



Waste Management of Canada Corporation

Environmental Assessment for a New Landfill Footprint at the West Carleton Environmental Centre

LAND USE EXISTING CONDITIONS REPORT

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1. Introduction

This report provides an overview of the Existing Land Use Conditions and Policy Framework associated with the Study Areas of the 2011 West Carleton Environmental Centre (WCEC) Environmental Assessment (EA). The purpose of the Environmental Assessment (EA) is to measure the environmental impact of alternative landfill footprints. Waste Management of Canada Corporation (WM) has commissioned FoTenn Consultants Inc. (FoTenn) to prepare a Baseline Conditions Report for the Land Use Component of the EA.

The August 2010 Minister approved Terms of Reference (ToR) include a preliminary description of the existing environmental conditions within the Study Areas. A description of the Study Areas is provided in Section 2 of this report. The ToR has made a commitment that the description of the existing conditions would be expanded during the EA¹.

Primary research has been undertaken and various data sources and policy documents have been reviewed and considered for this report. Section 3 outlines the study methodology. Section 4 outlines the existing land use conditions, and Section 5 presents the policy framework applicable for the environment potentially affected.

It is understood that the Land Use Baseline Conditions Report is part of the Phase 1 of the Environmental Assessment. In order to identify a Preferred Alternative and to complete the EA, an in depth analysis will be required for each footprint alternative. The following investigative studies for other environmental components have been carried out for the purposes of generating a more detailed description and understanding of the environment for use in the assessment and evaluation of alternative landfill footprint options during the EA:

- Atmospheric;
- Geology and Hydrogeology;
- Surface Water;
- Biology – Terrestrial and Aquatic;
- Cultural Heritage Resources;
- Transportation;
- Land Use;
- Agriculture;
- Socio-economic; and,
- Site Design and Operations.

1. *During the EA, and following approval of work plans by the GRT, the project team will collect further information and conduct studies (desktop and field) to describe components and sub-components of the environment identified in the ToR that may be affected by the undertaking (Approved ToR, Section 7.4, p. 41)*



Each of the disciplines also prepared draft work plans that were presented in Appendix C of the approved ToR. The work plan presents the scope of work required to complete the EA, including the scope of technical studies for each of the environmental components, including the existing conditions.

The results of these individual studies will be documented in separate stand-alone technical memorandums during the EA. The final Existing Conditions will form a chapter of the EA Report with each of the stand-alone memorandums becoming supporting documents/appendices to the EA Report.

1.1 Report

WM embarked in an EA process to evaluate the impact of new landfill footprints at the WCEC in 2006. FoTenn worked with WM on the Land Use component of the EA in 2006. The report that follows is an update of the draft report submitted to Waste Management in June 2006.

This report is meant to be an update to the 2006 report. No changes have been made to sections where information continues to be accurate. However, given that the Study Areas, the ToR and the baseline conditions have evolved from 2006 to 2011, the methodology has varied slightly. The methodology is outlined in Section 3.

1.2 Land Use Study Team

The Land Use study team consisted of FoTenn staff. The actual individuals and their specific roles and experience are provided as follows:

- **Michelle Armstrong, MCIP, RPP** – Michelle is a Senior Planner with FoTenn Consultants and is the project manager for the team. Michelle has over 15 years experience in public and private sector planning. She has developed expertise in the areas of policy research, analysis, and formulation; feasibility and land use studies/assessments; and municipal approval of planning applications.
- **Mérodie Simard, M. ATDR** – Mérodie Simard is a fully bilingual Planner at FoTenn Consultants and was the main Planner on this project. Mérodie was responsible for conducting the site visits and assisted Michelle in the preparation of the draft report. Mérodie has a background in research, tourism and community development. She is involved in a variety of policy and development review projects for public and private sector clients.





- **Andrew Sacret, MCIP, RPP** – Andrew is a Planner with FoTenn Consultants and was responsible for the initial research and site visits in 2006. He resumed his involvement with the project in 2011 by reviewing and updating the final land use existing conditions report. Andrew has been involved in a wide range of land use and policy planning initiatives for public and private sector clients.
- **Michael Szilagyi, M. Pl.** and **Phil Busby, BAA** – Michael and Phil provided mapping and graphics assistance for this report.



2. Landfill Footprint Study Areas

In accordance with the approved ToR, the lands considered in the EA have been divided into three major components as listed below:

On-Site	the lands owned or optioned by WM and required for the new landfill. The Site is bounded by Highway 417, Carp Road and Richardson Sideroad;
Site-Vicinity	the lands in the vicinity of the site extending about 500 metres (m) in all directions; and,
Regional	the lands within approximately 3-5 kilometres (km) of the Site for those disciplines that require a larger analysis area (i.e., socio-economic, odour, etc.).

The Study Areas identified above were presented in the approved Terms of Reference with the commitment that these generic Study Areas would be modified during the EA to suit the requirements of each environmental component.

The Study Areas are defined below. A map of the Study Areas for the Land Use component is shown in **Figure 1**.

2.1 On-Site Study Area

The On-Site Study Area is generally defined as the lands owned or optioned by WM for the proposed new landfill footprint. The On-Site Study Area is shown in **Figure 1**. The lands are generally bounded by Carp Road (to the east), Highway 417 (to the south and west) and Richardson Side Road (to the north), however, a number of properties along Richardson Side Road are not owned or optioned by WM and are therefore excluded from the On-Site Study Area. The lands within the On-Site Study Area include the current WM operations, which occupy Lot 3 and the southerly half of Lot 4, Concession 3 of the former Township of West Carleton (Huntley). The total area of the On-Site Study Area is approximately 320 ha in area.

2.2 Site-Vicinity Study Area

The Site-Vicinity Study Area is defined generically in the ToR as lands located within a 500 m radius of the On-Site Study Area. Instead of a generic 500 m radius, the Study Area has been defined as all properties lying wholly or partially within a 500 m radius of the On-Site Study Area. For clarity, **Figure 1** illustrates both the generic 500 m radius (purple line) and the



resulting irregular shape of the Site-Vicinity Study Area. As shown, the Site-Vicinity Study Area extends north to Cavanmore Road and Wilbert Cox Drive, east to Oak Creek Road, south to Westbrook Road and west beyond David Manchester Road, taking in a portion of Pennycross Lane. The total area of the Site-Vicinity Study Area is approximately 460 ha in area.

2.3 Regional Study Area

Provincial legislation and municipal policies (consistent with Provincial legislation) control the use of land within 500 m of a landfill site (i.e., Site Vicinity Study Area); however a Regional Study Area that extends an additional 1 km from the Site-Vicinity Study Area, or 1.5 km from the On-Site Study Area, has been defined and is represented on **Figure 1**. While some of the EA disciplines have examined effects in a wider area (up to 5 kilometres), a 1.5 kilometre radius was deemed appropriate for the land use discipline in order to provide adequate land use context for the landfill site, while focusing on the specific effects within the 500-metre site-vicinity referenced in the prevailing policy documents. The presence of sensitive land uses and the potential for sensitive land uses to be established in this area are documented for this 1.5 km Regional Study Area.

The Regional Study Area extends north to the Reis Road industrial subdivision, east to Oak Creek Road and the Urban Boundary (i.e., boundary that divides the Rural Area from the Urban Area in the City of Ottawa), south to Sirocco Crescent at the northern end of the Timbermere residential community in Stittsville, and west to Spruce Ridge Road. The total area of the Regional Study Area is approximately 1,370 ha in area.



3. Methodology

3.1 Available Primary and Secondary Source Information Collection and Review

The following data sources were used to assess the baseline conditions within the Study Areas, as defined in Section 2 of this report. The data sources are presented as primary or secondary sources. The policy and regulatory documents and consultation with City staff are listed in a separate category.

Primary Data

- Field surveys of the Study Areas were undertaken by vehicle (i.e., “windshield survey”) on March 14th and March 15th, 2011. The surveys updated baseline data collected May 31st and June 1st 2006. The following data were collected:
 - Changes to existing land uses;
 - photolog of properties within the Study Areas;
 - Noting development signs posted on properties with application type, description of application, and relevant City planning contact information.

Secondary Data

- The following mapping and inventories were used to support the existing conditions research:
 - Inventory of Vacant Industrial and Business Park Lands 2006-07 Update (City of Ottawa, August 2008);
 - Existing Land Use Map (GIS format, City of Ottawa, 2005);
 - Ontario’s Electronic Land Registration parcel data (Teranet, 2006);
 - City of Ottawa parcel data (City of Ottawa eMap Website, as downloaded from website on March 13, 2011);
 - Development Applications Database (City of Ottawa website, 2011).

Policy

- The following provincial legislation and guidelines were reviewed for the Policy Framework Section of this report:
 - *Ontario Planning Act*;
 - Provincial Policy Statement (2005);
 - Ontario Ministry of Environment Guidelines
 - Land Use Compatibility, Guideline D-1
 - Land Use On or Near Landfills and Dumps, Guideline D-4.



- The following City of Ottawa regulatory documents were reviewed for this report:
 - City of Ottawa Official Plan (2003, as amended);
 - Official Plan Amendment No. 76;
 - Carp Road Corridor Community Design Plan (2004);
 - City of Ottawa Comprehensive Zoning By-law (2008, as amended);
 - Street or Lane Closing / Opening Policy;
 - Choosing Our Futures Initiative.
- Interviews were conducted with City of Ottawa staff in the Planning and Growth Management Department to confirm interpretation of policies and regulations.

3.2 Process Undertaken

Secondary data, as described in Section 3.1, were obtained and then confirmed and/or updated based on field surveys undertaken March 14-15, 2011. Parcel data and existing land use information was updated using Geographic Information Systems (GIS). The parcel data was originally sourced from Teranet in 2006, but was updated by FoTenn by downloading parcel data from the City of Ottawa's eMap Website. The existing land use data was sourced from the City of Ottawa's 2005 Existing Land Use Map, and was updated by FoTenn based on field survey observations. Information collected regarding development applications were inputted into GIS. Development application data was based on the field surveys (i.e., posted signs) and by searching the City's Development Applications Database available on the City's website.

An analysis was undertaken to understand and clearly document the characteristics of existing land uses within each of the defined Study Areas. Particular attention was given to the identification of land uses potentially sensitive to landfilling activities, as defined in the Provincial guidelines and municipal policies.

For the policy framework review, FoTenn considered all relevant Provincial and municipal regulatory documents, as outlined in Section 3.1. Any amendments to the documents and appeals to the Ontario Municipal Board that affect the Study Areas were also reviewed. FoTenn consulted with staff from the City of Ottawa's Planning and Growth Management Department to confirm interpretation of policies and regulations.



4. Existing Land Use

The analysis presented in this section describes the existing land use conditions for the On-Site, Site-Vicinity and Regional Study Areas. The On-Site Study Area includes WM's current operations and lands being evaluated for a new landfill footprint. The distribution of existing land uses is similar between the Site-Vicinity and Regional Study Areas. For this reason, the existing land uses for the Site-Vicinity and Regional Study Areas are presented in one section, with any differences between the two highlighted. A map illustrating the existing land uses in the Study Areas is shown on **Figure 2**.

In addition to analyzing the existing land uses, this section of the report will provide an overview of the development activity within the Study Areas. Development activity indicates how existing land uses in the Study Areas are changing in the near term.

4.1 On-Site Study Area

There is a variety of existing land uses in the On-Site Study Area, ranging from residential to heavy industrial, as shown on **Figure 2**. A description of these lands is as follows:

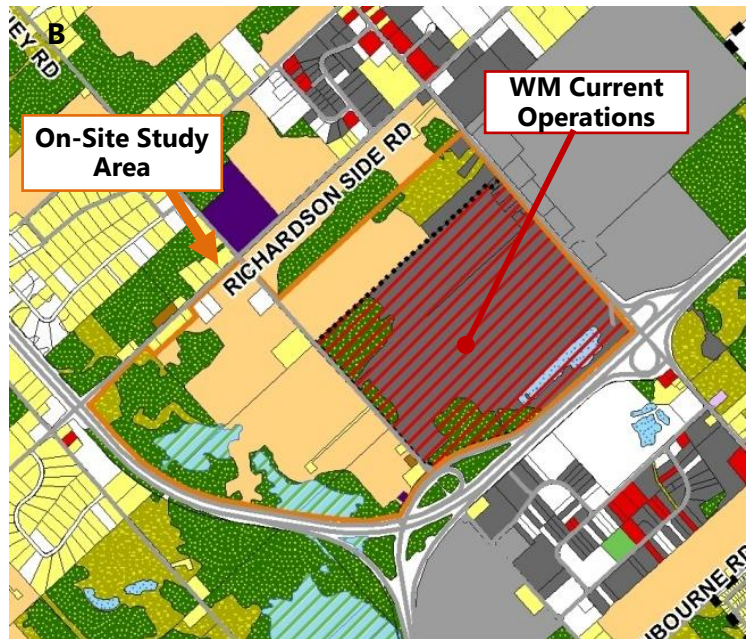
- **Industrial** – The majority of the lands shown as “Industrial” are in the southwest portion of the Study Area and represent the current landfill and waste processing operations of WM. These operations include the landfill footprint, waste processing, administrative offices, weigh scale, maintenance and storage areas, a gas to energy facility, and leachate treatment areas. These lands also include an old sand pit that was used by WM for landfill daily cover. The pit has been exhausted and the approved volumes of the license removed. A number of old single-detached homes are also located in this area but have been repurposed for storage and administrative purposes by WM. There are a small number of industrial activities along Carp Road north of the WM operations, including Laurysens Kitchens.
- **Residential** – There are four single-detached homes and one 3-unit building along William Mooney Road in the On-Site Study Area. These residences are all located on the west side of William Mooney Road. Generally, these homes are associated with the agricultural uses located in this area.
- **Agriculture** – The lands north of the current WM operations and west of William Mooney Road are west side of William Mooney are characterized by agricultural uses. Most of the lands are used for crops, however, there is one livestock operation (i.e., cattle) on the west side of William Mooney Road. None of these lands are designated Agricultural Resource



Area in the Ottawa Official Plan and are therefore not considered prime agricultural areas (See discussion in Section 5). Identification of prime agricultural areas is based on the Ottawa-Carleton Land Evaluation and Area Review (LEAR) evaluation system.

