allows WM to operate six days per week. With the daily volume and days of operation allowed by the permit, the existing transfer/processing facility will address the concerns about WM's commitments to developing waste diversion facilities at the WCEC. It should be noted that the capacity to process recyclables is built into the existing transfer/processing facility.

The permit for the existing WCEC allows WM to transfer/process compostable waste from the institutional, commercial, and industrial sectors.

The WCEC site plan includes a mini-transfer area that will allow local residents to drop off household recyclables.

WM will transport these recyclables to the transfer/processing facility for transfer/processing.

Special Condition 25 of the Site Plan Control approval requires WM to prepare and submit a Waste Diversion Plan to the City and the Public Liaison Committee (PLC) for the purpose of informing the City and PLC of Waste Management's Waste Diversion Plan as it evolves over time.

Comment:

How is odour going to be monitored and enforced?

a. How is the strategy to manage odour different at the expanded landfill compared to the original landfill?

Response:

The City will be addressing concerns in respect of odours through monitoring conditions in the Site Plan Control that replicate the conditions imposed by the Ministry of the Environment and Climate Control, the City is not in a position to impose conditions to police this issue, nor will it be in a position to investigate or authorize an investigation, as this is something which falls within the jurisdiction of the Ministry. Special Condition 11 will require monitoring information/reports to be sent to the City and Public Liaison Committee.

a. Waste Management has prepared a best management practice plan (BMPP) describing measures to manage potential odour impact, as included in the Environmental Compliance Approval (ECA).

The new landfill at WCEC will integrate a landfill gas collection system in the design as per O.Reg. 232/98, whereas the closed landfill has a gas collection system that pre-dated current landfill standards.

Documentation on gas collection efficiency in the closed landfill versus the new landfill is provided in the EA and ECA applications – see attached link to WM website <http://wcec.wm.com/>.

Landfill gas collection in the closed landfill was achieved through extensive retrofits and capping efforts whereas these elements are included in the new landfill and will be implemented throughout.

Comment:

Can the location of the cardboard storage building and future waste diversion building be relocated to Carp Road?

Response:

The transfer station is an existing facility and Waste Management has no plans to relocate the facility.

Comment:

We understand an end of use strategy must be implemented, can Waste Management advise what public facilities they are proposing to fulfil this obligation?

Response:

The public benefits as part of an end-of-life closure plan will not be shown on the site plan, as they are end-of-life facilities that will not be taking place concurrently with the active landfill. The ECA the Landfill Standards, A Guideline on the Regulatory and Approval Requirements for New and Expanding Landfill Sites (January 2012) require a closure plan, including post closure activities not later than the date 90 per cent of the total waste disposal volume is reached or two years before the anticipated date of closure, whichever comes first.

Comment:

There are existing traffic issues on Carp Road, how will the new expanded landfill contribute to this, and how will the City ensure Carp Road traffic issues do not get worse?

Response:

Regarding traffic issues, the Waste Management Traffic Impact Assessment was a supporting document to the approved EA from the Ministry and includes Carp Road as the access point, including the use of the Carp Road interchange. Through the Site Plan Control application approved by the City, Waste Management (WM) has submitted a detailed study, to illustrate what traffic measures need to be implemented to support their development.