- **Wooded Area / Shrub Land / Wetlands** – The western portion of the On-Site Study Area is dominated by wetlands surrounded by woodlots and shrub lands. There are smaller woodlots located along the south arm of Highway 417 and along the east side of William Mooney Road. There is also some shrub land north of WM's current operations close to Carp Road. A sedimentation pond, shown as "Water" in **Figure 2**, is also located adjacent to Highway 417. Waste Management also owns the houses along Carp Road.
- **Water** – Water is shown in the southeast corner of the On-Site Study Area and is the sedimentation pond used by WM in their current operations.
- **Communications** – There is a communications tower located next to Highway 417 at the southern end of William Mooney Road.





- A. Daily operations involve covering the landfill with clean fill.
- B. On-Site Study Area and WM current operations
- C. Agricultural use on the west side of William Mooney Road



- D. Fencing and landscaping form the edge to the WM site along Carp Road where the main entrance to the facility is located
- E. Entrance to Laurysen Kitchens, along Carp Road
- F. Secondary entrance to WM site from William Mooney Road



4.2 Site-Vicinity and Regional Study Areas

There is a variety of existing land uses in the Site-Vicinity and Regional Study Area with concentrations in certain geographic areas, as shown on **Figure 2**. Both the Site-Vicinity and Regional Study Areas are described for each type of existing land use or grouping of existing land uses below:

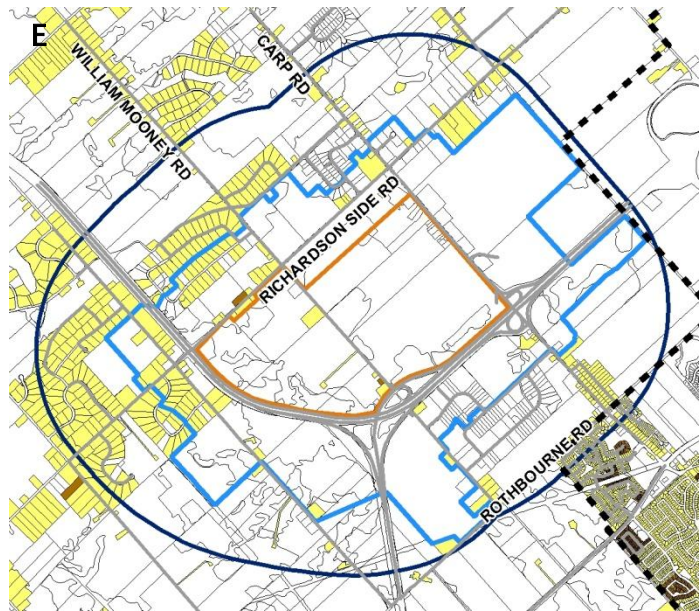
Residential

Residential uses are generally considered sensitive land uses regarding landfilling activities. Rural residential uses are mostly concentrated in country lot subdivisions in the western and northwestern portion of the Site-Vicinity and Regional Study Areas. These subdivisions are mostly developed; however some lots remain vacant for future development (**Figure 2**). The lots in these subdivisions are typical of rural residential subdivisions in Ottawa. They accommodate mostly single-detached homes on large parcels. Portions of Wilbert Cox Drive and Pennycross Lane subdivisions (37 developed lots and 10 vacant lots) are within the Site-Vicinity and Regional Study Areas, or within 500 m to 1.5 km of the On-Site Study Area. All remaining country lot subdivisions are within the Regional Study Area (i.e., beyond 500 m).

There are an additional 40 rural residential lots scattered along David Manchester Road, Richardson Side Road, Carp Road, Moonstone Road, and Rothbourne Road within the Site-Vicinity Study Area. These lots are concentrated along Richardson Side Road and David Manchester Road (32 lots). Many of these houses are associated with surrounding agricultural uses or have been created through individual severances.

The southeastern most portion of Carp Road within the Regional Study Area has a residential character. This residential area includes homes along Lloydalex Crescent and Sirocco Crescent, which forms the northern edge of the Timbermere residential community in Stittsville. The Timbermere residential subdivision is within the Urban Boundary, as shown on **Figure 2**, which separates the Urban Area from the Rural Area in the City of Ottawa. Residential development within the Urban Boundary is at a higher density of development, as exemplified by the smaller lot sizes in this subdivision. Some houses along this portion of Carp Road have been converted into commercial uses.





- A. Single detached house along Richardson Side Road, between William Mooney Road and Highway 417, in the Site-Vicinity Study Area
- B. Single detached house along David Manchester Road, in the Site-Vicinity Study Area
- C. Single detached dwelling in construction in the north northeast segment of the Regional Study Area
- D. Farm house located in rural area of the Regional Study Area
- E. Map showing location of existing residential uses (yellow and brown)
- F. Single detached homes in Timbermere subdivision in the Regional Study Area
- G. Single detached homes, on Lloydalex Crescent in the Regional Study Area



Industrial and Commercial Uses

Industrial and commercial uses are mostly concentrated along a rural employment area known as the “Carp Road Corridor”. A Community Design Plan (CDP) has been prepared for the Carp Road Corridor and is discussed in the Policy Framework Section (Section 5) of this report. Industrial uses in the Site-Vicinity and Regional Study Areas are concentrated in three main industrial/business parks whereas the commercial uses are mostly concentrated along Carp Road but also appear within the industrial/business parks. Industrial and commercial uses are generally not considered sensitive land uses regarding landfilling activities.

The industrial/business parks feature uses such as warehousing, multi-tenant industrial buildings, outdoor storage, construction and landscaping contracting, automotive/truck maintenance, repair and storage, and small commercial offices.

The Cardevco-West Hunt Industrial Park is located at the northeastern end of the Site-Vicinity and the Regional Study Areas and straddles Carp Road. Several new industrial buildings were noted in the 2009 and 2011 field surveys and reflected on the updated land use map. Although there are a number of existing residential uses in this industrial park, along Carp Road and Richardson Side road, they are non-conforming uses with regard to the existing policy framework.

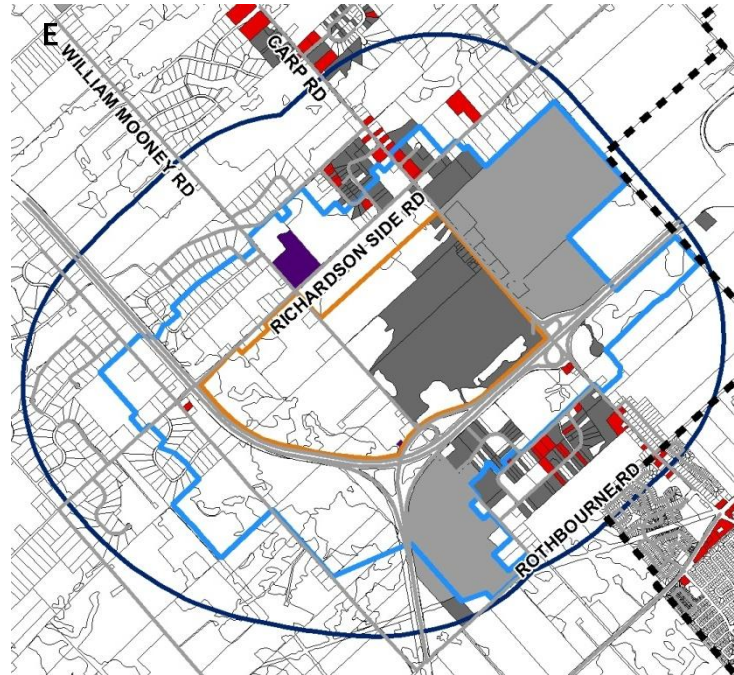
A small portion of the Reis Industrial Park is located in the northern portion of the Regional Study Area. The park is located on the east side of Carp Road. The properties within the park have road access either on Carp Road or from Reis Road and Tansley Drive. Most of the properties of this industrial subdivision within the Regional Study Area are not yet developed and appear as “vacant” on **Figure 2**. In fact, the City of Ottawa’s most recent Inventory of Vacant Industrial and Business Park Lands (August 2008) indicated that at the end of 2007, the Cardevco-West Hunt and Reis Industrial Areas had over 200 hectares remaining for additional industrial development.

The A.G. Reed Industrial Park is located south of Highway 417, bounded by Rothbourne Road, Moonstone Road and Carp Road. The industrial park features many industrial and commercial uses and a significant amount of vacant land for future development. One property was under construction at the time of the March 2011 field survey, and was being constructed with a 13,000 m² multi-tenant industrial building.

Communications

There is one communication use in the Site-Vicinity Study Area, as identified on **Figure 2**. The communications use is the CBC National Alarm Centre located on Richardson Side Road, east of William Mooney Road.





- A. Typical industrial park streetscape with development in the Site-Vicinity and Regional Study Area.
- B. Sign showing lots for sale in the Reiss Industrial Park.
- C. Commercial property along Carp Road in the southeastern portion of Regional Study Area
- D. The CBC National Alarm Centre is located on Richardson Side Road, east of William Mooney Road
- E. Map showing location of existing rural employment uses including industrial uses (dark grey), commercial uses (red), communications uses (purple), and pits and quarry uses (light grey)



F & G. The A.G. Reed Industrial Area is developing incrementally with small offices and light industrial uses.



Pits and Quarries

The rural employment area of the Carp Road Corridor is also characterized by pit and quarry activities, including limestone quarrying, cement manufacturing and manufacturing of formed cement products. These uses are located on the east side of Carp Road, extending from Highway 417 to just south of Richardson Side Road and are within the Site-Vicinity Study Area. There is a second large pit and quarry use south of Highway 417 and west of Moonstone Road, also within the Site-Vicinity Study Area. Due to the heavy industrial nature of these activities, they are considered non-sensitive uses with regard to landfilling activities.

Wooded Area / Shrub Land / Wetlands

A significant portion of the lands with the Site-Vicinity and Regional Study Areas are natural areas, occupied by a combination of wetlands, wooded areas, and shrub land. There are two predominate areas: one located in the southwestern portion of the Site-Vicinity and Regional Areas, west of the Highway 7 and Highway 417 interchange; the second located north and south of Highway 417 and east of Carp Road. There are smaller pockets of wooded areas and shrub land located north of Richardson Side Road (west of William Mooney Road), south of Richardson Side Road (between William Mooney and Carp Road), and in the northernmost portions of the Regional Study Area. Since these are natural areas, they are considered non-sensitive land uses with regard to landfilling activities.

Agriculture

There are two relatively small areas of agricultural activity within the Site-Vicinity Study Area. These parcels are located north and south of Richardson Side Road, between William Mooney Road and Carp Road. There are no livestock operations on this land only cropping. Agricultural lands used for crops are considered non-sensitive land uses with regard to landfilling activities.

Agricultural uses can be found in small pockets at the furthest periphery of the Regional Study Area. The majority of these agricultural uses are on lands not considered prime agricultural lands, as defined by the Ottawa-Carleton Land Evaluation and Area Review (LEAR) evaluation system. The one exception is the small portion of agricultural activity located at the easternmost periphery of the Regional Study Area, east of Oak Creek Road and south of Richardson Side Road. These agricultural lands are considered prime agricultural lands by LEAR and are designated Agricultural Resource Area in the Ottawa Official Plan.

4.3 Development Activity

Based on the field survey carried out by FoTenn on March 14-15, 2011 and research on the City of Ottawa's website, there are five development proposals registered by the City within the Study Areas. The lands subject to these development proposals are shown on **Figure 3**. The status of these applications is up-to-date as of May 13th, 2011.



- A Zoning Amendment was submitted at 2491 Carp Road to permit display and sale to the existing use. The site is currently in a rural commercial zone and is currently used for the manufacturing of garden sheds and pre-manufactured docks. The Zoning Amendment Application is in process.
- A Zoning By-law Amendment is being pursued by the City to apply a “holding zone” on a series of properties located along Carp Road, south of Rothbourne Road (i.e., 1016, 1017, 1027, 1034, 1037, 1038, 1044, 1051, 1052, 1053, 1054 Carp Road) until such time that the capacity at the Hazeldean Pump Station can be demonstrated. The properties are zoned to permit a mix of uses including residential, commercial, and institutional. The Pre-Hearing was held on January 5th 2011.
- A Zoning By-law Amendment was filed for 130 David Manchester to construct a 1,393 to 1,898 m² building for a warehouse and retail store.
- A Zoning By-law Amendment and Site Plan Control was approved for 115 Walgreen to permit an office use on the site. The site is located within the A.G. Reed Industrial Park. As of May 11th, 2011, the receipt of the Site Plan Agreement from the Owner is pending.
- A plan of subdivision has been submitted to develop a country lot subdivision at 799 William Mooney Road. The application is on hold.

FoTenn will continue to monitor development activity throughout the EA process to document any proposed changes in land uses, and in particular, identify any proposed land uses that are potentially sensitive land uses with regard to landfilling activities.



5. Policy Framework

This section of the report provides an overview of the relevant municipal and provincial regulatory framework governing the existing and future land uses on the lands falling within the Study Areas. This regulatory framework not only provides an understanding of existing land uses, but provides insight regarding how land uses will evolve over time, thus defining future baseline conditions for the Study Areas. The next section provides a review of each of the applicable policy and regulatory documents, providing both background information and the status of each document, followed by an analysis for the On-Site, Site-Vicinity and Regional Study Areas.

The documents reviewed as part of this analysis are as follows:

- *Ontario Planning Act*;
- Provincial Policy Statement (2005);
- Provincial Guideline D-1: Land Use Compatibility;
- Provincial Guideline D-4: Land Use On or Near Landfills and Dumps;
- City of Ottawa Official Plan (2003, as amended);
- Carp Road Corridor Community Design Plan (2004);
- City of Ottawa Comprehensive Zoning By-law (2008, as amended).

5.1 *Ontario Planning Act*

The *Ontario Planning Act* is the principal legislation governing planning matters in Ontario. The *Planning Act* addresses the land use planning aspects of several matters of provincial interest, and which may have a bearing on the proposal for a new landfill footprint at the West Carleton Environmental Centre (WCEC). Matters of provincial interest outlined in the *Planning Act* that influence the provincial and municipal regulatory framework for waste management facilities include:

- the protection of ecological systems, including natural areas, features and functions;
- the protection of the agricultural resources of the Province;
- the conservation and management of natural resources and the mineral resource base;
- the adequate provision and efficient use of waste management systems; and
- the protection of public health and safety.



5.2 Provincial Policy Statement (2005)

All planning matters and applications that fall within the purview of the *Planning Act* must be consistent with the policy statements issued under the Act. The current Provincial Policy Statement (PPS) came into force on March 1, 2005. Section 1.6.8 of the PPS speaks to the need for waste management facilities that serve present and future needs. The PPS directs that waste management facilities shall be constructed according to applicable provincial legislation and standards.

Recent changes to the PPS respond to global environmental issues including climate change, water pollution, air pollution, and natural resource consumption. Further to this, there are new policy statements that limit the expansion of urban boundaries, require minimum targets for affordable housing and intensification, require the land and unit supply to reflect population projections, promote redevelopment opportunities such as brownfields, and promote compact and energy-efficient forms of development. Most significantly, the new PPS requires that municipal policy “be consistent with” the PPS, whereas previously the PPS only required that municipal policy “shall have regard for” the PPS. This change in wording sets a higher policy implementation standard.

5.3 Ontario Ministry of Environment Guidelines: Guideline D-1 & Guideline D-4

The Ontario Ministry of the Environment has two relevant Guidelines regarding land uses in the vicinity of landfills: Guideline D-1 – Land Use Compatibility and Guideline D-4 – Land Use On or Near Landfills and Dumps. Guideline D-1 is supported by procedural documents. Procedure D-1-1 and Procedure D-1-3 provide definitions and direction for the implementation of Guideline D-1.

Guideline D-1 recommends separation distances and other control measures for land use planning proposals to prevent or minimize adverse effects from the encroachment of incompatible land uses where a facility either exists or is proposed. The objective of Guideline D-1 is to minimize or prevent, through the use of buffers, the exposure of any person, plant or animal life to adverse effects associated with the operation of specified facilities, including a landfill.

Guideline D-1 states that adverse effects may be related to:

- (i) *Noise and vibration;*
- (ii) *Visual impact (for landfills)*
- (iii) *Odours and other air emissions*
- (iv) *Litter, dust and other particulates; and*
- (v) *Other contaminants.*



Guideline D-1 has a dual application. It is applicable when a new sensitive land use is proposed within the influence area or potential influence area of an existing facility. For example, the Ottawa Official Plan requires that any development proposal within 500 m of an active waste disposal site must demonstrate compatibility with that land use. The guideline is also applicable in situations where a new facility is proposed and where an existing sensitive land use would be within the facility's influence area or potential influence area. The guideline specifically applies to situations where a change in land use is required. Thus, if the proposed facility is permitted in the official plan, but rezoning is required, then the guideline applies. All the landfill footprint options currently under consideration require a zoning by-law amendment and thus a change in land use is required. Guideline D-1 gives direction to consider the location of sensitive land uses within the potential influence area of any new proposed landfill footprint.

Section 1.3.2 of Procedure D-1-1 provides direction for evaluating impacts within the potential influence area of a proposed facility. The procedure guideline highlights the information to be provided by the proponent, such as:

- (i) *Distance from sensitive land use(s) and/or all existing and committed sensitive land use within the facility's influence area or potential influence area;*
- (ii) *Land use designation/nature of sensitive land use(s);*
- (iii) *Hours of operation/normal use period for both the facility and sensitive land use(s);*
- (iv) *Wind patterns, topography and natural and man-made barriers/buffers; and/or*
- (v) *Complaint data from similar industries in the area.*

Guideline D-4 regarding Land Use On or Near Landfills and Dumps complements Guideline D-1. This guideline provides direction for the restriction of land uses specifically in the vicinity of landfills. Although Guideline D-4 addresses the restriction of land uses within the vicinity of existing landfills, the principles of Guideline D-4 are also to be considered when looking for locations to establish a new landfill.

Guideline D-4 also provides a definition of “**sensitive land uses**” specifically as they relate to operating landfills, as follows:

- a) *a permanent structure used in animal husbandry; or*
- b) *agricultural land used for pasturing livestock; or*
- c) *a permanent structure where:*
 - (i) *a person sleeps, or*
 - (ii) *a person is present on a full time basis;*



but not including food or motor vehicle service facilities adjacent to a highway, utility operations, scrap yards, heavy industrial uses, gravel pits, quarries, mining or forestry activities; or

d) *cemeteries*

Guideline D-4 also provides a definition of “**compatible land uses**” specifically as they relate to operating landfills, as follows:

- a) *utilities and above grade transportation routes except major highways;*
- b) *fences;*
- c) *wood harvesting and other forestry activities;*
- d) *certain farming activities;*
- e) *industrial uses, including incinerators permitted to operate under O.Reg. 347;*
- f) *gravel pits and quarries, and other mining activities(provided the landfill water table is not affected); or*
- g) *such land uses which would not be threatened by any hazard to public health or safety and would not be impaired by nuisance effects.*

Guideline D-4 recommends a number of influence areas where land uses should be restricted. The guideline states that no land use may take place within 30 m of a fill area, but that this buffer is often between 60 m and 100 m buffer form the fill area. Furthermore, the guideline recommends that sensitive land uses be restricted within 500 m area of the fill area:

The Ministry considers the most significant contaminant discharges and visual problems to be normally within 500 m of the perimeter of a fill area. Accordingly, the Ministry recommends this distance be used as a study area for land use proposals. Ministry staff shall ensure that the proponent has evaluated the presence and impact of any adverse effects or risks to health and safety and that necessary remedial measures are taken when land use proposals are within this distance. This assessment shall be based on the nature and knowledge of the disposal site, and the nature of land use(s) proposed.

The guideline also recognizes that actual influence areas will vary with the individual landfill and states that where the actual influence area of a site has been determined to be less than the 500 m study area set out in the guideline, the study area can be reduced to coincide with the actual influence area. Finally, Guideline D-4 states that where “significant impacts” are encountered at or beyond 500 m, the study area within which an assessment for any change in land use is recommended, shall be extended beyond the 500 m area. Significant impacts occur



where the proponent of a landfill has not incorporated feasible remedial measures to prevent or minimize adverse effects. To recognize the potential for significant impacts beyond the 500 m, the Regional Study Area for the land use component of this environmental assessment has been set at 1.5 km, as discussed in Section 2.

5.4 City of Ottawa Official Plan (2003, as amended)

The City of Ottawa Official Plan was adopted by Council in May 2003, and has, and continues to be, amended over the years. Amendments to the Official Plan are posted regularly on the City's website. The Official Plan provides a vision of the future growth of the city and a policy framework to guide its physical development to the year 2021. As such, the land use designations do not necessarily reflect existing land uses of the Study Areas, as described in Section 4 of this report, but reflect intended future land uses for the Study Area. The policies of the Official Plan provide insight therefore into the potential future location of land uses sensitive to landfills.

The City of Ottawa recently undertook a 5-year review of their Official Plan, which resulted in the passing of Official Plan Amendment (OPA) 76 on June 24, 2009. OPA 76 was subsequently approved by the Ministry of Municipal Affairs and Housing on December 24, 2009, subject to several modifications. Several appeals to the OPA 76 have been filed with the Ontario Municipal Board (OMB), including blanket appeals to the policy document. The appeals are anticipated to be heard by the OMB throughout 2011. In the meantime and although OPA 76 is not in full force and effect, the new policies should be referred to as they inform the review of development proposals. The changes that have not been appealed or that have been scoped-out by the City have been incorporated in the Official Plan and represented in the discussion below. A more detailed discussion of OPA 76 appears in the next section of the report.

OPA 76 does not specifically propose changes to land use designations in the On-Site and Site-Vicinity Study Areas. However, the Urban Boundary is under appeal which may potentially impact land use designations in the Regional Study Area. The first phase of a two-phased hearing at the OMB was held in February through March 2011. The Board will issue its decision in 2011. A second hearing will determine which specific lands should be included in the Urban Boundary. Any OMB decisions regarding the Urban Boundary and other OPA 76 policies under appeal shall be monitored throughout the EA process.

Figure 4 illustrates the land use designations of the Official Plan for the three Study Areas. Official Plan Schedules A and B (Rural Policy Plan and Urban Policy Plan) have been combined to illustrate the interface between the rural and urban areas within the Study Areas. There are ten (10) land use designations within the On-Site, Site-Vicinity and Regional Study Areas, as follows:



- Solid Waste Disposal Site;
- Carp Road Rural Employment Area;
- General Rural Area;
- Sand and Gravel Resource Area;
- Limestone Resource Area;
- Agricultural Resource Area;
- Significant Wetlands;
- Rural Natural Features Area;
- General Urban Area;
- Employment Area.

A summary of the general land uses permitted within these designations are outlined in **Table 1**. Land uses that qualify as or potentially qualify as “sensitive land uses” are bolded. As shown in Table 1, five land use designations have potential for sensitive land uses, including Carp Road Corridor Rural Employment Area, General Rural Area, General Urban Area, Agricultural Resource Area and Rural Natural Features Area. A more detailed discussion of the policies that relate to each land use designation appears after the table, followed by a discussion of land use designations that appear in each of the Study Areas.

Table 1. Official Plan Designations and Permitted Uses

Rural Area Designations	Permitted Uses
Solid Waste Disposal Site	Solid waste disposal sites
Carp Road Rural Employment Area	Rural industrial and commercial uses
General Rural Area	A range of land uses, including rural residential, agriculture, forestry, animal boarding, bed and breakfast, open space uses, cemeteries.
Sand and Gravel Resource Area	Pits and wayside pits and related uses such as portable asphalt plants
Limestone Resource Area	Pits, wayside pits, quarries, underground mining and related uses such as portable asphalt plants
Agricultural Resource Area	Agriculture and related uses including farm residence, forestry, and conservation activities
Significant Wetlands	Generally no development or site alteration is permitted except for open air recreation; scientific, educational, or conservation uses associated with the environmental features
Rural Natural Features Area	A range of land uses, including rural residential, agriculture, forestry, animal boarding, bed and breakfast, open space uses, cemeteries.
Urban Area Designations	Permitted Uses
General Urban Area	A full range of land uses, including a range of residential uses and complementary uses such as commercial, institutional, and recreational uses.
Enterprise Area	Permits employment generating uses such as offices, manufacturing, warehousing, distribution, research and development facilities and utilities, and allows integration of residential uses under certain conditions.



5.4.1 Land Use Designation Policies

5.4.1.1 Solid Waste Disposal Sites

Section 3.8 of the Official Plan contains policies relating to Solid Waste Disposal Sites. Policy 1 states that “Operating Solid Waste Disposal Sites are designated on Schedules A and B of the Official Plan in order to recognize their function and their potential impact on surrounding land uses.” Unlike other land use designations, Waste Disposal Sites are identified by a symbol on the Schedules and thus their locations are generalized. Specific locations of waste disposal sites are defined in the Zoning By-law.

The existing landfill site within the On-Site Study Area is identified as a Waste Disposal Site. Any expansion to an existing designated Solid Waste Disposal Site requires a zoning by-law amendment and the amendment will be subject to the same criteria applied to the establishment of new landfill sites (Policy 4). The applicable criteria are outlined in Policy 2 of Section 3.8 of the Official Plan, as follows:

- a) *The proponent has completed an Environmental Assessment or an Environmental screening Report under the Environmental Assessment Act considering such items as the:*
 - i. *Rationale for the undertaking;*
 - ii. *Potential impact on the City’s commitment to waste reduction, reuse and recycling;*
 - iii. *Potential community, public health, transportation, environmental, visual, financial and land use impact of the facility;*
 - iv. *Use of mitigation measures, such as buffers and setbacks, to address potential land use conflicts;*
 - v. *Potential impacts and mitigation measures related to air traffic;*
 - vi. *Potential impacts and mitigation measures related to roads and haul routes to the facility;*
 - vii. *Environmental monitoring of the facility;*
 - viii. *The end use of the facility;*
- b) *Compliance with a Terms of Reference for the Environmental Assessment, as approved by the Minister of the Environment under the Environment Assessment Act; or in the case of a project using the Environmental Screening Process, the submission of a Notice of Completion to the Ministry of the Environment.*
- c) *Does not duplicate the requirements of the Environmental Assessment Act.*

Thus, any expansion to an existing Solid Waste Disposal Site requires the preparation of and compliance with a Terms of Reference, as approved by the Minister of the Environment and Energy under the *Environmental Assessment Act*. Policies 3 and 4 of Section 3.8 further state that the location of Solid Waste Disposal Sites will be restricted in the zoning by-law. Any expansion of a Solid Waste Disposal Site will require a zoning by-law amendment. The City will consider the amendment based on the criteria listed in Policy 2 in Section 3.8, as described above.

Policies 5 to 7 in Section 3.8 address development proposals adjacent to Solid Waste Disposal Sites. These policies require that development proposals within 500 m of an active waste disposal site must demonstrate that the landfill will not have an impact on the proposed use and that there will be no impacts from the proposed use on continuing landfill operations. The policies require a study to be undertaken for development proposals that have the potential to be incompatible. Policy 7 states that “the uses for which a study may be required include those accommodating people or agricultural uses that include animal husbandry.”

5.4.1.2 Carp Road Rural Employment Area

Section 3.7.5 of the Official Plan contains policies relating for the Carp Road Rural Employment Area land use designation. The intent of the Carp Road Corridor Rural Employment Area designation is to reserve land for rural industrial and commercial uses thus providing opportunities for industries that favour large amounts of land and the openness of a more rural site. Although landfilling is not specifically mentioned as a use in the preamble to the policy statements, examples of uses provided include a wide range of heavy industrial uses such as manufacturing, mining, construction, and wood and metal fabrication. The policies for this designation state that new development applications are to conform to the policies in the Carp Road Corridor Community Design Plan (CDP) and that the CDP will provide direction to the zoning by-law for future uses. The CDP permits a Waste Disposal Site inside the Carp Road Corridor Rural Employment Area. Please see Section 5.6 of this report for more discussion of the Carp Road Corridor CDP.

5.4.1.3 General Rural Area

Section 3.7.2 of the Official Plan contains policies relating to lands designated General Rural Area. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location and a limited amount of residential development where such development will not preclude continued agricultural and non-residential uses. The lands in the General Rural Area are thus reserved primarily for rural residential uses, agriculture, forestry, small industries and other natural resource management uses.



Policies 2 and 3 describe which uses require a zoning by-law amendment. Land uses that are potentially sensitive to landfill activities are bolded. Uses permitted without an amendment include **agriculture**, forestry, conservation uses, **residential** uses on existing lots of record or those created by severance, **animal boarding** and training facilities, **bed and breakfast** establishments, open space uses, and **cemeteries**. Uses permitted with a zoning by-law amendment include industrial uses, **commercial** uses, **recreational uses**, sand and gravel pits, uses that meet the needs of the travelling public (e.g., **motel**, gas station, **restaurant**), **country lot subdivisions**, and uses that are noxious by virtue of their noise, odour, dust or other emissions or that have potential for impact on air quality or surface water or groundwater.

Note that OPA 76 has proposed a moratorium on country lot subdivisions that would end at the next 5-year review of the Official Plan or by the coming into effect of an official plan amendment that removes the moratorium. However, this policy is under appeal and therefore is not in effect.

5.4.1.4 Sand and Gravel Resource Area

Section 3.7.4 of the Official Plan contains policies relating to lands designated Sand and Gravel Resource Area. This designation is intended to preserve the City's mineral resources of sand and gravel. Permitted uses in the *Sand and Gravel Resource Area* include pits or wayside pits. Secondary uses related to aggregate extraction are also permitted.

Policy 14 of Section 3.7.4 states that where sand and gravel mineral resources have been fully extracted on a property, the property may be used for other purposes. The City will not require the proponent to amend the Official Plan; instead the Plan will be amended to accurately reflect the new use at the time of the next comprehensive Official Plan update or through general Official Plan amendment. However, in either scenario, Policy 14 imposes a number of requirements such as a technical study to demonstrate the resource has been exhausted, evidence that the license has been surrendered and any environmental issues have been addressed. Policy 15 states that lands that are predominantly surrounded by designations other than Agricultural Resource Area, the uses in for the General Rural Area will be permitted.

Similar to Waste Disposal Sites, policies in the Official Plan restrict development on sites located within 300 m of a Sand and Gravel Resource Area. Policy 10 states that:

Limited types of new development may be approved within 500 m of a Limestone Resource Area or within 300 m of a Sand and Gravel Resource Area, provided such development does not conflict with future mineral aggregate extraction.



5.4.1.5 Limestone Resource Area

Section 3.7.4 of the Official Plan also contains policies relating to lands designated Limestone Resource Area. Similar to the Sand and Gravel Resource Area, the Limestone Resource Area designation is intended to preserve the City's resources of sand, gravel, stone and other aggregates. Additional permitted uses in this designation include quarries, wayside pits and underground mining. Secondary uses related to aggregate extraction are also permitted.

Similar to Waste Disposal Sites, policies in the Official Plan restrict development on sites located within 500 m of a Limestone Resource Area. Policy 10 states that:

Limited types of new development may be approved within 500 m of a Limestone Resource Area or within 300 m of a Sand and Gravel Resource Area, provided such development does not conflict with future mineral aggregate extraction.

5.4.1.6 Agricultural Resource Area

Section 3.7.3 of the Official Plan contains policies relating to lands designated Agricultural Resource Area. The designation of these lands is based on the Ottawa-Carleton Land Evaluation and Area Review (LEAR) evaluation system. The LEAR system evaluates lands based on soil capability (i.e., Classes 1, 2 & 3 are prime lands) with consideration for land use, parcel size, and the presence of conflicting land uses in the area.

Once the lands are designated, the policies of this designation are intended to protect prime agricultural lands from loss or incompatible uses. As such, policies state that the primary use of the lands will be **agriculture**. Additional permitted uses are forestry and those activities related to the conservation or management of the natural environment. **Residential** uses are permitted as a farm house or as a detached dwelling on a lot fronting on an existing public road. Accommodation for farm help is also permitted. Secondary uses include home industries and uses that produce value-added agricultural products.

The City is currently undertaking a Rural Review process to inform and lead up to the next five-year review of the Official Plan. As part of this review, the City is working with the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) to update LEAR mapping for the City of Ottawa. This process may include or exclude certain lands from the Agricultural Resource Area designation. Although this study is not expected to be complete during the EA timeline, the project will be monitored during the EA process to determine if there are any impacts on land use within the defined Study Areas.



5.4.1.7 Significant Wetlands

Section 3.2.1 of the Official Plan contains policies relating to lands designated Significant Wetlands South and East of the Canadian Shield (“Significant Wetlands”). This designation is intended to identify and protect significant wetlands to maintain their important ecological functions. Development and site alteration within this designation is very restricted and only uses that do not affect the natural characteristics of the wetland are permitted. Policy 7 requires that any development proposed within 120 m of the boundary of a designated Significant Wetland must submit an Environmental Impact Statement (EIS) that demonstrates there are no negative impacts on the wetland or its ecological function.

5.4.1.8 Rural Natural Features Area

Section 3.2.4 of the Official Plan contains policies relating to lands designated Rural Natural Features Area. This land use designation identifies natural areas in the City’s rural area that contain significant woodlands, wetlands and wildlife habitat. As such, any development within or adjacent to these lands must be assessed in terms of its impact on the area’s natural features and functions, particularly impacts arising from the extent of disturbance and the location of buildings.

The policies for the General Rural Area, as described above, generally apply to Rural Natural Features. This means that uses such as **agriculture**, forestry, conservation uses, **residential** uses on existing lots of record or those created by severance, **animal boarding** and training facilities, **bed and breakfast** establishments, open space uses, and **cemeteries** are permitted without a zoning by-law amendment. However, development requiring consent, site plan approval, a variance or a zoning by-law amendment within or adjacent to lands designated as Rural Natural Features Area must be supported by an Environmental Impact Statement demonstrating that development can occur with no adverse impact on the significant ecological features and functions in the natural feature.

5.4.1.9 General Urban Area

Section 3.6.1 of the Official Plan contains policies relating to lands designated General Urban Area. The General Urban Area policies aim to build complete and sustainable communities, centred on the development of a range of **residential** housing types which meet the needs of all ages, incomes and life circumstances. In addition to residential uses, the General Urban Area designation further permits a wide range of complementary uses such as **commercial**, **institutional**, and **recreational** uses.

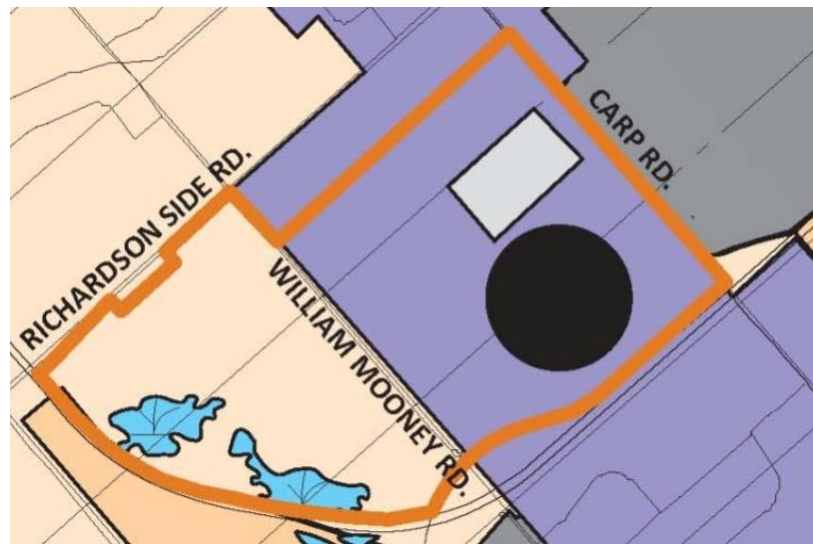








5.4.1.10 Enterprise Area

Section 3.6.5 of the Official Plan contains policies relating to lands designated Enterprise Area. The Enterprise Area policies aim to protect strategic lands for employment-generating uses such as **offices**, manufacturing, warehousing, distribution, research and development facilities and utilities. Enterprise Area policies also support the integration of **residential** uses onto these lands, subject to certain conditions, such as meeting overall employment density targets.

5.4.2 On-Site Study Area

The current Ottawa West Carleton Environmental Centre site, located in the southeastern corner of the On-Site Study Area is designated Solid Waste Disposal Site, Carp Road Corridor Rural Employment Area and Sand and Gravel Resource Area in the Ottawa Official Plan, as shown in the detail from **Figure 4**. The remaining portion of the On-Site Study Area is designated Carp Road Corridor Rural Employment Area, General Rural Area and Significant Wetlands.



- Carp Road Corridor Rural Employment Area 
- Sand and Gravel Resource Area 
- General Rural Area 
- Significant Wetlands 
- Solid Waste Disposal Site 
- On-Site Study Area 



The existing landfill site is identified with a Solid Waste Disposal Site symbol. As discussed in Section 5.4.1 of this report, the policies for this designation state that any expansion to an operating solid waste disposal site will require a zoning by-law amendment, subject to the EA being approved by the Ministry. Thus, no amendment to the Official Plan is required. City of Ottawa Staff has confirmed this understanding of the policies.

The mineral resources on the lands designated *Sand and Gravel Resource Area* have been fully extracted. As discussed in Section 5.4.1 of this report, when a resource is exhausted, the permitted uses in this case are those uses permitted in the General Rural Area. There are a number of requirements such as a technical study and evidence that the license has been surrendered prior to the uses being permitted.

The Carp Road Corridor Rural Employment Area is intended for rural industrial and commercial uses, and is the designation applied to the existing WCEC operations. The majority of future uses permitted in this designation are considered compatible with landfilling activities. Existing uses on lands north of WCEC within this designation are primarily agriculture and shrub land and thus are not currently consistent with intended uses.

Lands designated Significant Wetlands are located west of William Mooney Road. As discussed in Section 5.4.1 of this report, development is very restricted within this designation and any development proposed within 120 m of a boundary of a designated Significant Wetland must submit an Environmental Impact Statement that demonstrates no negative impact on the wetland. Given the nature of landfilling activities, it is likely no landfill footprint would be permitted to be located within 120 m of this Significant Wetland.

Lands designated General Rural Area are also located west of William Mooney Road. The existing use of these lands, including rural residential lots, woodlots, and agriculture, closely reflect the intended uses outlined in the designation policies. The rural residential lots and the existing livestock operation on these lands are considered sensitive land uses to landfilling operations. Since these lands are part of the On-Site Study Area, it is assumed these uses would be displaced by any of the landfill footprint options under consideration.

It should be noted that the On-Site Study Area is bounded by Highway 417 to the south and west. Highway 417 is identified as a Scenic-Entry Route on Schedule J of the Official Plan. Scenic-Entry Routes, as outlined in Section 4.6.4 of the Official Plan, are governed by the City's Arterial Road Corridor Design Guidelines and often identify principal roads used by visitors and business travelers arriving in Ottawa and the National Capital Region and thus must create a favourable first impression of Ottawa. The Scenic-Entry Route designation is an important consideration for the visual analysis of the landfill footprint options. Section 6.1 of the National Capital Commission's (NCC) Plan for Canada's Capital also provides policy direction for Scenic-Entry Routes into the national capital.



5.4.3 Site-Vicinity Study Area

The properties within the Site-Vicinity Study Area fall into five Rural Area land use designations: Carp Road Corridor Rural Employment Area, Limestone Resource Area, Rural Natural Features Area, Significant Wetlands and General Rural Area (See **Figure 4**).

The lands designated Carp Road Corridor Rural Employment Area are located in the eastern portion of the Site-Vicinity Study Area, along Carp Road. These lands are designated for a concentration of industrial and commercial uses and do not permit residential uses. The designation is applied to the Cardevco-West Hunt and A.G. Reed Industrial Parks, a portion of which lie inside the Site-Vicinity Study Area. The existing land use analysis (as shown on **Figure 2**) revealed that there are approximately 10 residential uses within this land use designation, scattered along Carp Road, Richardson Side Road and one residence on Moonstone Road. These residential uses are therefore not consistent with the intended future use of the lands. The agriculture and woodlot uses currently on lands at the southwest corner of Carp Road and Richardson Side Road are also not consistent with intended uses. The majority of future uses permitted in this designation are considered compatible with landfilling activities. However, certain types of commercial uses, such as a restaurant and hotel are considered sensitive land uses for landfilling activities.

The lands to the east of Carp Road, north of Highway 417, and the lands west of Moonstone Road, south of Highway 417, are designated Limestone Resource Area. The existing land uses of these lands are reflective of the land use designation. There is one small woodlot on these lands where extraction activities have not yet been started. Due to the heavy industrial nature of these activities, land uses are restricted within 500 m of these sites, similar to the influence area imposed by landfilling operations. The existing and intended future uses on the lands designated Limestone Resource Area and compatible with landfilling activities.

A small portion of the lands to the southeast and southwest are designated Rural Natural Features Area. The existing land use analysis indicates that the use of these lands is primarily shrub land, woodlots, and four rural residential lots. These existing uses are consistent with the intended uses of the Rural Natural Features Area designation, as outlined in Section 5.4.1 of this report.

Some lands west of the Highway 417 and Highway 7 interchange form part of the same wetland complex that occurs in the southwest corner of the On-Site Study Area, as mentioned in Section 5.4.2. Accordingly, these lands are designated Significant Wetland. The policies for this designation require that any development proposed within 120 metres of the boundary of a Significant Wetland must be accompanied by an Environmental Impact Statement that demonstrates that there will be no negative impact on the wetland. None of the landfill footprint



expansion alternatives is expected to include any lands within 120 metres of these Significant Wetlands.

The lands to the west and northwest of the Site-Vicinity Study Area are designated General Rural Area. The existing land use analysis indicated that there are approximately 62 rural residential lots located either along Richardson Side Road, William Mooney Road and David Manchester Road or in the Wilbert Cox Drive and Pennycross Lane country lot subdivisions. Other existing land uses include woodlots, shrub land, a communications site, a small-scale commercial use and agriculture. All the existing lands uses are consistent with the intended land uses of the General Rural Area designation, as outlined in Section 5.4.1 of this report. Residential uses are considered sensitive uses to landfilling activities.

5.4.4 Regional Study Area

Similar to the Site-Vicinity, the Regional Study Area accommodates a wide range of land uses which maintain and reinforce the area's rural character. The same rural area land use designations are found in the Regional Study Area as found in the Site-Vicinity Study Area, except for a small portion of Agricultural Resource Area on the eastern periphery, east of Oak Creek Road. In addition, a small portion of the lands in the eastern periphery and southern periphery of the Regional Study Area are located within the urban area. The division between the rural area and the urban area of the city is defined by the Urban Boundary and is shown on **Figure 4**. Along the eastern periphery, there is a small area designated Enterprise Area and the southern periphery includes the northernmost portion of the Timbermere residential community which is designated General Urban Area. The rural area designations will be discussed first followed by the urban area designations.

The lands designated Carp Road Corridor Rural Employment Area extend north and south along Carp Road. These lands are designated for a concentration of industrial and commercial uses and do not permit residential uses. The Regional Study Area takes in the remaining portions of the Cardevco-West Hunt and A.G. Reed Industrial Parks, as well as a portion of the Reis Industrial Park at the northern end. The existing land use analysis (as shown on **Figure 2**) revealed that there are approximately 10 residential uses at the north end of Carp Road within the Regional Study Area. These residential uses are therefore not consistent with the intended future use of the lands. There are a number of small woodlots, shrub lands and agriculture uses at the north end of this designation and one large agriculture use at the southern end of this designation (north of Rothbourne Road and west of Carp Road). These uses are also not consistent with the intended uses of the designation. The majority of future uses permitted in this designation are considered compatible with landfilling activities. However, certain types of commercial uses, such as a restaurant and hotel are considered sensitive land uses for landfilling activities.



Due to the shape of the Site-Vicinity Study Area, there are only two small pockets of land designated Limestone Resource Area in the Regional Study Area. The existing land uses of these lands are reflective of the land use designation or contain a woodlot reflecting where extraction activities have not yet been started. Due to the heavy industrial nature of these activities, land uses are restricted within 500 m of these sites, similar to the influence area imposed by landfilling operations. The existing and intended future uses on the lands designated Limestone Resource Area and compatible with landfilling activities.

Portions of the lands to the southeast and southwest are designated Rural Natural Features Area. The existing land use analysis indicates that the use of these lands is primarily shrub land, woodlots, and a small number of rural residential lots. These existing uses are consistent with the intended uses of the Rural Natural Features Area designation, as outlined in Section 5.4.1 of this report.

As noted in Section 5.4.3, a portion of the lands west of the Highway 417 and Highway 7 interchange is designated Significant Wetlands. An Environmental Impact Statement is required when development is proposed within 120 metres of a Significant Wetland. The anticipated landfill will be set back more than 120 metres from the wetland complex to avoid disturbances.

The lands to the west and northwest of the Site-Vicinity Study Area are designated General Rural Area. The existing land use analysis indicated that these lands contain a significant number of rural residential lots either along the main roads or in country lot subdivisions. Other existing land uses include woodlots, shrub land, and agriculture uses. All the existing lands uses are consistent with the intended land uses of the General Rural Area designation, as outlined in Section 5.4.1 of this report. Residential uses are considered sensitive uses to landfilling activities.

As stated earlier, there are two urban area land use designations within the Regional Study Area. Along the eastern periphery, there is a small area designated Enterprise Area. These lands are located at the western edge of the Kanata West Business Park and are designated for a wide variety of employment-generating uses, including industrial uses and office commercial uses. Although the lands are currently vacant, the intended land uses are generally compatible with landfilling activities. Some commercial activities may be sensitive to landfilling activities.

Along the southern periphery, there is a small area designated General Urban Area. This contains the northernmost portion of the Timbermere residential community. The General Urban Area policies aim to build complete and sustainable communities, centred on the development of a range of residential housing types which meet the needs of all ages, incomes and life circumstances. Community building complementary uses are also permitted. Most uses in the General Urban Area are sensitive uses with regard to landfilling activities.



5.5 Carp Road Corridor Community Design Plan (2004)

The Carp Road Corridor is a rural employment area extending along the southern section of Carp Road from Stittsville (Rothbourne Road) to the Village of Carp (March Road). The corridor is 9 km in length and, in 2004, was home to 177 businesses employing more than 2,500 people.

The Carp Road Corridor Community Design Plan (CDP), passed by Council in 2004, sets out land use policies for the Carp Road Corridor, as well as strategies for servicing, the environment, road improvements, visual appearance and marketing of the rural employment area. It provides a framework to guide future development and addresses issues that have been identified as concerns in the community. Specifically, the CDP seeks to achieve the following objectives:

- To promote the Corridor as a rural employment area accommodating a variety of industrial and commercial uses;
- To enhance the visual appearance of the corridor and maintain the rural landscape;
- To ensure present and future land use compatibility;
- To ensure that services are adequate for present and future needs;
- To ensure that the Corridor remains an important arterial road, offering access to Highway 417, the Carp Airport and businesses in the Corridor; and
- To protect and enhance natural features.

The CDP defined an entirely new, site-specific land use designation in the Official Plan for the employment lands in the corridor called the Carp Road Corridor Rural Employment Area, as discussed in Section 5.4 of this report. The CDP provides more detailed land use categories and policies for the lands designated Carp Road Corridor Rural Employment Area and General Rural Area. These sub-categories provide guidance as to the types of development that should occur in the future within the Carp Road Corridor. The sub-categories are shown on **Figure 5** and are as follows:

- Light Industrial;
- Heavy Industrial;
- Highway Commercial;
- Convenience Commercial Node;
- Marginal Resource;
- Open Space.



There are other designations noted within the Carp Road Corridor. The CDP notes that these designations and their associated policies currently exist in the Official Plan and are included in the CDP only as a reference. Since these designations do not add any additional policies to the existing regulatory framework of the Official Plan, they are not reviewed in this Section. The designations that appear in **Figure 5** within the Study Areas include Solid Waste Disposal Site, Limestone Resource Area, and Sand and Gravel Resource Area.

Most of the Carp Road Corridor CDP designations are found within the Study Areas. **Table 2** provides a summary of the uses permitted within each designation. Land uses that qualify as or potentially qualify as “sensitive land uses” are bolded. Policy areas that may impact a future landfill footprint include those related to transportation and visual appearance and design.

Table 2. Carp Road Corridor CDP Designations and Permitted Uses

Designation	Permitted Uses
Marginal Resource Area	May include agriculture , forestry, conservation/open space, institutional , recreation and residential uses in the form of country lot subdivisions.
Open Space	Open space uses
Light Industrial Area	May include light manufacturing plants, distribution, recycling and assembly plants, warehouses, service and repair shops, research, design and testing facilities, storage uses, transportation depots, contractor or construction related uses, and compatible public and institutional uses.
Heavy Industrial Area	Heavy industrial uses involving the manufacturing of products from local primary materials, quarry, abattoirs, salvage yards, sawmills.
Highway Commercial	Permitted uses include automotive service facilities, automobile sales and repair facilities and tourist accommodation .
Convenience Commercial Node	Commercial uses that provide services to local residents and employees in the corridor as well as servicing the needs of the traveling public. Examples include convenience stores , professional offices , business offices , gas bars, banks , and restaurants
Deferred Policy Area	No uses are permitted within the Deferred Policy Area

5.5.1 On-Site Study Area

The eastern portion of the On-Site Study Area, between William Mooney Road and Carp Road, is located within the Carp Road Corridor Community Design Plan (CDP). The current WCEC lands are designated Solid Waste Disposal Site and Heavy Industrial Area, as shown on **Figure 5**. As stated earlier, the Solid Waste Disposal Site designation is only provided for reference and does not apply any additional policies to that of the Official Plan policies.



The CDP states that lands designated Heavy Industrial are intended for uses that by their nature generate noise, fumes, odours, vibration and are hazardous and obnoxious. The incompatibility of heavy industry with more sensitive land uses, particularly residential, encourages the grouping of heavy industrial uses. The CDP provides for this grouping by directing future heavy industrial uses to locate near or adjacent to the existing waste disposal site and quarrying operations at the east side of Carp Road.

Lands to the north of WCEC are designated Light Industrial Area and the CDP states that these lands are intended for industrial park type development. The intended uses in these industrial parks include construction, manufacturing, transportation and warehousing, professional, scientific, and technical services. Generally, the light industrial uses are clustered to the north and south of the WCEC and quarrying activities on the east side of Carp Road.

Heavy and light industrial uses are compatible with landfilling activities. The interpretation of the Official Plan and CDP policies is that a new landfill footprint to the north of the existing landfill footprint on lands designated Heavy Industrial and Light Industrial would not require an amendment to the CDP but would require a zoning by-law amendment. This interpretation has been confirmed by City staff.

5.5.2 Site-Vicinity Study Area

The properties within the Site-Vicinity Study Area fall into five relevant sub-categories of the Carp Road Corridor CDP including Heavy Industrial Area, Light Industrial Area, Convenience Commercial Node, Highway Commercial Node, and Marginal Resource Area (See **Figure 5**).

There is also a Deferred Policy Area south of Highway 417 and east of Carp Road, which was subject to an appeal at the Ontario Municipal Board at the time the CDP was adopted by Council. The appeal was seeking to redesignate the lands to General Urban Area but was rejected by the Board. The policies of the CDP state that “consideration of the appropriate designation of the lands in the Deferred Policy Area will be deferred until the Official Plan appeal process has been exhausted”. The City has confirmed that there have been no amendments to the CDP since its adoption and therefore these lands have not been updated to reflect the OMB decision as they are reflected in the Official Plan. Therefore any proposed development on these lands may require an amendment to the CDP.

The majority of lands within the Site-Vicinity Study Area are designated Light Industrial. As stated in the On-Site Study Area description, Light Industrial uses are intended for industrial park type development. These lands include a portion of the Cardevco-West Hunt and A.G. Reed Industrial Parks, and the large parcel south of Richardson Side Road and west of Carp Road that is currently used for agriculture and woodlot uses. There are approximately 9 existing



residential uses within the lands designated Light Industrial. These residential uses are therefore not consistent with the intended future use of the lands. Landfilling activities are considered compatible with light industrial uses but the designation does permit “institutional uses”, which depending on their nature, may be sensitive land uses with respect to landfilling.

There is a small pocket of land designated Heavy Industrial Use east of Carp Road and south of Richardson Side Road. Heavy industrial uses are compatible with landfilling activities.

The lands at the intersection of Richardson Side Road and Carp Road are designated Convenience Commercial Node and permit commercial uses that serve local residents and employees in the corridor as well as servicing the needs of the traveling public. These uses include convenience stores, gas stations, and restaurants. Some commercial activities such as restaurants may be sensitive to landfilling activities. The Cheshire Cat Restaurant is located within this Convenience Commercial Node.

The lands on the west side of Carp Road south of Highway 417 are designated Highway Commercial Area. The policies of this designation target uses that require direct access to an arterial road, large parking areas and extensive displays to capture the attention of the passing public. Permitted uses include automotive service facilities, automobile sales and repair facilities and tourist accommodation. Convenience commercial such as stores, restaurants, banks and gas stations are not permitted. Although there are no hotels currently existing on these lands, they are a permitted use that would be considered a sensitive land use to landfilling activities. The other uses are generally compatible with landfilling activities.

Finally, there is a small portion of lands designated Marginal Resource Area north of Richardson Side Road and east of William Mooney Road. The Marginal Resource Area designation is different from the General Rural designation in that industrial and commercial uses are not permitted. Permitted uses include agriculture, forestry, conservation/open space, institutional, recreation and residential uses in the form of country lot subdivisions. Residential uses and some types of recreation and institutional uses are sensitive uses regarding landfilling activities. Currently, about half the lands designated Marginal Resource Area within the Site-Vicinity Study Area is occupied by the CBC National Alarm Centre. This telecommunications centre is not considered a sensitive land use in relation to landfilling activities. The remaining lands designated Marginal Resource Area are currently used for agriculture.

To mitigate against potential land use conflicts, measures for achieving land use compatibility with residences are prescribed in Section 8 of the CDP. Separation distances and the use of dense planted buffers are recommended methods to minimize conflicts between residences and potentially incompatible land uses in the Carp Road Corridor Rural Employment Area.



5.5.3 Regional Study Area

Similar to the Site-Vicinity, the Regional Study Area contains the same land use designations, except the Regional Study Area does not include any lands designated Heavy Industrial, but does contain a strip of land designated Open Space Area which identifies the land along Richardson Creek as an important natural feature, as shown on **Figure 5**.

To the south of Highway 417, the lands designated Light Industrial Area and Highway Commercial Area extend further to the south along Carp Road and north of Rothbourne Road. To the north of Richardson Side Road, lands designated Light Industrial Area extend to take in the southern portion of Reis Industrial Park. The lands on the west side of Carp Road are designated Highway Commercial in this vicinity of the Study Area. Refer to the Site-Vicinity Study Area for a discussion of permitted uses. Furthermore, the lands designated Marginal Resource Area also extend northward on both the east and west sides of the Light Industrial Areas. The Marginal Resource Area lands include the Huntley Manor Drive country lot subdivision and rural residential lots along the eastern portion of Richardson Side Road and Oak Creek Road. These residential uses are consistent with the intended uses of this designation. Residential uses are sensitive land uses regarding landfilling activities.

Section 8 of the CDP contains policies to mitigate against potential land use conflicts, as discussed in the section for the Site-Vicinity Study Area.

5.6 City of Ottawa Comprehensive Zoning By-law (2008, as amended)

The City of Ottawa adopted its first Comprehensive Zoning By-law in 2008. This Zoning By-law replaced the zoning by-laws of all the pre-amalgamation municipalities. The zones applicable to the defined EA Study Areas are shown on **Figure 6**. Since the zoning generally reflects the land use designations and intended uses of the Carp Road Corridor Community Design Plan and the Ottawa Official Plan, zoning for the Study Areas is not reviewed in detail.

5.6.1 On-Site Study Area

Within the On-Site Study Area, there are eight (8) different zones under the City of Ottawa Comprehensive Zoning By-law (2008-250), as shown in **Figure 6**. Table 3 provides a list of the primary and conditional uses within each zone. Note that the RH1[270r]) Zone is the zoning applied to the existing landfill footprint at WCEC. Other zones that appear on the lands currently occupied by WCEC include RH Zone, ME Zone, RH1[269r]-h Zone, and RH1[270r]) Zone. The remaining RU and EP3 Zones appear outside the WCEC lands.



Table 3. City of Ottawa Comprehensive Zoning By-law (2008-250) Zoning

Zone	Permitted Uses
Rural Heavy Industrial Zone (RH)	Primary uses: <ul style="list-style-type: none"> ▪ automobile body shop ▪ automobile service station ▪ crematorium ▪ drive-through facility ▪ gas bar ▪ heavy equipment and vehicle sales, rental and servicing ▪ heavy industrial use ▪ kennel ▪ leaf and yard waste composting facility ▪ light industrial use ▪ parking lot ▪ printing plant ▪ service and repair shop ▪ storage yard ▪ truck transport terminal ▪ warehouse ▪ waste processing and transfer facility Conditional uses: <ul style="list-style-type: none"> ▪ bank machine ▪ car wash ▪ convenience store ▪ restaurant (full service or take-out) ▪ retail store (sale of goods, service or materials provided by a primary use)
Rural Heavy Industrial Zone, subzone 1, with Exceptions (RH1[270r])	Only uses permitted: <ul style="list-style-type: none"> ▪ leaf and yard waste composting facility ▪ waste processing and transfer facility
Rural Heavy Industrial Zone, subzone 1, with Exceptions, with a holding provision (RH1[269r]-h)	Only uses permitted: <ul style="list-style-type: none"> ▪ solid waste disposal facility ▪ leaf and yard waste composting facility ▪ waste processing and transfer facility
Rural Heavy Industrial Zone, subzone 1, with Exceptions (RH1[200r])	Only uses permitted: <ul style="list-style-type: none"> ▪ leaf and yard waste composting facility ▪ solid waste disposal facility ▪ waste processing and transfer facility
Rural General Industrial Zone, subzone 5, with Exceptions, with a holding provision (RG5[275r]-h)	Primary uses: <ul style="list-style-type: none"> ▪ animal hospital ▪ automobile body shop ▪ automobile dealership ▪ automobile service station (may not retain fuel) ▪ drive-through facility ▪ dwelling unit (for caretaker) ▪ heavy equipment and vehicle sales, rental and servicing ▪ leaf and yard waste composting facility ▪ light industrial uses ▪ parking lot ▪ printing plant



Table 3. City of Ottawa Comprehensive Zoning By-law (2008-250) Zoning

Zone	Permitted Uses
	<ul style="list-style-type: none"> ▪ research and development centre ▪ retail store (limited to the sale of agricultural, construction, gardening or landscape-related products, equipment or supplies) ▪ service and repair shop ▪ storage yard ▪ technology industry ▪ truck transport terminal ▪ warehouse ▪ waste processing and transfer facility (non-putrescible) <p>Conditional uses:</p> <ul style="list-style-type: none"> ▪ animal care establishment ▪ bank machine ▪ car wash ▪ convenience store ▪ personal service business ▪ restaurant ▪ retail store (sale of goods, service or materials provided by a permitted use) <p>The following interim uses are permitted until the holding symbol is removed:</p> <ul style="list-style-type: none"> ▪ agricultural use ▪ environmental preserve and education area ▪ conservation use ▪ forestry operation ▪ home-based business
<p>Rural Countryside Zone (RU)</p>	<p>Primary uses:</p> <ul style="list-style-type: none"> ▪ agricultural use ▪ animal care establishment ▪ animal hospital ▪ artist studio ▪ bed and breakfast ▪ cemetery ▪ detached dwelling ▪ equestrian establishment ▪ environmental preserve and educational area ▪ forestry operation ▪ group home ▪ home-based business ▪ home-based day care ▪ kennel ▪ retirement home, converted ▪ secondary dwelling unit
<p>Environmental Protection Zone, subzone 3 (EP3)</p>	<p>Primary uses:</p> <ul style="list-style-type: none"> ▪ environmental preserve and education area ▪ forestry operation ▪ one detached dwelling on a lot fronting on a public street ▪ home-based business ▪ an accessory building or structure associated with the detached dwelling or home-based business



Table 3. City of Ottawa Comprehensive Zoning By-law (2008-250) Zoning

Zone	Permitted Uses
Mineral Extraction Zone, subzone 2 (ME2)	Primary uses: <ul style="list-style-type: none"> ▪ agricultural use ▪ environmental preserve and educational area ▪ equestrian establishment ▪ forestry operation ▪ kennel ▪ leaf and yard waste composting facility ▪ mineral extraction operation (limited to a pit) Conditional uses: <ul style="list-style-type: none"> ▪ one mobile home (for security guard or caretaker) ▪ waste processing and transfer facility (limited to inert construction materials such as concrete and asphalt)

The only Zone which permits a “solid waste disposal facility” is the RH1[269r]-h Zone. These lands are those located immediately south of the existing landfill footprint. A holding symbol applies to these lands. The condition represented by the holding symbol is the completion and acceptance by the Ministry of an environmental assessment for a new landfill footprint. None of the landfill footprint options currently being considered are located on these lands south of the existing landfill footprint.

5.6.2 Site-Vicinity Study Area

The zones in the Site-Vicinity Study Area range from rural residential (RR) zones to mineral extraction (ME) zones. The lands in the eastern portion of Richardson Side Road, directly east of the On-Site Study Area are generally zoned as Rural Commercial (RC) and as Rural General Industrial (RG). The location of the Rural Commercial Zones generally reflects the location of the lands designated Convenience Commercial Node in the Carp Road Corridor CDP. The lands directly east of the On-Site Study Area and abutting the landfill site are zoned Mineral Extraction (ME) Zone and Rural Heavy Industrial (RH) Zone reflecting the Limestone Resource Area designations in the Official Plan. The lands to the south are also mostly zoned for Mineral Extraction (ME) and Rural General Industrial (RG), with some Rural Commercial (RC) along Carp Road. The zoning on the lands to the west range from Rural Countryside (RU) Zone to Environmental Protection (EP) Zone. The lands in the northwest most portion of the Site-Vicinity Study Area are zoned Rural Countryside (RU) and Rural Residential (RR) which reflects the many country lot subdivisions found in this portion of the Study Area. To the north, the zones range from Rural Countryside (RU), Rural Residential (RR), and Rural General Industrial (RG). It is noted that the zoning does not reflect the restricted uses of the Marginal Resource Area as defined in the Carp Road Corridor CDP. This land use sub-category restricts commercial and industrial uses in this portion of the General Rural Area designations of the Official Plan. These restrictions, however, do not appear to be reflected in the zoning.



5.6.3 Regional Study Area

The zones in the Regional Study Area closely reflect those zones found in the Site-Vicinity Study Area. There are a number of exceptions. The eastern periphery of the Regional Study Area is zoned Agricultural (AG) and Development Reserve (DR). The DR Zoned lands are those within the Urban Boundary designated Enterprise Area. These lands are currently undeveloped and remain in a DR Zone. The southern periphery of the Regional Study Area is zoned Residential First Density (R1), which reflects the low density residential uses of the Timbermere residential community.

5.7 Street Closing Application

The On-Site Study Area is divided north-south by a public road allowance, William Mooney Road. This road is defined as a Collector Road on Schedule G of the Official Plan. A number of the landfill footprint options being considered under the EA would require closing William Mooney Road as a public road. When the City receives a request to close a public street, and to deed the land to abutting property owners, the City circulates the application to City Departments, the Ward Councillor, Community Organizations, affected agencies, and abutting owners. The application is then reviewed and on the basis of the input, staff will decide either to approve or refuse the closing. Key factors are how the road is currently used, whether there is important municipal infrastructure within the road allowance, and whether the street closing will deny access to a property. If the decision is to approve the closure, City Council will pass a By-law. In the event that a lane or street is closed, the land will remain under the ownership of the City. Once the road closing application is approved, the City may decide to sell the lands at a price to be determined by City Council (usually market value) to the abutting property owners.

5.8 Choosing Our Future Initiative

The City of Ottawa, the City of Gatineau, and the National Capital Commission are part of a joint planning initiative entitled *Choosing Our Future*. The goal of this multi-year (2004-2011) project is to help Canada's Capital Region face the challenges of the 21st century and integrate concepts of sustainability and resiliency into all facets of regional planning and design. The initiative will result in the development of a 100-year long term vision, strategic directions for the next 30 years, including targeted goals and sustainability and resiliency indicators, and three policy documents: a Sustainability Plan, Mitigation and Prevention Plan, and Community Energy Plan. This project is ongoing and will be monitored during the EA process to determine if any proposed policy directions have an impact on land uses within the EA Study Areas.



6. Conclusions

1. The review of existing land uses indicated that there are **existing sensitive land uses**, as defined by MOE Guideline D-4, within all the defined land use EA Study Areas, as discussed below:
 - **On-Site Study Area** – A number of residential uses and agriculture uses, including livestock operations, appear within the On-Site Study Area. Since these lands are those owned or optioned by WM, these uses would be displaced by WM for any preferred landfill footprint option.
 - **Site-Vicinity Study Area** – This Study Area includes those properties located within a 500 m radius of the On-Site Study Area and contains many sensitive land uses, primarily residential uses. These residential uses are concentrated in the northwestern portion of the Site-Vicinity Study Area. The residential uses are located along Richardson Side Road, William Mooney Road and David Manchester Road and in the Wilbert Cox Drive and Pennycross Lane country lot subdivisions. These residential uses are in conformity with the policies of the General Rural Area and are sensitive uses regarding landfilling activities. The impact on these sensitive land uses will need to be studied with regard to the potential influence area of the new landfill footprint options. There are also a smaller number of residential uses along Richardson Side Road (east of William Mooney Road) and along Carp Road both north and south of the On-Site Study Area. These existing residential uses are non-conforming with regard to the policies of the Official Plan and the Carp Road Corridor CDP. As such, it would be expected that these uses will be redeveloped or converted over time to be in conformity with the land use policies and the zoning on the lands. Many houses along Carp Road have already been repurposed to industrial and commercial uses. This trend is expected to continue.
 - **Regional Study Area** – There are many more sensitive residential land uses located within the Regional Study Area. These uses are concentrated in the country lot subdivisions in the rural northwestern portion of the Study Area and in the urban area rural subdivision (i.e., Timbermere community) in the southern most portion of the Study Area. All these residential uses are in conformity with the policies of the Official Plan. Although beyond the generalized 500 m prescribed influence area of a landfill site, as outlined in MOE Guideline D-4 and Official Plan policies, the impact on these sensitive land uses will need to be studied with regard to the potential influence area of the new landfill footprint options.

2. The review of the policy framework indicated that there is potential for **future sensitive land uses**, as defined by MOE Guideline D-4, within the Site-Vicinity and Regional Study Areas, as discussed below:
 - **Site-Vicinity Study Area** – The lands directly north and south and east of the existing landfill footprint are primarily designated Carp Road Corridor Rural Employment Area and Limestone Resource Area which are intended for heavy and light industrial uses, mineral extraction, highway commercial, and convenience commercial. These uses are further defined and reinforced in the Carp Road Corridor CDP. These designations do not permit residential uses. Commercial uses are permitted which may include some uses that are sensitive with regard to landfilling activities such as a restaurant or tourist accommodations. The lands to the northwest and west are primarily designated General Rural Area which includes agricultural livestock uses and residential uses, which are considered sensitive uses with regard to landfilling activities. The policies of Section 3.8 for Solid Waste Disposal Sites restrict development of sensitive land uses within 500 m of a landfill site. In other words, the policies of the Official Plan will protect against any encroachment of sensitive land uses despite if any of these sensitive land uses are permitted with the 500 m influence area, or other influence area as defined by the EA.
 - **Regional Study Area** – The Regional Study Area takes in a broader section of the designations found in the Site-Vicinity Study Area. The same conclusions can be drawn regarding the potential for future sensitive land uses. The Regional Study Area also takes in the small portions of the urban area on the eastern and southern periphery of the Study Area. Although far beyond the generalized 500 m prescribed influence area of a landfill site, as outlined in MOE Guideline D-4 and Official Plan policies, any changes proposed to the Urban Boundary in this area that may have the effect of increasing the concentration and proximity of residential uses, will be closely monitored.
3. The existing landfill site at WCEC is designated by a Solid Waste Disposal Site symbol in the Ottawa Official Plan. The policies for this designation state that any expansion to an operating solid waste disposal site will require a zoning by-law amendment, subject to the EA being approved by the Ministry. Thus, no amendment to the Official Plan is required for a new landfill footprint.



7. Recommendations / Further Work

FoTenn will continue to monitor the following activities throughout the EA process to determine any impact on land uses within the defined EA Study Areas:

- Development activity that proposes changes in land uses, and in particular, proposed land uses that are potentially sensitive land uses with regard to landfilling activities;
- Any OMB decisions regarding the Urban Boundary and other OPA 76 policies under appeal;
- Choosing Our Future Initiative (long term 100-year vision);
- Rural Review activities including updates to the Land Evaluation and Area Review (LEAR) regarding the inclusion or exclusion of agricultural lands in the Agricultural Resource Area designation, and the review of the form of country lot subdivisions in the rural area.

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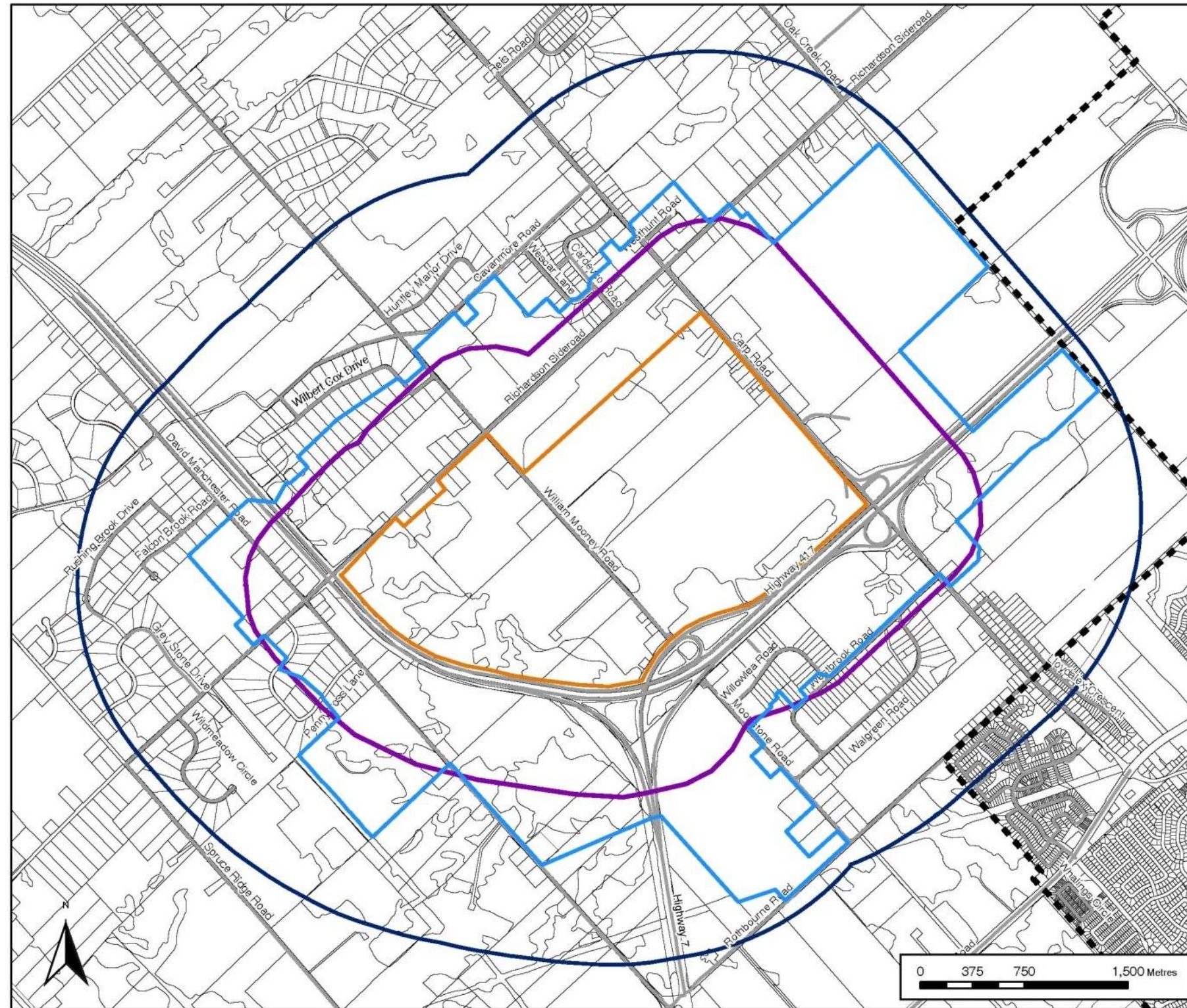


Figures



Figure 1

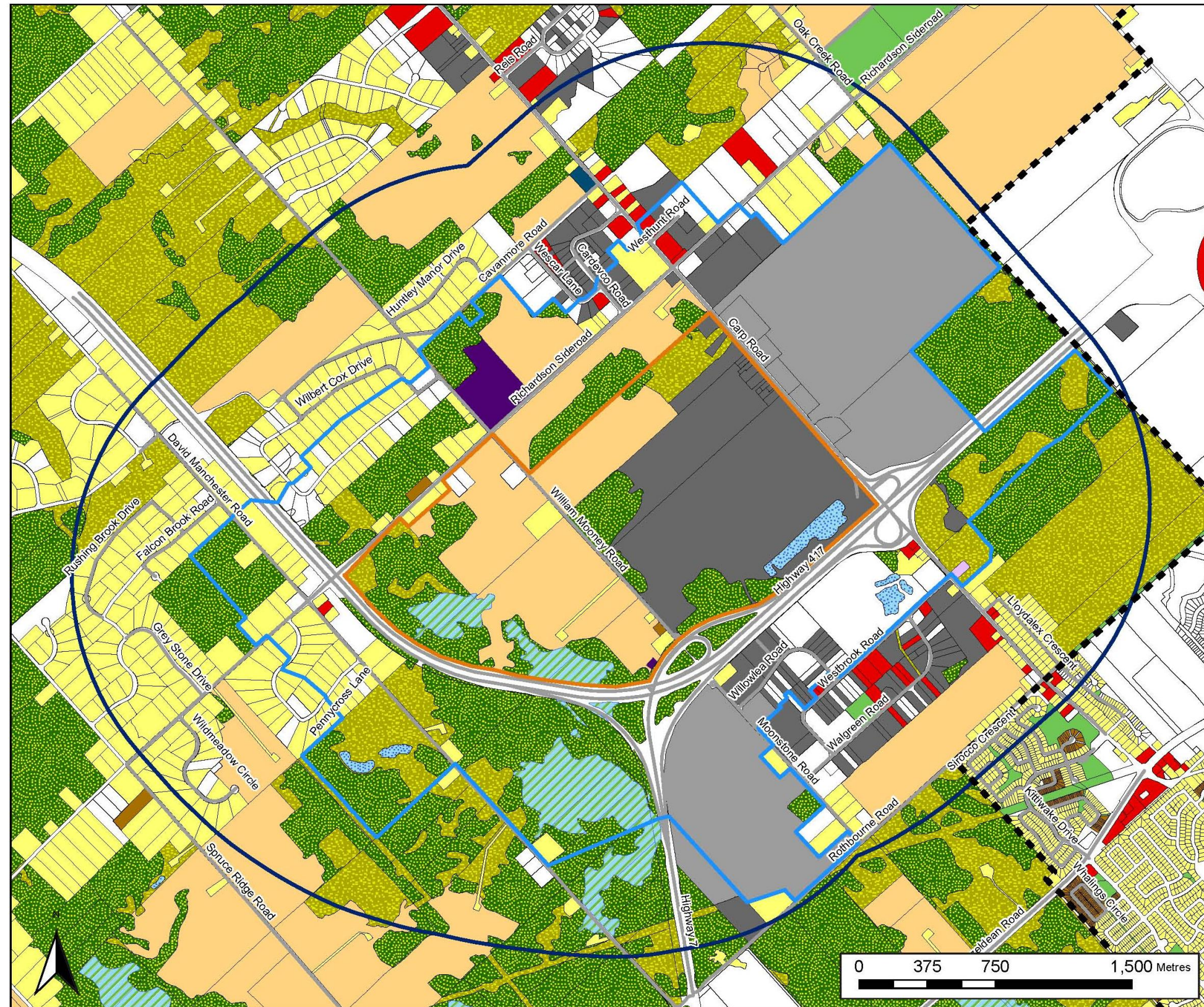
Land Use Study Areas



- On-Site Study Area
- 500m Radius From On-Site Study Area
- Site-Vicinity Study Area
- Regional Study Area
- Urban Boundary

Property Parcel data by Teranet, 2005, updated by FoTenn Consultants, March 2011

Figure 2 Existing Land Uses

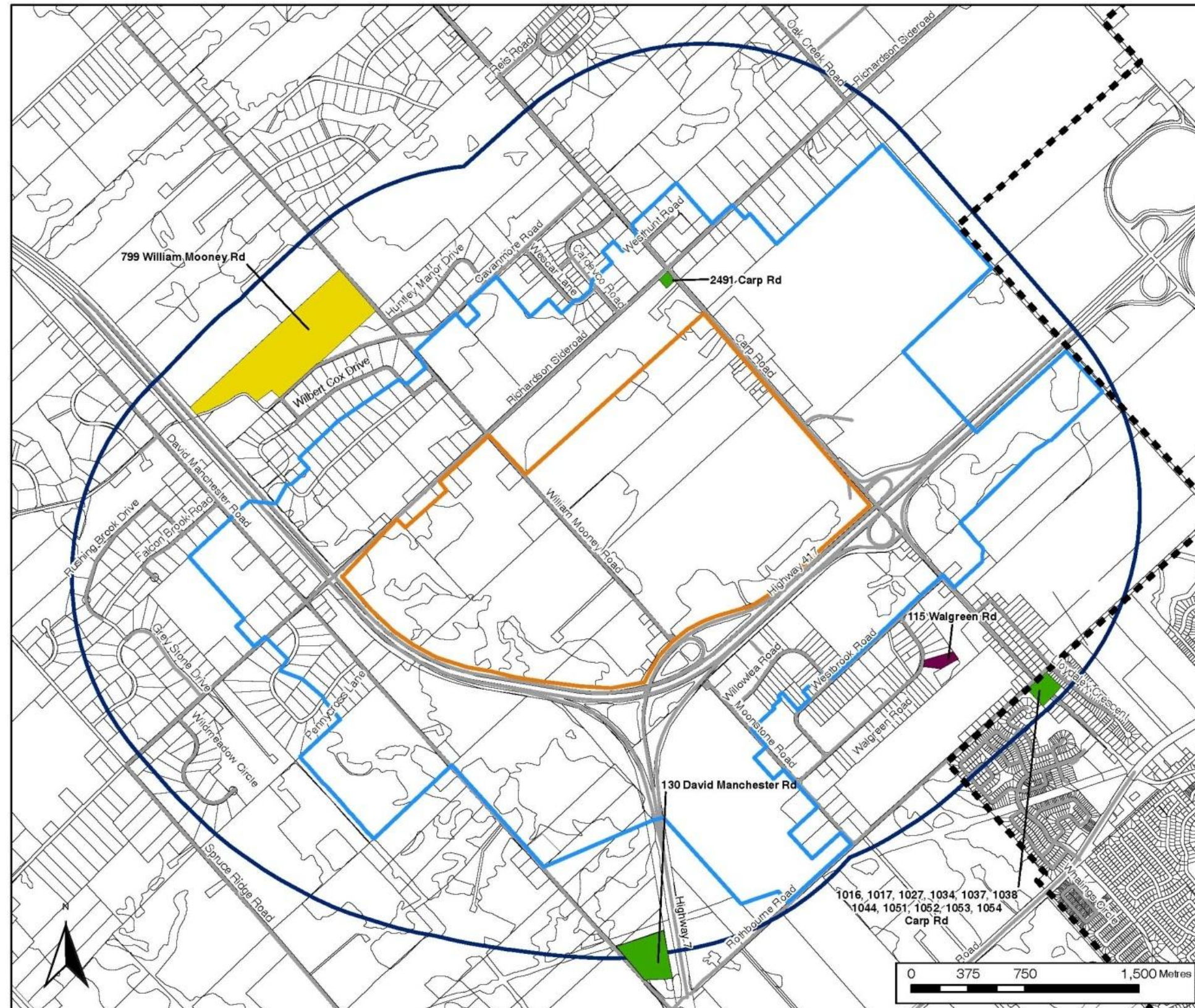


- On-Site Study Area
- Site-Vicinity Study Area
- Regional Study Area
- Urban Boundary

- Low Density Residential
- Medium Density Residential
- Vacant
- Transportation
- Institutional
- Commercial
- Communications
- Pits and Quarries
- Industrial
- Agriculture
- Water
- Wooded Area
- Recreation
- Idle and Shrub Land
- Wetlands

Existing land use data by City of Ottawa, 2005, modified by FoTenn Consultants Inc. in May 2011.
 Note: Land uses beyond the Regional Study Area were updated in February 2009.

Figure 3 Development Activity

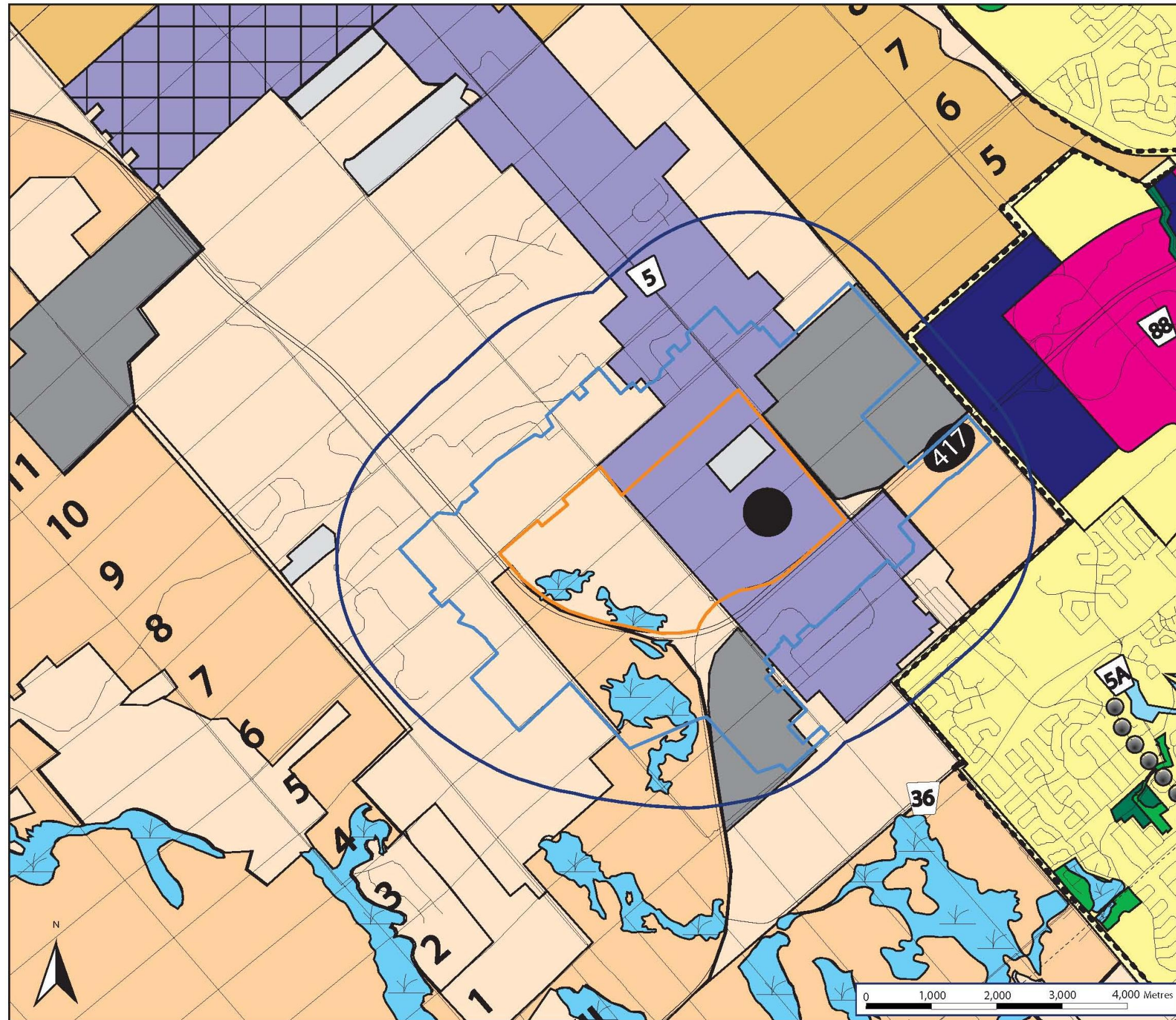


- On-Site Study Area
- Site-Vicinity Study Area
- Regional Study Area
- Urban Boundary

- Zoning By-law Amendment
- Plan of Subdivision
- Zoning By-law Amendment and Site Plan Control

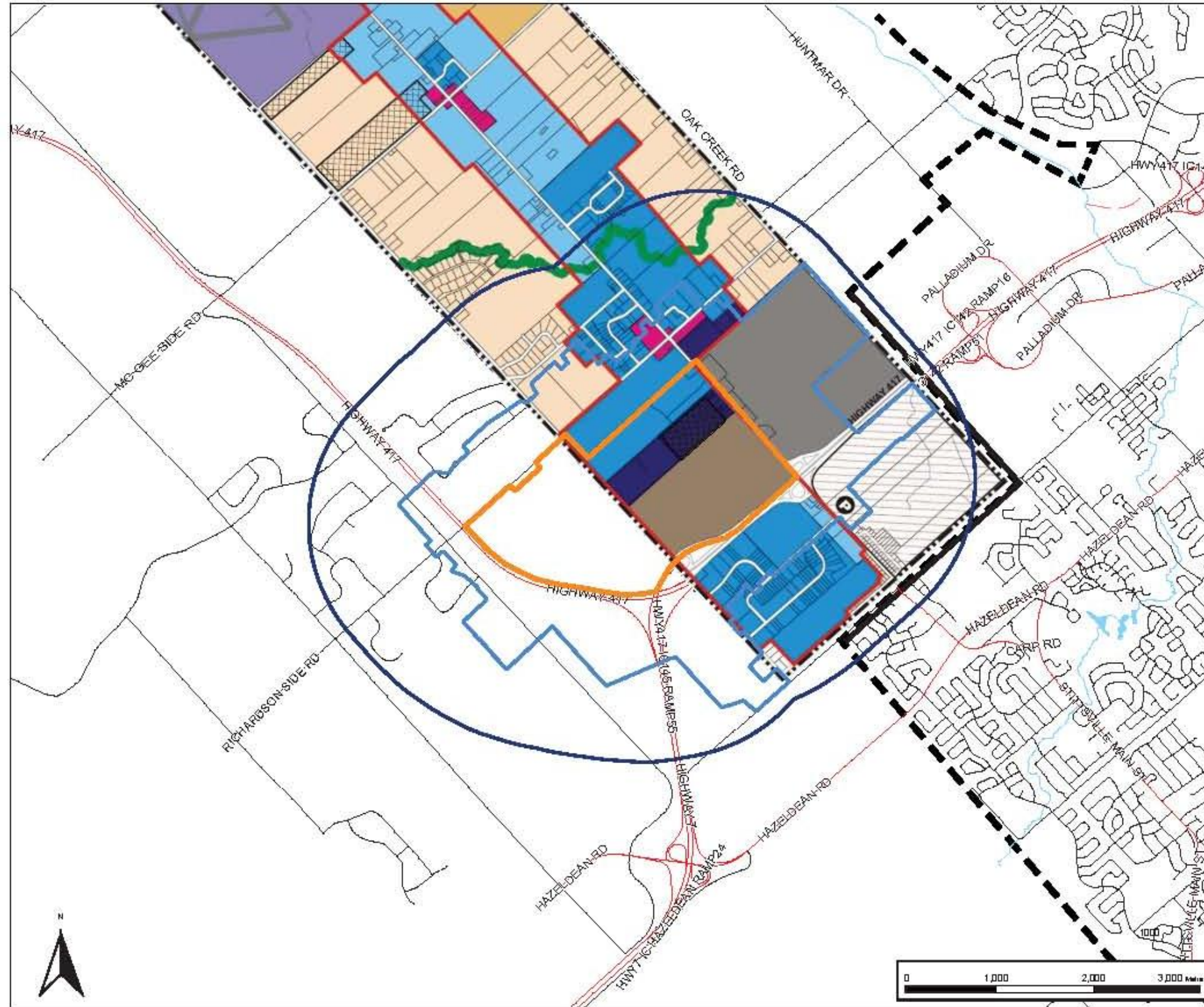
Property Parcel data by Teranet, 2005, updated by FoTenn Consultants, May 2011

Figure 4
Ottawa Official Plan
Schedules A & B



The Official Plan has been amended by Official Plan Amendment No. 76. Sections of the Amendment are under appeal at the Ontario Municipal Board.
 2003 City of Ottawa Official Plan, as amended, May 2011.

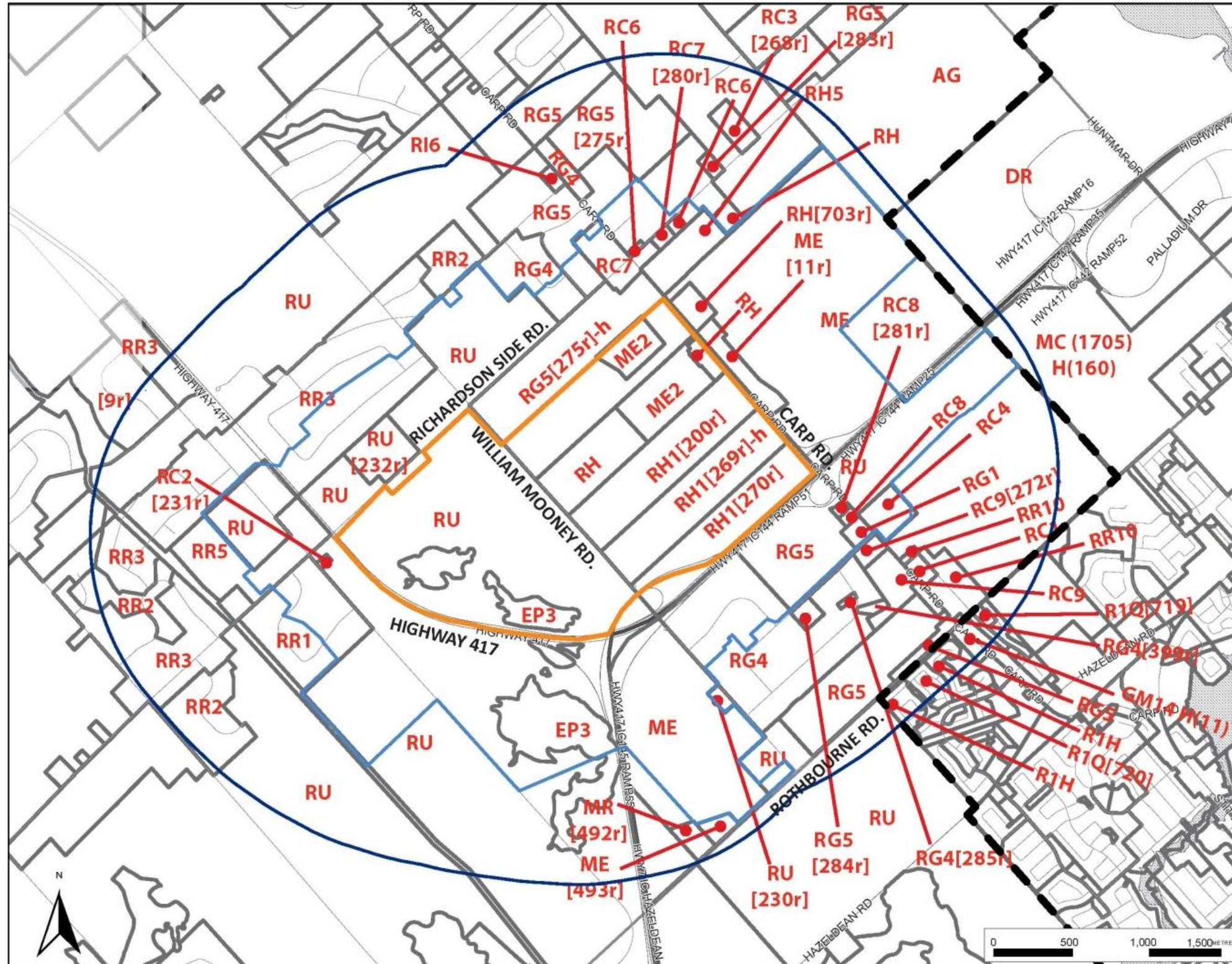
Figure 5
Carp Road Corridor CDP
Schedule 1



- On-Site Study Area
- Site-Vicinity Study Area
- Regional Study Area
- Urban Boundary
- Marginal Resource Area
- Limestone Resource Area
- Open Space Area
- Soild Waste Disposal
- Light Industrial Area
- Heavy Industrial Area
- Highway Commercial Area
- Convenience Commercial Node
- Deferred Policy Area
- Agricultural Resource Area
- Sand & Gravel Resource Area
- Carp Airport
- Car Pool Lot

* From Carp Road Corridor Study - Community Design Plan Schedule 1

Figure 6
Ottawa Comprehensive
Zoning By-law
Zoning Map



- On-Site Study Area
 - Site-Vicinity Study Area
 - Regional Study Area
 - Urban Boundary
-
- AG Agricultural
 - DR Development Reserve
 - EP Environmental Protection
 - GM General Mixed Use
 - MC Mixed Use Centre
 - ME Mineral Extraction
 - MR Mineral Aggregate Reserve
 - RC Rural Commercial
 - RU Rural Countryside
 - RH Rural Heavy Industrial
 - RG Rural General Industrial
 - RR Rural Residential
 - R1 Residential First Density
 - RI Rural Institutional

* From City of Ottawa Comprehensive Zoning By-Law 2008 - 250